



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, November 3, 2022 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Kyle Patterson

Aaron Esry – Vice-Chair

Jacob Paul

Stephanie Fortado

Chris Stohr

Mary King

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes
 - A. October 6, 2022 – Regular Meeting
- V. Public Participation
- VI. Communications
- VII. New Business: Items for Information Only
 - 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 5th Street, Champaign, IL.
- VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period
 - A. **Zoning Case 058-AT-22.** An Omnibus Text Amendment to amend the Champaign Zoning Ordinance to update material management/solid waste related uses as described generally in the legal advertisement.
- IX. New Business: Items to Be Approved by ELUC
 - 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.
 - B. **Annual Renewal of Recreation & Entertainment License.** Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/23 – 12/31/23.
 - C. **Annual Hotel/Motel License.** Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/23 – 12/31/23.

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

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- 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.
- 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.
- 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.
- 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.

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- XI. Other Business
 - A. Monthly Reports
 - 1. June 2022
- XII. Chair's Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment