

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, October 16, 2025**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room
Bennett Administrative Center
102 East Main Street
Urbana, IL 61801**

This meeting will be held in person and there will be no virtual meeting. Entry is through the south entrance to Bennett. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@champaigncountyil.gov no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes - *none*
4. Correspondence - *none*
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - *none*

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

7. New Public Hearings

***Case 177-S-25** Petitioner: **Somer Township Solar 1 LLC, c/o New Leaf Energy LLC**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, and including the following waivers of standard conditions:**

Part A: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).

Other waivers may be necessary.

Location: **27.68 acres lying north of East Ford Harris Road West of North Lincoln Avenue and east of the Canadian National Rail line with PIN 25-15-20-300-006, described as The South Third of that part of the Southwest Quarter of Section 20, Township 20 North, Range 9 East of the Third Principal Meridian, situated in Somer Township in Champaign County, Illinois, lying East of the Center Line of the Illinois Central Gulf Railroad, now Canadian National Railroad, being tax parcel 25-15-20-300-006 containing 27.68 acres, commonly known as farmland owned by James M. Heimburger Trust.**

Case 178-AT-25 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows regarding a temporary moratorium on Carbon Sequestration Activity.**

1. **Amend Section 5.5 as follows:**
5.5.2 Duration of this Moratorium

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**This Safety Moratorium on CARBON SEQUESTRATION ACTIVITY
will expire ~~12~~ six months, or ~~365~~ 180 days, after its effective date.**

5.5.3 Activities Impacted by this Moratorium

A. Any CARBON SEQUESTRATION ACTIVITY, as defined in this moratorium, that is proposed after the effective date of this moratorium will not be approved by Champaign County until the expiration or revocation of this temporary moratorium.

B. Any CARBON SEQUESTRATION ACTIVITY that is pending, as of the effective date of this moratorium, will be held in abeyance until the ~~12~~ six month-long moratorium has expired or been revoked.

8. Staff Report

A. Email from Ted Hartke with IPCB presentation

9. Other Business

A. Review of Docket

10. Adjournment

* Administrative Hearing. Cross Examination allowed.

** Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.