



CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, October 4, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

James Quisenberry

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – August 9, 2018
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
 - A. Residential Electronics Collection Update
 - B. Mahomet Aquifer Protection Task Force Update
 - C. Update on State Permitting of Dynegy Coal Ash Pits Along Middle Fork River
- VIII. **Items to be Approved by ELUC**
 - A. Annual Hotel/Motel License for Urbana Motel Inc. at 1906 North Cunningham Avenue, Urbana, for September 13, 2018 through December 31, 2018
 - B. Using Enforcement Fines to Help Offset the Cost of Adopting a Building Code
- IX. **Recommended to the County Board**
 - A. **Case 894-S-17.** A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and participating landowners Erin and Chris Soppet, to authorize a Community PV Solar Farm Special Use Permit on approximately 15.94 acres with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 57.84-acre tract in the West Half of the Northeast Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the property just north of the St. Joseph's Sportsman Club. The following waivers of standard conditions are necessary:

Part A: A waiver for a distance of 465 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part C: 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 Board, per Section 6.1.5 G.

- B. **Case 897-S-18.** A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and landowners Thomas and Debra Sutter to authorize a Community PV Solar Farm of 16.23 acres in area with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 36.77-acre tract in the West Half of the North Half of the Northwest Quarter of Section 20 of Township 22 North, Range 9 East of the Third Principal Meridian in Ludlow Township, and commonly known as the farmland adjacent to the electric substation on the southeast corner of the intersection of CR 3300N and CR 1300E. The following waivers of standard conditions are necessary:

Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

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 Board, per Section 6.1.5 G.

- X. Other Business
 - A. Semi-annual Review of CLOSED Session Minutes
- XI. Chair's Report
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment