



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE Action Plan
Summary of Action Taken at the November 3, 2022 Meeting

Members Present: Aaron Esry, Mary King, Kyle Patterson, Jacob Paul, Chris Stohr and Eric Thorsland
Members Absent: Stephanie Fortado

Agenda

Action

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| I. | Call to Order | 6:32 p.m. |
| II. | Roll Call | 6 members present |
| III. | Approval of Agenda/Addendum | Approved |
| IV. | Approval of Minutes | |
| | A. October 6, 2022 – Regular Meeting | Approved with slight revision |
| V. | Public Participation | Anthony Grilo, Rantoul Solar Array |
| VI. | Communications | Mr. Stohr and Mr. Thorsland shared communications with the committee |
| VII. | <u>New Business: Items for Information Only</u> | |
| | A. Illinois Environmental Protection Agency Notice of Application for Renewal for Federally Enforceable State Operating Permit (FESOP)#07060057 for Clifford-Jacobs Forging company located at 2410 North 5 th Street, Champaign, IL. | Information Only |
| VIII. | <u>New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period</u> | |
| | A. Zoning Case 058-AT-22. An Omnibus Text Amendment to amend the Champaign County Zoning Ordinance to update material management/solid waste related uses as described generally in the legal advertisement. | Zoning Case 058-AT-22, an Omnibus Text Amendment was received and placed on file for a 30-day review period. |
| IX. | <u>New Business: Items to Be Approved by ELUC</u> | |
| | A. Recreation & Entertainment License. Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 4/21/23-4/22/23. | Omnibus motion to Approve items IX. A., B., and C. passed unanimously |
| | B. Annual Renewal of Recreation & Entertainment License. Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/23 – 12/31/23. | |

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- C. **Annual Hotel/Motel License.** Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/23 – 12/31/23.

X. New Business: Items to be Recommended to the County Board

- A. **Zoning Case 062-AM-22.** A request by Anthony Donato, via IAG Investments LLC – Rantoul, d.b.a. Donato Solar-Rantoul LLC, to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 063-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related case 064-S-22 on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.

****RECOMMEND COUNTY BOARD
APPROVAL of a resolution approving
Zoning Case 062-AM-22***

- B. **Zoning Case 064-S-22.** A request by Anthony Donato, via IAG Investments LLC Rantoul, d.b.a Donato Solar-Rantoul LLC, to authorize a PV SOLAR ARRAY with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 062-AM-22, on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and including the following waivers of standard conditions (other waivers may be 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.

****RECOMMEND COUNTY BOARD
APPROVAL of a resolution approving
Zoning Case 064-S-22***

Part B: A waiver for locating the PV SOLAR ARRAY less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

Part C: A waiver for locating 235 feet from a non-participating existing dwelling on a lot that is more than 10 acres in area in lieu of the minimum required separation of 255 feet between the solar farm fencing and the dwelling, per Section 6.1.5 D.(3)b.

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Part D: A waiver for a separation distance of 165 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

C. Decommissioning and Site Reclamation Plan and noise Study for Zoning Case 064-S-22.

A Request by Anthony Donato, via IAG Investments LLC – Rantoul, d.b.a. Donato Solar- Rantoul LLC, to approve the Decommissioning and Site Reclamation Plan and the Noise Study for the PV SOLAR ARRAY in Zoning Cases 064-s-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, subject to the approval of Zoning Case 064-S-22 and subject to the rezoning in Case 062-AM-22, on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.

****RECOMMEND COUNTY BOARD APPROVAL
of a resolution approving Zoning Case
064-S-22***

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| XI. Other Business | |
| A. Monthly Reports | |
| 1. June 2022 | Accepted and Placed on File. |
| XII. Chair’s Report | None |
| XIII. Designation of Items to be Placed on the Consent Agenda | Items X. A., B., and C. |
| XIV. Adjournment | 7:25 p.m. |

****Denotes inclusion on the Consent Agenda***