

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	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. October 6, 2022 – Regular Meeting	1 - 4
V. Public Participation	
VI. Communications	
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.	5
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 Zoning Ordinance to update material management/solid waste related uses as described generally in the legal advertisement.	6- 19
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.	20 - 24
B. Annual Renewal of Recreation & Entertainment License. Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/23 – 12/31/23.	25- 29
C. Annual Hotel/Motel License. Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/23 – 12/31/23.	30

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.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
November 3, 2022 Agenda

- 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. 31 - 44
- 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): 45 - 66
- 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** *(to be distributed)*
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.

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
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- XI. Other Business
 - A. Monthly Reports
 - 1. June 2022 67 - 79
- XII. Chair's Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment



**Champaign County Board
Environment and Land Use Committee (ELUC)
County of Champaign, Urbana, Illinois**

MINUTES – Subject to Review and Approval

DATE: Thursday, October 6, 2022
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
	Aaron Esry (Vice-Chair)
Stephanie Fortado	
Mary King	
Kyle Patterson	
	Jacob Paul
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator) and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Thorsland called the meeting to order at 6:33 p.m.

II. Roll Call

A verbal roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

MOTION by Mr. Patterson to approve the agenda, seconded by Ms. King. Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

IV. Approval of Minutes

A. September 8, 2022 – Regular Meeting

MOTION by Mr. Stohr to approve the minutes of the September 8, 2022, regular meeting, seconded by Ms. Fortado. Upon voice vote, the **MOTION CARRIED** unanimously.

V. Public Participation

There was no public participation.

34 **VI. Communications**

35
36 There were no communications for the committee.

37
38 **VII. New Business: For Information Only**

39 A. Online Registration Still Open for October 15, 2022, Residential Electronics Collection

40
41 There are still openings for the recycling event. There are still about 500 spots open. Registration will stay open
42 until the event as long as there are slots available. Mr. Stohr added that this was one of the last events organized
43 by Susan Monte and mentioned the nice article in the paper about her.

44
45 **VIII. New Business: Items to be Approved by ELUC**

46 A. Authorization for a Public Hearing on Proposed Zoning Ordinance Text Amendment to revise select wind
47 farm ordinance sections as follows:

- 48 1. Revise Section 6.1.4C.2. to increase the minimum required separation
- 49 to principal structures.
- 50 2. Revise Section 6.1.4D.5. to increase the maximum allowed height.
- 51 3. Revise Section 6.1.4I. to lower the Allowable Noise Level
- 52 4. Revise Section 9.33B.(6) to add a fee to pay for a post-construction noise study.

53 **MOTION** by Ms. Fortado to consider numbers 1 through 3 as an omnibus and consider number 4 separately;
54 seconded by Mr. Patterson. Upon voice vote, the **MOTION PASSED** unanimously.

55
56 Discussion was held on numbers 1 through 3. Mr. Hall had a handout for the committee. He had reached out
57 to Mike Hankard with Hankard Environmental regarding the cost of the post-construction wind farm noise
58 study. Mr. Hankard recommends the fee for the noise study be \$50,000. He also reviewed and made a mark-
59 up of the amendment. Mr. Hall recommends that if you approve any part of the proposed amendment to go
60 to public hearing to include it with changes or comments with coming changes recommended by Mr. Hankard
61 and his mark-up. He did not change anything that was proposed but pointed out where maybe we had
62 overlooked some provisions and added those. Mr. Hall would like the flexibility to take to the public hearing
63 changes that support his comments. Those would be made available to the committee.

64
65 An **AMENDMENT** was made to the **MOTION** by Ms. Fortado and accepted by Mr. Stohr to consider items 1, 2
66 and 3 and item 3 be edited to 6.1.4I. 1-5 and 7 and **MOVE** that 4 be considered separately as written plus
67 6.1.4I. 6.

68
69 Discussion continued on the items being considered as omnibus. Mr. Thorsland started the discussion to
70 answer the question about why we decided to make the setbacks what they are and the science behind them.
71 He discussed sound pressure and the attenuation of sound over distance. The basic formula is for every
72 doubling of distance the sound level reduces by 6 decibels. He cited a couple of analogies to show how it
73 works. We have lowered the sound pressure by moving them farther away.

74
75 As to height, we are considering raising our limit to 600 feet. Anything taller than that would require a waiver.
76 The current technology is for taller towers. We have addressed how to light these towers with the ADLS
77 system. The noise level has changed from the IPBC requirements to 45 Dba. We currently use a complaint-
78 based system for issues that may arise. There is a phone number displayed at every wind tower. It is checked
79 and there have been no complaints.

80

81 Mr. Stohr asked about the hard number for the fee for the post-construction study. What happens if costs go
82 up in the future? There is a provision included that the wind farm developer would have to pay extra if it is
83 more than the fee and we would refund it if it were less than the fee.
84

85 Ms. Fortado wanted to clarify that if we wanted to follow the science, we would adopt the policies of the
86 Pollution Control Board. This is our attempt to respond to the concerns of the ZBA and community concerns.
87 Mr. Thorsland added that the IPCB do update and study these noise levels. They are also recognized as the
88 authority to handle this. What we are doing is becoming the authority in the county.
89

90 **MOTION** by Ms. Fortado to vote to authorize a public hearing for items 1, 2 and 3 from the omnibus
91 discussion, including some parts to be fleshed out; seconded by Ms. King. Upon voice vote, the **MOTION**
92 **CARRIED** unanimously.
93

94 Discussion then moved on to the post-construction noise study. Most of the information for this section is
95 based on information from Minnesota. Mr. Stohr thanked Mr. Hall for pulling this together. It was much
96 more detailed than what he thought. It should help address a lot of the concerns of people who live nearby.
97 Ms. Fortado had concerns that the noise study fee was higher than the permitting fee and that it may
98 disincentivize small-scale wind investment. Discussion was then held on costs of what it takes to build a wind-
99 turbine. The current installation was about \$1.2 million per tower to build. Plus, the ADLS requires a radar
100 installation. Doing some quick math, for ten wind turbines, \$50,000 would be 0.004% of the total project
101 investment.
102

103 Mr. Thorsland said that this is the only special use permit where we make them prove after-the-fact that they
104 did what they told us they were going to do that wasn't complaint based. We have a complaint-based system
105 in place. He is reluctant to have a post-construction study. Do we need to put this in the ordinance since we
106 have the complaint-based system? What is our enforcement mechanism?
107

108 Mr. Stohr felt it would reassure those in the area that wind turbines are not exceeding the limits. It is an
109 exceptional thing that we're asking but thinks it's something that needed and will reassure the residents. He
110 thinks it's a good thing and that costs are minimal. He will support this. Mr. Patterson added that we've
111 established it is not a burden, even for small wind farms. The cost is not large and having transparency is
112 huge.
113

114 Mr. Hall was asked if they had a mechanism in Minnesota if the post-construction noise study failed. The
115 Minnesota study did not address this. Regardless, if there is a violation of the special use permit, it would
116 need to be corrected if it didn't meet our standard.
117

118 Ms. Fortado wanted to be clear that what is being voted on is reducing the amount of sound by 5 decibels and
119 making them prove that with a \$50,000 study. If the ZBA votes this down, the levels will be higher as we will
120 be using the Illinois Pollution Control Board limits. Mr. Hall pointed out that the IPCB limits when reduced to a
121 single number is 51. Mr. Hankard pointed out in his letter that wind farms rarely get above 47. We might be
122 spending money on a post-construction study for no satisfaction.
123

124 Mr. Thorsland called for a voice vote on item 4 plus 6.1.4I.6 to authorize a public hearing. The item **PASSED**
125 unanimously.
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IX. Other Business

Ms. Fortado asked if we could get an update from the Champaign County Environmental Stewards on progress of the Hazardous Waste Recycling Center that received ARPA funds. Mr. Stohr said that he know some people with that group and they are actively searching for additional funding.

X. Chair’s Report

There was no chair’s report.

XI. Designation of Items to be Placed on the Consent Agenda

There were no items to place on the Consent Agenda.

XII. Adjournment

Mr. Thorsland adjourned the meeting at 7:33 p.m.

Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

October 26, 2022

Re: Clifford-Jacobs Forging Co (Illinois EPA BOA ID# 019822AAB)
Federally Enforceable State Operating Permit (07060057)

To Distribution List:

In accordance with the Illinois EPA's Environmental Justice Policy, the Office of Environmental Justice wants to provide you with information about a potential action. The Illinois EPA is sending this letter to notify you of an application received by the Bureau of Air (BOA).

The Illinois EPA has received an application for a renewal of Federally Enforceable State Operating Permit (FESOP) #07060057 for Clifford-Jacobs Forging Co located at 2410 N 5th Street in Champaign. The application requests a renewal of the facility's existing FESOP.

The application is currently under review by the BOA. Prior to issuance, the draft FESOP will undergo a public notice and comment period. When the public notice and comment period begins, the Bureau of Air will make available the public notice materials, including a draft permit and project summary. Those resources will be located here: <https://www2.illinois.gov/epa/public-notices/boa-notices/Pages/default.aspx>.

If you are receiving paper notifications and would like to sign up to receive notifications by email instead, please visit the Illinois EPA Environmental Justice webpage: <https://www2.illinois.gov/epa/topics/environmental-justice/Pages/EJ-Notice-Sign-up.aspx>

If you have questions about the application, please contact Chris Pressnall, Environmental Justice Coordinator at (217) 524-1284, chris.pressnall@illinois.gov.

Sincerely,

Chris Pressnall
Environmental Justice Coordinator

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

TO: Environment and Land Use Committee

**FROM: John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner**

DATE: October 24, 2022

RE: Recommendation for Text Amendment Case 058-AT-22

REQUEST: Amend the Champaign County Zoning Ordinance as follows:

- 1. Revise, add, or remove defined terms to Section 3.0 as listed in the full legal advertisement.**
- 2. Add SPECIFIC MATERIAL COLLECTION SITE authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.**
- 3. Add POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY as exempt from Zoning Ordinance in Section 4.3.7.**
- 4. Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES as follows:**
 - A. Change “AUTOMOBILE Salvage Yard (junkyard)” to “JUNK YARD or AUTOMOBILE SALVAGE YARD” as a listed PRINCIPAL USE.**
 - B. Amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be “RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.**
 - C. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.**
 - D. Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.**
 - E. Revise “LANDSCAPE WASTE COMPOSTING FACILITY” to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts.**
 - F. Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to**

be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.

- G. Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.**
- 5. Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY and COMPOSTABLE WASTE COLLECTION POINT.**
 - 6. Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: Public or Commercial SANITARY LANDFILL.**
 - 7. Revise Section 7.1.2(J)3 to indicate JUNK YARD or AUTOMOBILE SALVAGE YARD as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.**

STATUS

The Committee authorized the public hearing for this amendment at the June 9, 2022, meeting. At the October 13, 2022 public hearing, the Zoning Board of Appeals voted 5-0 to forward Case 058-AT-22 with a RECOMMENDATION FOR APPROVAL.

The approved Summary Finding of Fact dated October 13, 2022 can be found in Attachment B. The proposed amendment can be found in Attachment C.

No comments were received from the public.

CHANGES MADE DURING PUBLIC HEARING

The following changes were made during the public hearing:

- The original version of the text amendment called for revising the “Landscape Waste Facility” that is already in the Zoning Ordinance to “Landscape Waste Composting Facility.” The Board decided to add “Landscape Waste Composting Facility” in addition to keeping “Landscape Waste Facility.” In Section 3.0, the definition of “Landscape Waste Facility” was revised to exclude composting activities. In Section 6.1.3, standard conditions for both of these uses were amended to be consistent with 35 Ill. Adm. Code Part 830.
- The amendment includes a Specific Material Collection Site in the AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts. The Board discussed whether a Specific Material Collection Site would be appropriate in the AG-1 Zoning District given the types of uses that are generally allowed in that district. Footnote 30 in Section 5.2 was added to only allow a

Specific Material Collection Site in AG-1 as a second principal use only on government owned property.

- The original version of the amendment included a standard condition for Construction and Demolition Debris Recycling (CDDR) Facilities to be located at least 500 feet from any residential zoning district unless otherwise expressly approved as part of the SPECIAL USE permit. Based on State statute 415 ILCS 5/22.38, the Board increased that distance to 1,320 feet from any residential zoning district or any dwelling conforming as to use.

NEXT STEPS

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (January 5, 2023, in this instance). The delay in a final recommendation is intended to give municipalities and townships with plan commissions time to provide comments or protests.

ATTACHMENTS

- A Legal advertisement dated June 29, 2022
- B Approved Summary Finding of Fact for Case 058-AT-22 dated October 13, 2022
- C Proposed amendment

LEGAL PUBLICATION: WEDNESDAY, JUNE 29, 2022

CASE: 058-AT-22

NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE

CASE 058-AT-22

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to amend the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, July 14, 2022 at 6:30 p.m.** prevailing time in the Shields-Carter Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition for the following:

Amend the Champaign County Zoning Ordinance as follows:

1. Revise, add, or remove defined terms to Section 3.0 as follows:
 - A. Add defined terms in Section 3.0: COMPOST, COMPOSTABLE WASTE, CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY, FOOD SCRAP, GARBAGE, GARDEN COMPOST OPERATION, GENERAL CONSTRUCTION OR DEMOLITION DEBRIS, HOUSEHOLD WASTE DROP-OFF POINT, LANDSCAPE WASTE COMPOST FACILITY, ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT, PERMANENT COMPOSTABLE WASTE COLLECTION POINT, POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY, RECYCLING CENTER, SPECIFIC MATERIAL COLLECTION SITE.
 - B. Revise defined terms in Section 3.0: LANDSCAPE WASTE, LANDSCAPE WASTE PROCESSING FACILITY.
 - C. Remove defined terms from Section 3.0: REFUSE DUMP, SANITARY LANDFILL.
2. Add "SPECIFIC MATERIAL COLLECTION SITE" authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.
3. Add "POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY" as exempt from Zoning Ordinance in Section 4.3.7.
4. Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES as follows:
 - A. Change "AUTOMOBILE Salvage Yard (junkyard)" to "JUNK YARD or AUTOMOBILE SALVAGE YARD" as a listed PRINCIPAL USE.
 - B. Amend "Recycling of non-hazardous materials (all storage and processing indoors)" to be "RECYCLING CENTER with no Outdoor STORAGE nor

Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.

- C. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.
 - D. Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.
 - E. Revise “LANDSCAPE WASTE COMPOSTING FACILITY” to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts.
 - F. Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.
 - G. Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.
- 5. Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY”, “PERMANENT COMPOSTABLE WASTE COLLECTION POINT”, and “LANDSCAPE WASTE COMPOST FACILITY, or LANDSCAPE WASTE PROCESSING FACILITY.”
 - 6. Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: Public or Commercial SANITARY LANDFILL
 - 7. Revise Section 7.1.2(J)3 to indicate “JUNK YARD or AUTOMOBILE SALVAGE YARD” as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

All persons interested are invited to attend said hearing and be heard. 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@co.champaign.il.us no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, JUNE 29, 2022, ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 14, 2022, July 28, 2022, and October 13, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goals 4 and 7.
 - B. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of LRMP Goals 1, 2, 3, 5, 6, 8 and 9.
 - C. The proposed Zoning Ordinance text amendment is **NOT RELEVANT** to LRMP Goal 10.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
 - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance (see Item 16).
 - B. **IMPROVE** the text of the Zoning Ordinance (see Item 17).

The proposed omnibus text amendment includes the following provisions:

- a. Add defined terms to Section 3.0
 - COMPOST
 - COMPOSTABLE WASTE
 - CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY
 - FOOD SCRAP
 - GARBAGE
 - GARDEN COMPOST OPERATION
 - GENERAL CONSTRUCTION OR DEMOLITION DEBRIS
 - HOUSEHOLD WASTE DROP-OFF POINT
 - LANDSCAPE WASTE COMPOST FACILITY
 - ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT
 - PERMANENT COMPOSTABLE WASTE COLLECTION POINT
 - POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY
 - RECYCLING CENTER
 - SPECIFIC MATERIAL COLLECTION SITE
- b. Revise defined terms in Section 3.0
 - LANDSCAPE WASTE
 - LANDSCAPE WASTE PROCESSING FACILITY
- c. Remove defined terms from Section 3.0
 - DUMP, REFUSE
 - SANITARY LANDFILL
- d. Add SPECIFIC MATERIAL COLLECTION SITE authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.
- e. Add POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY as exempt from Zoning Ordinance in Section 4.3.7.
- f. In Section 5.2, add PERMANENT COMPOSTABLE WASTE COLLECTION POINT to be allowed by Special Use Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts, and add Special Use Standards to Table 6.1.3.
- g. In Section 5.2, amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- h. In Section 5.2, add RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.
- i. In Section 5.2, add CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.
- j. In Section 5.2, revise LANDSCAPE WASTE COMPOSTING FACILITY to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts and amend Special Use Standards to Table 6.1.3.
- k. Revise Section 7.1.2(J)3 to indicate JUNK YARD or AUTOMOBILE SALVAGE YARD as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

*Existing Zoning Ordinance text to be removed is indicated with strike-out.
Text proposed to be added to the Zoning Ordinance is indicated with underlining.*

1) Add, revise, or remove defined terms to Section 3.0

SECTION 3.0 DEFINITIONS

COMPOST

The humus-like product of the process of composting waste, which may be used as a soil conditioner.

COMPOSTABLE WASTE

Household waste that consists of only FOOD SCRAP, household waste that consists of only LANDSCAPE WASTE, or a mixture of both.

CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY

ESTABLISHMENTS that receive and process GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for recycling.

DUMP, REFUSE

~~A LOT or tract of land or part thereof used for the disposal by abandonment, burial, or other means and for whatever purposes, of garbage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or solid waste material of any kind.~~

FOOD SCRAP

GARBAGE that is (i) capable of being decomposed into COMPOST by composting, (ii) separated by the generator from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOST by composting, and (iii) managed separately from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOST.

GARBAGE

Waste resulting from the handling, processing, preparation, cooking, and consumption of food, and wastes from the handling, processing, storage, and sale of produce.

GARDEN COMPOST OPERATION

An operation which (1) has no more than 25 cubic yards of LANDSCAPE WASTE, composting material or end-product COMPOST on-site at any one time and (2) is not engaging in commercial activity.

GENERAL CONSTRUCTION OR DEMOLITION DEBRIS

Non-hazardous, uncontaminated materials resulting from the CONSTRUCTION, remodeling, repair and demolition of utilities, STRUCTURES, and roads, limited to the following: bricks, concrete, and other masonry materials; soil; rock; wood, including non-hazardous painted, treated, and coated wood and wood products; wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; asphalt roofing shingles and other roof coverings; reclaimed or other asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste; electrical wiring and components containing no hazardous substances; and corrugated cardboard, piping or metals incidental to any of those materials.

HOUSEHOLD WASTE DROP-OFF POINT

The portion of a site or facility used solely for the receipt and temporary STORAGE of household waste and in accordance with Section 22.55 of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

LANDSCAPE WASTE

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and trucks, and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees., ~~excluding vegetative by-~~

~~products from agricultural activities onsite.~~

LANDSCAPE WASTE COMPOST FACILITY

An entire LANDSCAPE WASTE COMPOSTING OPERATION with the exception of a GARDEN COMPOST OPERATION.

LANDSCAPE WASTE PROCESSING FACILITY

An establishment for grinding, chipping, splitting, ~~or sawing or composting~~ of LANDSCAPE WASTE including the temporary stockpiling, ~~spreading~~, disposal or wholesale and/or retail sale of landscape waste materials processed on the site. The processing of LANDSCAPE WASTE on the same lot on which it was generated and composting are excluded from this definition.

ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT

A household waste drop-off point approved by the COUNTY and in accordance with Subsection (d-5) of the Illinois Environmental Protection Act (415 ILCS) 5.22.55).

PERMANENT COMPOSTABLE WASTE COLLECTION POINT

A HOUSEHOLD WASTE DROP-OFF POINT approved by the COUNTY and in accordance with Subsection (d-6) of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

POLLUTION CONTROL FACILITY or NEW POLLUTION CONTROL FACILITY

Any waste storage site, sanitary landfill, waste disposal site, waste transfer station, waste treatment facility, or waste incinerator, defined as such in the Illinois Environmental Protection Act (415 ILCS 5/3.330 et seq.).

RECYCLING CENTER

A site or facility that collects, stores, or processes only segregated, nonhazardous, nonspecial, homogenous, non-putrescible materials, such as dry paper, glass, cans or plastics, for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products.

SANITARY LANDFILL

~~A method of disposing of refuse on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation, or at such more frequent intervals as may be necessary and to provide a final cover following final placement of refuse.~~

SPECIFIC MATERIAL COLLECTION SITE

A site that serves an integral part of needed infrastructure for a specific material reuse or recycle OPERATION. The site receives scheduled deliveries of a specific nonhazardous or non-putrescible material (e.g., glass containers/bottles) up to a limited maximum capacity, for temporary STORAGE on site until it is picked up for transport to an off-site processing facility.

2) Amend Section 4.2.1C to add SPECIFIC MATERIAL COLLECTION SITE

- a. Add Item 8. "A SPECIFIC MATERIAL COLLECTION SITE may be authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in the AG-1 Agriculture and in the AG-2 Agriculture DISTRICTS."

3) Amend Section 4.3.7 to also exempt POLLUTION CONTROL FACILITY and NEW POLLUTION CONTROL FACILITY

The following STRUCTURES and USES are exempted by this ordinance and permitted in any DISTRICT:

- A. Poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distribution equipment of a public utility as defined in Public Utilities Act (220 ILCS 5/1-101 *et. seq.*), provided that the installation shall conform, where applicable, to the rules and regulations of the Illinois Commerce Commission, Federal Aviation Administration, and other public authorities having jurisdiction.
- B. AGRICULTURE except BUILDINGS and STRUCTURES used for agricultural purposes shall be required to conform to SETBACK LINES. In the event that land, and STRUCTURES cease to be used for agricultural purposes, then and only then shall the remaining provisions of the ordinance apply.
- C. POLLUTION CONTROL FACILITIES and NEW POLLUTION CONTROL FACILITIES, provided that the following provisions have been met:
 - 1. The GOVERNING BODY has granted siting approval for a POLLUTION CONTROL FACILITY or a NEW POLLUTION CONTROL FACILITY in accordance with the Illinois Environmental Protection Act (415 ILCS 5/39.2 *et seq.*).
 - 2. All permits required by the Illinois Environmental Protection Agency have been obtained, and copies of the state permits, and state permit applications are submitted to the COUNTY.

4) Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

- a. Change “AUTOMOBILE Salvage Yard (junkyard)” to “JUNK YARD or AUTOMOBILE SALVAGE YARD” as a listed PRINCIPAL USE.
- b. Add ~~Recycling of non-hazardous materials (all storage and processing indoors)~~ “RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- c. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by SPECIAL USE Permit in the B-4, or B-5 Zoning Districts, and By Right in the I-1 or I-2 Zoning Districts.
- d. Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by SPECIAL USE Permit in the I-1 or I-2 Zoning Districts.
- e. Add “LANDSCAPE WASTE COMPOSTING FACILITY” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in the AG-2, I-1, or I-2 Zoning Districts.
- f. Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.

- g. Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.

As shown in the table below:

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
AUTOMOBILE Salvage Yard (junkyard) JUNK YARD or AUTOMOBILE SALVAGE YARD																
Recycling of non-hazardous materials (all storage and processing indoors) RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS																
RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS												S	S			
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY														S	S	
LANDSCAPE WASTE COMPOSTING FACILITY			S											S	S	
PERMANENT COMPOSTABLE WASTE COLLECTION POINT			S						S			S	S	S	S	
SPECIFIC MATERIAL COLLECTION SITE		S ³⁰	S						S			S	S	S	S	

FOOTNOTES:

30. May only be authorized on government owned property.

5) **Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES**

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR		
						MAJOR	COLLECTOR	MINOR				
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<ol style="list-style-type: none"> The CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY (CDDR FACILITY) must be equipped with a fence of at least eight feet in height located to secure the operating areas of the CDDR FACILITY during non-operating hours as well as assist in minimizing the potential for litter to leave the CDDR FACILITY. Minimum LOT AREA shall be five acres, and the minimum LOT width and maximum HEIGHT standards shall be the same as applicable zoning DISTRICT. Required YARDS standards shall be the same as applicable zoning DISTRICT at a minimum and shall additionally comply with the separation distance standards indicated in Item 4. A CDDR FACILITY must be located at least 1,320 feet from any residential zoning district or any DWELLING conforming as to USE unless otherwise expressly approved as part of the SPECIAL USE permit. Considerations for modifying the location standard may include the separation of the residentially zoned PROPERTY from the proposed site by a designated truck route, active rail line, high voltage power transmission easement or other clearly demarcated land-use planning transition boundary. GENERAL CONSTRUCTION OR DEMOLITION DEBRIS receiving/tipping areas must be CONSTRUCTED of a low permeability material (e.g., Portland cement concrete, asphalt concrete) that prevents infiltration and is able to withstand anticipated loads. All loads containing putrescible materials must be tipped, processed and stored indoors or under cover until sent offsite for reuse, recycling, or disposal. Wood may be stored outside if sorted within 72 hours of receipt and immediately processed. 												

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR	
						MAJOR	COLLECTOR	MINOR			
<p>7. <u>Any leachate or runoff from waste/recyclable material must be contained onsite.</u></p> <p>8. <u>All state discharge permits, or other applicable permits must be acquired prior to commencing operations.</u></p> <p>9. <u>All necessary permits must be acquired to store fuel or other regulated material onsite.</u></p> <p>10. <u>The SPECIAL USE Permit application must be accompanied by:</u></p> <ul style="list-style-type: none"> a. <u>A site plan and architectural drawing depicting BUILDING and STRUCTURE elevations and descriptions of such BUILDINGS and STRUCTURES necessary to convey the architectural appearance and physical magnitude of the proposed improvements;</u> b. <u>A narrative description of the activities proposed to be conducted indoors or under cover within the CDDR FACILITY boundaries;</u> c. <u>A narrative description of other proposed USES (such as, but not limited to truck storage, maintenance, fueling, and container STORAGE) and a demonstration that other such USES can be conducted in a safe and unobtrusive manner without interference with safe recycling activities on the site; and</u> d. <u>A plan describing how incoming material will be handled (both under cover and outdoors), areas for sorting, processing, storing, baling and container STORAGE and all equipment that will be used.</u> e. <u>A spill plan must be submitted for review and approval by the county as a condition of the SPECIAL USE Permit.</u> f. <u>The site plan must include at least the following information:</u> <ul style="list-style-type: none"> i. <u>A legal description of the subject property; access/egress point(s);</u> ii. <u>Parking areas;</u> iii. <u>Any BUILDINGS, STRUCTURES or fixed equipment;</u> iv. <u>The extent of paved or impervious surfaces; material tipping/receiving areas;</u> v. <u>Material processing areas;</u> vi. <u>Areas of proposed material stockpiling (by material type);</u> vii. <u>Material loading areas; and</u> viii. <u>Fencing, berm or screening features.</u> <p>11. <u>The applicant must provide with a SPECIAL USE Permit application a proposed operating plan that contains at least all of the following information:</u></p> <ul style="list-style-type: none"> a. <u>Number of employees anticipated at the facility;</u> b. <u>Proposed hours of operations for receipt of general construction or demolition debris and for processing and shipment of general construction or demolition debris;</u> c. <u>Proposed daily average/maximum volume (in tons) of general construction or demolition debris to be received at the CDDR FACILITY. The minimum amount of recyclable material shipped offsite must be at least 75% of the total incoming material on a quarterly basis, or more frequently if applicable regulations are more stringent;</u> d. <u>The types of material tracking methods and recordkeeping to be employed to demonstrate compliance with applicable recycling thresholds. Records must be kept in accordance with regulatory standards. A daily record of incoming/ outgoing material or waste must be kept and reported no less than quarterly to the Champaign County Recycling Coordinator or designee. All records must be maintained by the operator at the CDDR FACILITY for a period of at least three years or longer in the event of a dispute. The operator must allow reasonable access to inspect the CDDR FACILITY during operating hours for compliance with applicable approvals, permits and regulations;</u> e. <u>The procedures by which all non-recyclable general construction or demolition debris will be removed and disposed within 72 hours of receipt. Describe the method and equipment used to load recyclable and non-recyclable general construction or demolition material prior to shipment from the CDDR FACILITY;</u> f. <u>The end-use markets for separated general construction or demolition debris to demonstrate compliance with meeting applicable recycling thresholds;</u> g. <u>A closure plan for the CDDR FACILITY;</u> h. <u>The maximum number of vehicles (by vehicle type) proposed to utilize the CDDR FACILITY on a daily basis;</u> i. <u>All processing equipment proposed to be utilized to prepare the recyclable general construction or demolition debris for stockpiling or shipment and the location and design of any noise-buffering elements, sheltering and operating controls to minimize noise impacts;</u> j. <u>Operating methods employed to control odor, accidental combustion of materials, vectors, dust, and litter. Any and all air permits from the IEPA, USEPA, or other applicable regulatory authorities must be obtained as necessary;</u> k. <u>The method and equipment utilized to load recyclable and non-recyclable general construction or demolition for shipment from the CDDR FACILITY; and</u> l. <u>Typical and maximum anticipated height of stockpiled recyclable GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for each recyclable material by type. Identification of the buffering and/or screening measures employed to minimize the visual impact of the proposed stockpiles from surrounding land USES.</u> <p>12. <u>The SPECIAL USE Permit will become effective upon receipt of a permit from the Illinois Environmental Protection Agency in accordance with Section 22.38 of the Illinois Environmental Protection Act ("The IEPA Act"). It must be a condition of the SPECIAL USE Permit that the CDDR FACILITY continues to operate in accordance with Section 22.38 of the IEPA Act and all other regulations and applicable permits.</u></p>											

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR		
						MAJOR	COLLECTOR	MINOR				
<u>PERMANENT COMPOSTABLE WASTE COLLECTION POINT</u>	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<p>1. All provisions of Subsection (d-6) of Section 22.55 of the Illinois Environmental Protection Act shall be met (415 ILCS 5/22.55). These include:</p> <ol style="list-style-type: none"> 1. <u>Waste accepted at the collection point must be limited to the types of compostable waste authorized to be accepted under the approval.</u> 2. <u>Information promoting the collection point and signs at the collection point must clearly indicate the types of compostable waste approved for collection. To discourage the receipt of other waste, information promoting the collection point and signs at the collection point must also include (A) examples of compostable waste being collected and (B) examples of waste that is not being collected.</u> 3. <u>Compostable waste must be accepted only from private individuals. It may not be accepted from other persons, including, but not limited to, owners and operators of rented or leased residences where it was generated, commercial haulers, and other commercial, industrial, agricultural, and government operations or entities.</u> 4. <u>Compostable waste must be managed in a manner that protects against releases of the waste, prevents nuisances, and otherwise protects human health and the environment. Compostable waste must be properly secured to prevent it from being accessed by the public at any time, including, but not limited to, during the collection point's non-operating hours. Permanent compostable waste collection points must be adequately supervised during their operating hours.</u> 5. <u>Compostable waste must be secured in non-porous, rigid, leak-proof containers that:</u> <ol style="list-style-type: none"> a. <u>Are no larger than 10 cubic yards in size;</u> b. <u>Are covered, except when the compostable waste is being added to or removed from the container or it is otherwise necessary to access the compostable waste;</u> c. <u>Prevent precipitation from draining through the compostable waste;</u> d. <u>Prevent dispersion of the compostable waste by wind;</u> e. <u>Contain spills or releases that could create nuisances or otherwise harm human health or the environment;</u> f. <u>Limit access to the compostable waste by vectors;</u> g. <u>Control odors and other nuisances; and</u> h. <u>Provide for storage, removal, and off-site transfer of the compostable waste in a manner that protects its ability to be composted.</u> 6. <u>No more than a total of 10 cubic yards of compostable waste shall be located at the permanent compostable waste collection site at any one time.</u> 7. <u>Management of the compostable waste must be limited to the following: (A) acceptance, (B) temporary storage before transfer, and (C) off-site transfer.</u> 8. <u>All compostable waste received at the permanent compostable waste collection point must be transferred off-site to a permitted compost facility not less frequently than once every 7 days.</u> 9. <u>If a permanent compostable waste collection point receives waste other than compostable waste, then that waste must be disposed of not less frequently than once every 7 days.</u> 												
<u>LANDSCAPE WASTE COMPOST FACILITY</u>	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<p><u>The operation of a LANDSCAPE WASTE COMPOST FACILITY shall not be allowed unless all permits required by the Illinois Environmental Protection Agency have been obtained, and copies of the state permits and state permit applications are submitted.</u></p> <p><u>The location of any portion of the site where composting of the landscape waste is taking place shall be:</u></p> <ol style="list-style-type: none"> 1) <u>located a minimum of 500 feet from any existing residence or residential DISTRICT;</u> 2) <u>located a minimum of 200 feet from any potable water supply well;</u> 3) <u>operated to control runoff from the site and collect and manage any leachate that is generated on the site.</u> <p><u>The location of the portion of any site where composting of the landscape waste is taking place and any area where landscape waste is stored or stockpiled shall be located outside the boundary of the 100-year floodplain or floodproofed pursuant to the requirements of Ordinance No. 209, <i>An Ordinance Regulating Development in Special Flood Hazard Areas</i> as amended.</u></p> <p><u>The operation of the facility shall include appropriate dust, odor and noise control measures, and shall be consistent with all applicable requirements of 35 Ill. Adm. Code Part 830.</u></p>												

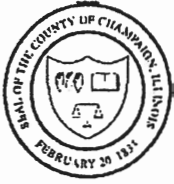
SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)			Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			
						STREET Classification			
			MAJOR	COLLECTOR	MINOR				
<u>LANDSCAPE WASTE PROCESSING FACILITY</u>	<p>The location of any portion of the site where processing of the landscape waste is taking place shall be as follows:</p> <p>1) located a minimum of 500 feet from any existing residence or residential DISTRICT;</p> <p>2) not located below the base flood elevation in the Special Flood Hazard Area (100-year floodplain);</p> <p>3) the operation of the facility shall be consistent with all applicable requirements of 35 Ill. Adm. Code Part 830.</p>								

6) Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

- a. Remove the ‘Public or Commercial SANITARY LANDFILL’ standard conditions.

7) Amend Section 7.1.2 RURAL HOME OCCUPATION HOME Standards

- a. Revise Item 3 under Paragraph J to provide that JUNK YARD or AUTOMOBILE SALVAGE are prohibited as STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

FILED

For Office Use Only

License No. 2023-ENT-43

Date(s) of Event(s) April 21-22, 2022

Business Name: TAYLOR FELDKAMP

License Fee: \$ 20.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 24.00

Checker's Signature: [Signature]

Filing Fees: <u>13 2022</u>	Per Year (or fraction thereof):	\$ 100.00
	Per Single-day Event:	\$ 10.00
	Clerk's Filing Fee:	\$ 4.00

Dawn Anderson
CHAMPAIGN COUNTY CLERK

Checks Must Be Made Payable To: Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

- A.
1. Name of Business: Taylor feldKAMP
 2. Location of Business for which application is made: _____
 3. Business address of Business for which application is made: 1302 N COLER AVE URBANA, IL 61801
 4. Zoning Classification of Property: CR
 5. Date the Business covered by Ordinance No. 55 began at this location: 4-21-23 - 4-22-23
 6. Nature of Business normally conducted at this location: DEMO DERBY
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): _____
 8. Term for which License is sought (specifically beginning & ending dates): 4-21-23 - 4-22-23
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? NO
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: 4-20-23 - 4-23-23
CHAMPAIGN COUNTY FAIRGROUNDS 1302 N COLER AVE URBANA
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

217-419-3577
MAIL TO WARDST.

INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE AND WILL BE RETURNED TO APPLICANT

B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, place and date of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Taylor Feldkamp
Date of Birth: 7-23-89 Place of Birth: URBANA IL
Social Security Number: REDACTED Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years:
905 Ward St URBANA IL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license:
Feldkamps TOWNS URBANA IL

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: _____ Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

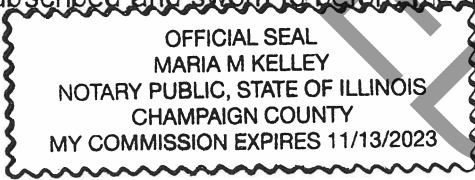
I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 14TH day of October, 2022.



Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Signature of President

Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to _____, CHAMPAIGN COUNTY CLERK, _____, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.





STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

FILED

Filing Fee: \$ 25
MAY 25 2022

Cheryl Johnson
CHAMPAIGN COUNTY CLERK

Per Year (or fraction thereof): \$ 100.00
Per Single-day Event: \$ 10.00
Clerk's Filing Fee: \$ 4.00

For Office Use Only

License No. 2023-ENT-35
Date(s) of Event(s) ANNUAL
Business Name: HUDSON FARM
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: PC

Checks Must Be Made Payable To: Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

- A. 1. Name of Business: Hudson Farm Weddings + Events, LLC
2. Location of Business for which application is made: _____
1341 C.R. 1800E, Urbana, IL 61802
3. Business address of Business for which application is made: _____
1341 C.R. 1800E, Urbana, IL 61802
4. Zoning Classification of Property: Business
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: Weddings, Fundraisers
Birthday, Anniversary Parties, Bridal + Baby Showers
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Bands, DJ, Yard games
8. Term for which License is sought (specifically beginning & ending dates): _____
1-1-23 through 12-31-23

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? No
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Joyce Hudson and Cecil Hudson
Expires 3-1-26
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

**INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE
AND WILL BE RETURNED TO APPLICANT**

3. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: Daniel R Hudson Date of Birth: 7-24-82
Place of Birth: Urbana, IL Social Security No.: REDACTED
Residence Address: 1001 W. University Ave Champaign, IL 61820
Citizenship: US Citizen If naturalized, place and date of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Joyce Hudson
Date of Birth: 11-18-59 Place of Birth: Beardstown, IL
Social Security Number: REDACTED Citizenship: US Citizen
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 1341 C.R. 1800E
Urbana, IL 61802
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: UNFI, Inc.
Transportation Supervisor
2611 N Lincoln Ave
Urbana, IL 61803

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

- D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Hudson Farm Weddings & Events, LLC
2. Date of Incorporation: 5-13-2014 State wherein incorporated: ILLINOIS

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

1341 C.R. 1800E
Urbana, IL 61802

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: Joyce A Hudson Title: President, Treasurer
Date elected or appointed: 5-3-14 Social Security No.: REDACTED
Date of Birth: 11-18-59 Place of Birth: Beardstown, IL
Citizenship: US
If naturalized, place and date of naturalization: _____

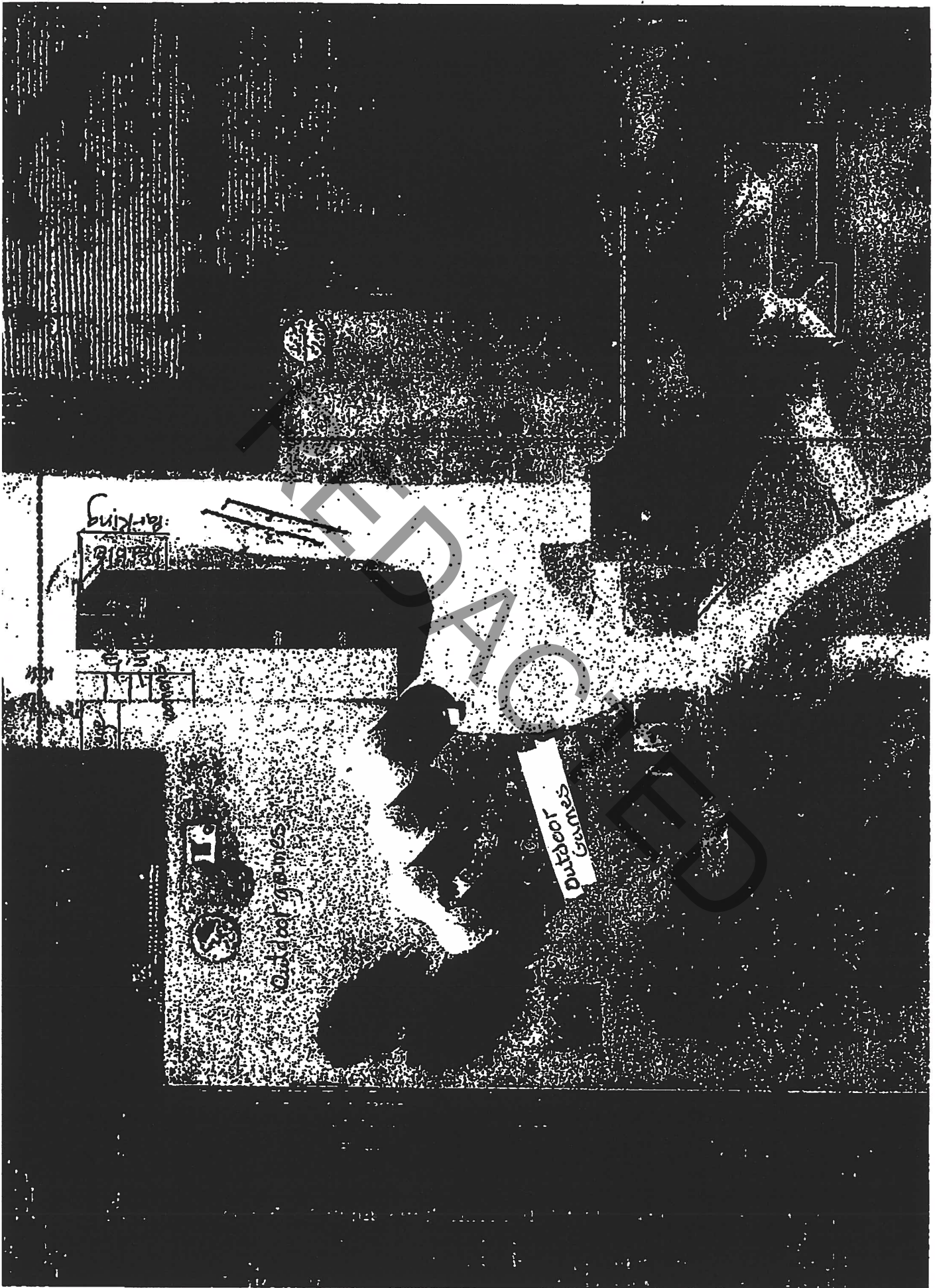
Residential Addresses for past three (3) years: _____

1341 C.R. 1800E
Urbana, IL 61802

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

UNFI, Inc.
Transportation Supervisor
2611 N. Lincoln Ave
Urbana, IL 61802

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.



AFFIDAVIT

(Complete when applicant is an Individual or Partnership)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Joyce A Hudson
Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 25 day of October, 2022.



Sarah L Daniel
Notary Public

AFFIDAVIT

(Complete when applicant is a Corporation)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Joyce A Hudson
Signature of President

Joyce A Hudson
Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 25 day of October, 2022.



Sarah L Daniel
Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to _____, CHAMPAIGN COUNTY CLERK, _____, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included



STATE OF ILLINOIS,
Champaign County
Application for Hotel/Motel License

FILED
OCT 25 2022
Janis Johnson
CHAMPAIGN COUNTY CLERK

FOR OFFICE USE ONLY
License No.: 2022-H1
Business Name: URBANA MOTEL IN
License Fee: \$ 200.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 204.00
Clerk: RC

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. **All checks should be made payable to the Champaign County Clerk.**

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: MOTEL 6 (URBANAMOTEL INC)
- Location of Place of Business for which application is made: 1906 N CUNNINGHAM AVE URBANA IL 61802
- Number of rooms available: 74
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>PRAVIN PATEL</u>	<u>55</u>	<u>1906 N CUNNINGHAM AVE</u> <u>URBANA, IL 61802</u>

- Is applicant a citizen of the United States of America? Yes No
Place of birth: INDIA
If naturalized, place and date of naturalization: USA
- The applicant intends to operate or maintain the above business at: 1906 N CUNNINGHAM URBANA, IL 61802

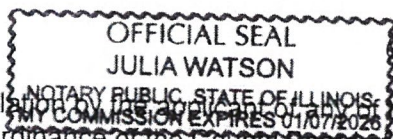
AFFIDAVIT

_____, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

Pravin Patel Signature of Applicant

Signature of Applicant

Signed and sworn to before me this 25 day of October, 2022.



Julia Watson
Notary Public:

It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ _____

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner**

Date: **October 24, 2022**

RE: **Recommendation for rezoning Case 062-AM-22**

Request: **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.**

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 to “RECOMMEND ENACTMENT” of this map amendment at its October 13, 2022 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Rantoul, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. The subject property is located within Rantoul Township, which has a Planning Commission. Townships with Planning Commissions have protest rights in Map Amendment cases.

There are two approved special conditions for the rezoning regarding acceptance of the Right to Farm Resolution 3425 and that the map amendment approval is contingent upon related Special Use Permit cases 063-S-22 and 064-S-22.

No negative comments were received from the public regarding the proposed development.

BACKGROUND

The petitioner would like to construct two principal uses on the 14.77-acre subject property: a 6,080 square foot Data Center and a 5-megawatt (MW) PV Solar Array. Neither of these uses can be built in the AG-1 Agriculture Zoning District, so a Map Amendment is needed to rezone the subject property to AG-2 Agriculture (Case 062-AM-22).

Contingent upon the rezoning, the Data Center requires a Special Use Permit (Case 063-S-22) that was approved at the October 13, 2022 ZBA meeting.

Also contingent upon the rezoning, the PV Solar Array will require a County Board Special Use Permit (Case 064-S-22). ZBA made a recommendation for approval of Case 064-S-22 at the October 13, 2022 ZBA meeting. Case 064-S-22 is also on the current ELUC agenda.

PROPOSED SPECIAL CONDITIONS

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425 (see attached).**

The special condition stated above is required to ensure the following:

Conformance with Land Resource Management Plan Policy 4.2.3.

- B. **The Map Amendment is contingent upon approval of Cases 063-S-22 and 064-S-22.**

The special condition stated above is required to ensure the following:

That the Special Use is consistent with the Zoning Ordinance and ZBA recommendations.

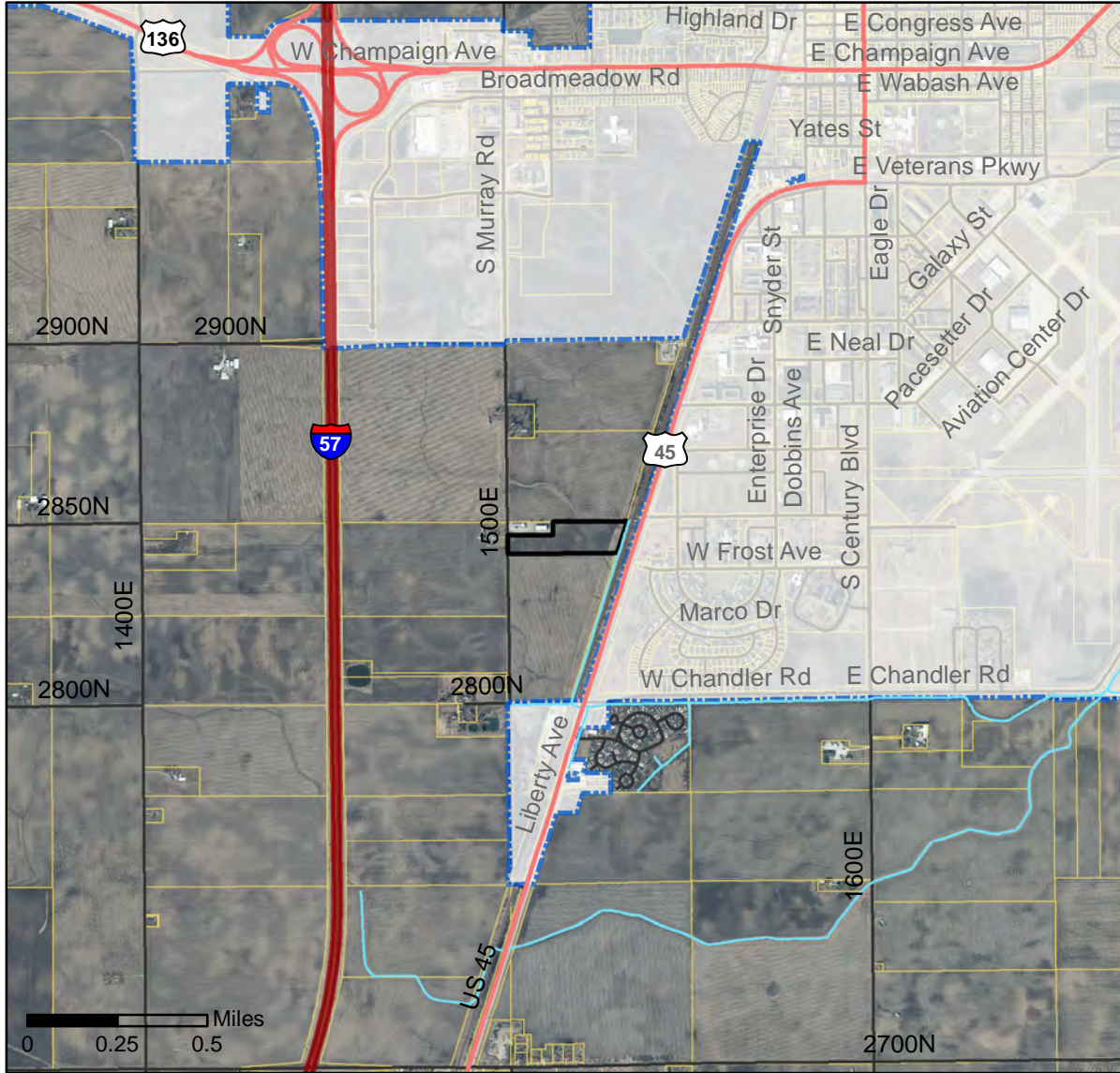
ATTACHMENTS




- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received September 16, 2022
- C Copy of Right to Farm Resolution 3425
- D Summary Finding of Fact and Final Determination for Case 062-AM-22 as approved by the ZBA on October 13, 2022

Location Map

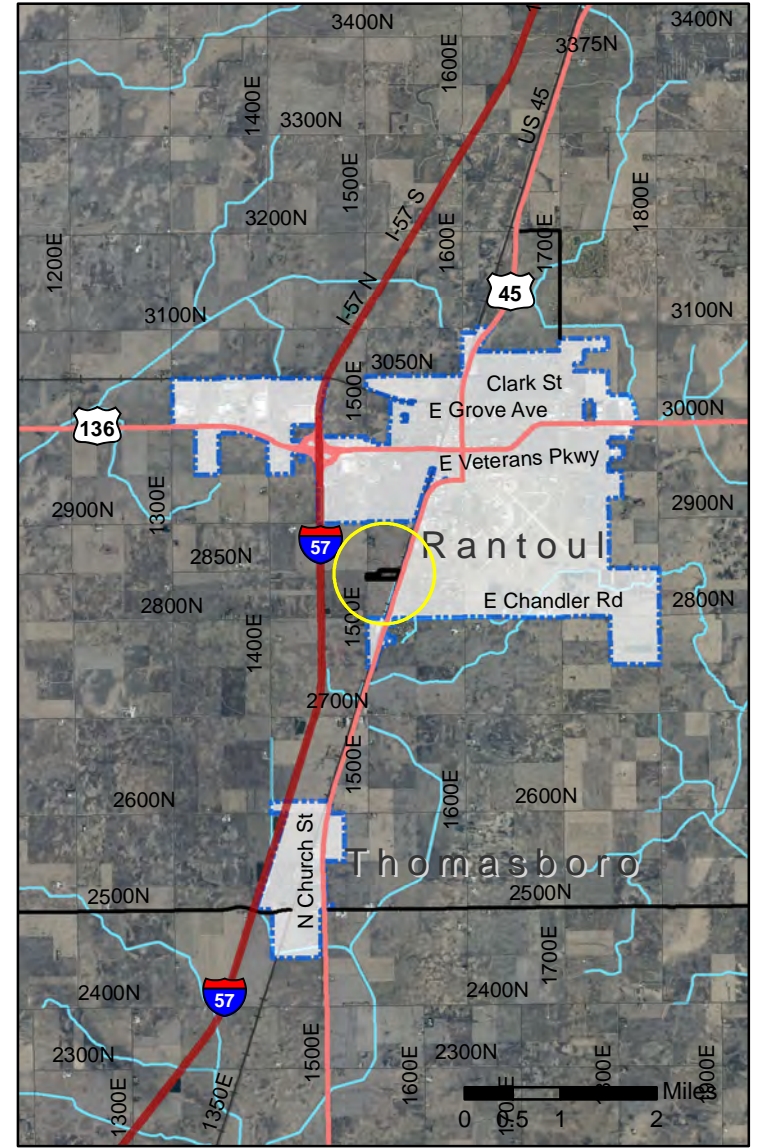
Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
August 11, 2022

Subject Property



-  Subject Properties
-  Municipal Boundary
-  Parcels

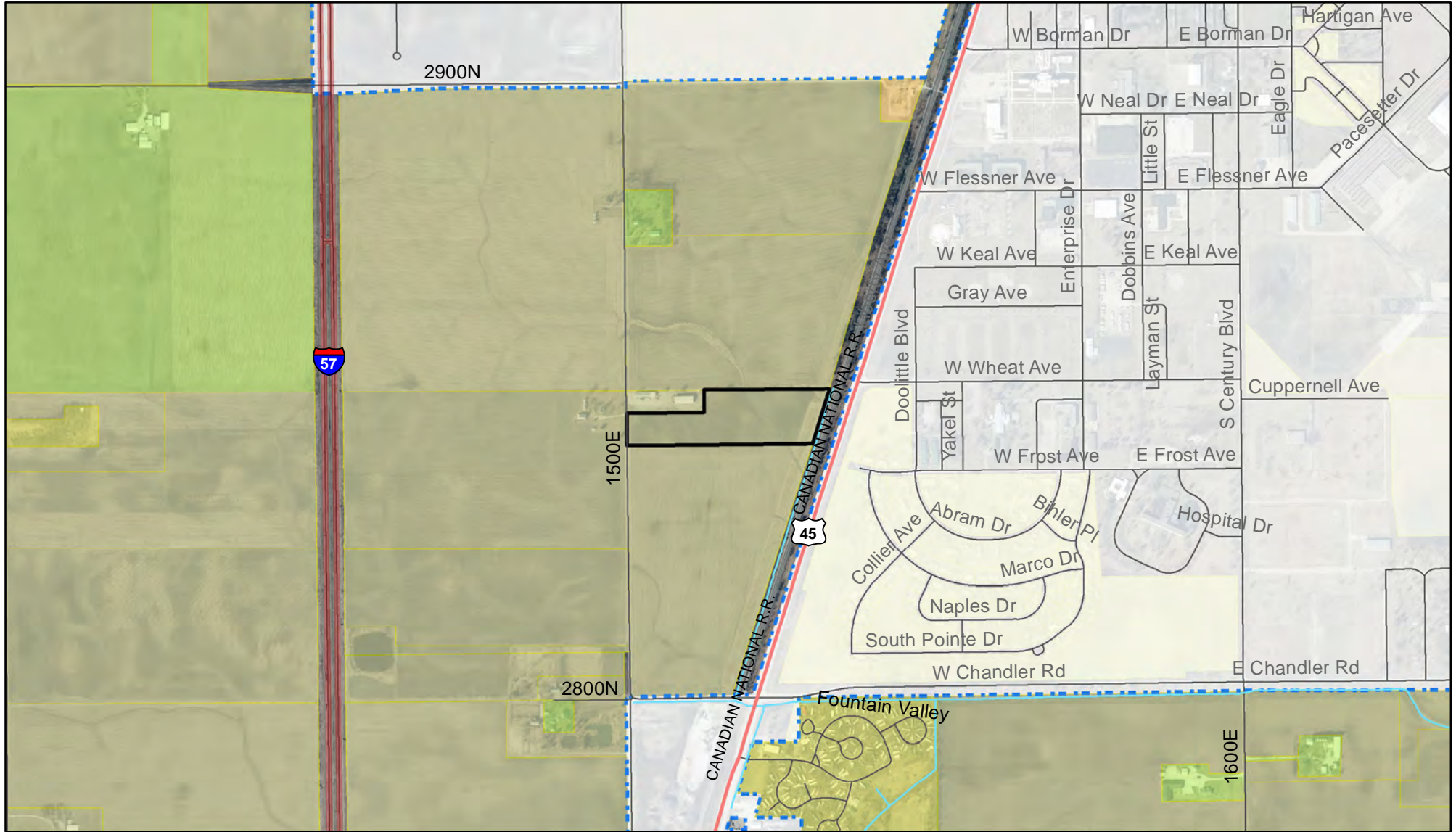
Property location in Champaign County



Champaign County
Department of
**PLANNING &
ZONING**

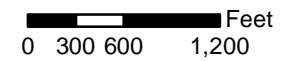
Land Use Map

Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
 August 11, 2022



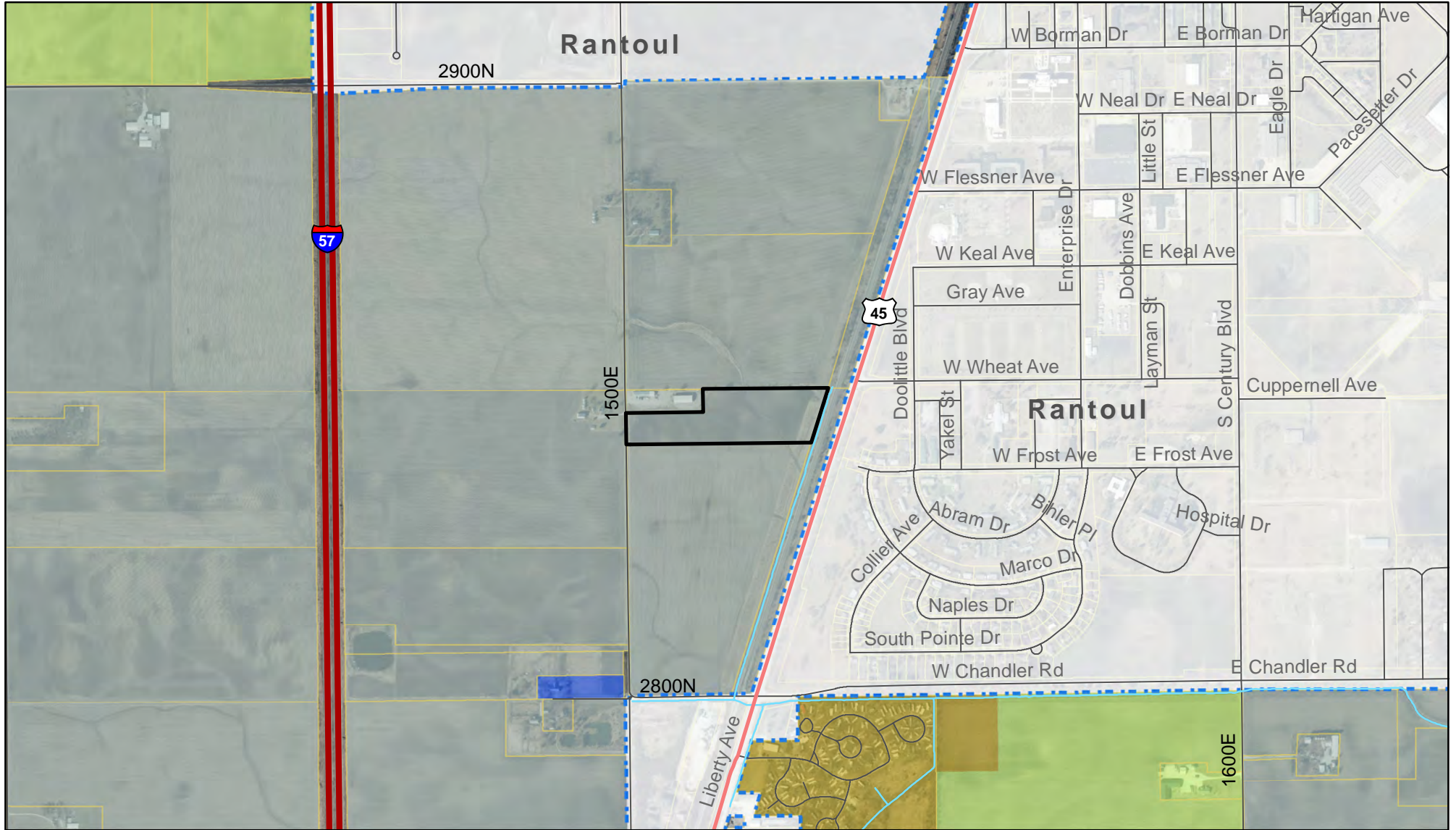
- Subject Properties
- Municipal Boundary
- Agriculture
- Residential
- Ag/Residential
- Utilities

34

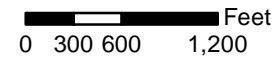


Zoning Map

Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
 August 11, 2022



- Subject Properties
- AG-1 Agriculture
- R-5 Manufactured Home Park
- Parcels
- AG-2 Agriculture
- B-4 General Business



RANTOUL SOLAR FARM SITE PLAN

RECEIVED

SEP 16 2022

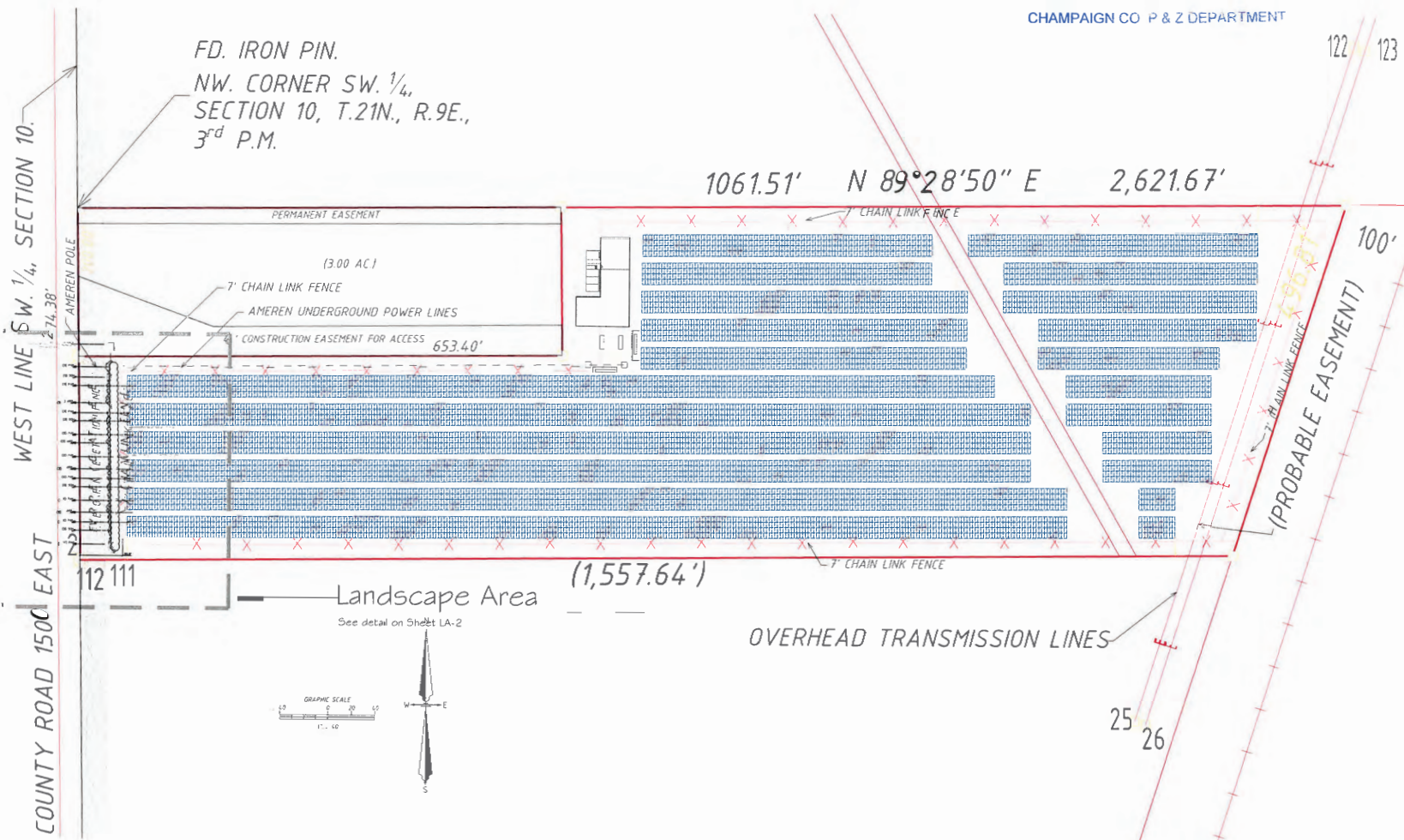
CHAMPAIGN CO P & Z DEPARTMENT

GENERAL NOTES

BTB

ENERGY

INFO@BTBCONTRACTING.COM
224-757-5784



No.	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS
BTB
ENERGY

PROJECT NAME AND ADDRESS
DONATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

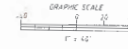
PROJECT	SHEET
DATE 8/4/2022	2 of 4
SCALE 1" = 40'	

RANTOUL SOLAR FARM

RECEIVED

SEP 16 2022

CHAMPAIGN CO. P & Z DEPARTMENT



FD. IRON PIN.
N.W CORNER SW 1/4,
SECTION 10, T.21N., R.9E.,
3rd P.M.

PERMANENT EASEMENT

(3.00 AC.)

7' CHAIN LINK FENCE

AMEREN UNDERGROUND POWER LINES

40' CONSTRUCTION EASEMENT FOR ACCESS

653.40'

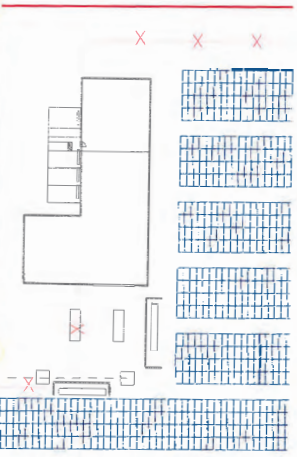
274.38'
AMEREN POLE

200.00'

- (8) PAN VIB
- (8) SCH LIT
- (8) PAN VIB
- (5) ARO ARO
- (5) PAN VIB
- (8) ARO ARO
- (8) PAN VIB
- (3) ARO ARO
- (8) PAN VIB
- (3) ARO ARO
- (8) PAN VIB
- (8) SCH LIT
- (5) PAN VIB
- (5) ARO ARO
- (5) PAN VIB
- (8) SCH LIT

EVERGREEN VEGETATION FENCE

7' CHAIN LINK FENCE



GENERAL NOTES

BTB

ENERGY
INFO@BTBCONTRACTING.COM
224-757-5784

No	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS

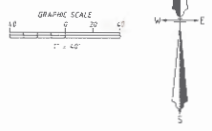
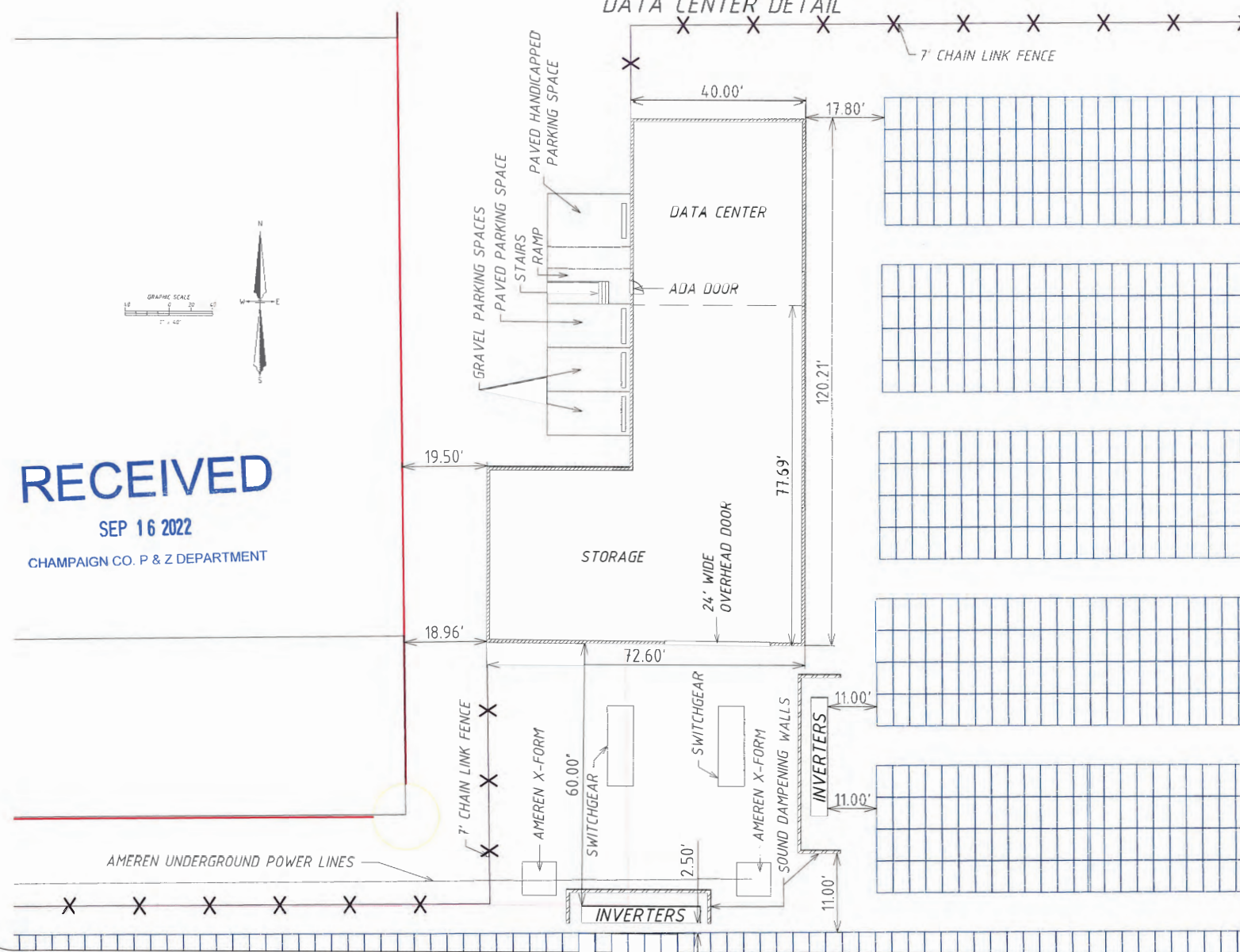
BTB
ENERGY

PROJECT NAME AND ADDRESS

DOMATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

PROJECT	SHEET
DATE 8/4/2022 SCALE 1" = 40'	3 of 4

RANTOUL SOLAR FARM DATA CENTER DETAIL



RECEIVED
SEP 16 2022
CHAMPAIGN CO. P & Z DEPARTMENT

GENERAL NOTES

BTB
ENERGY
INFO@BTBCONTRACTING.COM
224-757-5784

No.	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS

BTB
ENERGY

PROJECT NAME AND ADDRESS

DONATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

PROJECT	SHEET
DATE 8/4/2022	4 OF 4
SCALE 1" = 10'	

RESOLUTION NO. 3425

**A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY**

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.

3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

RESOLUTION NO. 3425

Page 2

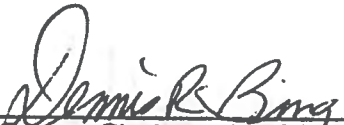
4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of May, A.D., 1994.



Chairman, County Board of the
County of Champaign, Illinois

ATTEST:



County Clerk and Ex-Officio
Clerk of the County Board

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 062-AM-22

As approved by the ZBA on October 13, 2022

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **August 11, 2022 and October 13, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 4:
 - (1) It will **HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because of the following:
 - a. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 13.A.(1)).
 - b. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 13.A.(2)).
 - c. Policy 4.1.8 requiring that the County consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development (see Item 13.A.(3)).
 - (2) It will **NOT IMPEDE** Objective 4.2 requiring discretionary development to not interfere with agriculture because of the following:
 - a. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(1)).
 - c. Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 13.B.(2)).
 - d. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 13.B.(3)).
 - (3) It will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because of the following:
 - a. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.C.(1)).
 - b. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(2)).

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 062-AM-22

As approved by the ZBA on October 13, 2022

- c. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(3)).
 - (4) It will **HELP ACHIEVE** Objective 4.7 requiring affirmation of the Champaign County Right to Farm Resolution (see Item 13.D.(1)).
 - (5) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
 - D. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 3 Prosperity
 - Goal 5 Urban Land Use
 - Goal 6 Public Health & Public Safety
 - Goal 7 Transportation
 - Goal 8 Natural Resources
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
 - E. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the LaSalle and Sinclair factors because of the following:
 - A. This area has a mix of agricultural and residential land uses.
 - B. The rezoning will still be an agricultural zoning district, and therefore is not expected to affect the value of nearby properties.
 - D. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use.
 - E. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
 3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
 - A. Establishing the AG-2 District in this location will **NOT WORSEN** hazards to persons and damage to property resulting from the accumulation of runoff of storm or floodwaters because the subject property is not in the flood hazard area a Storm Water Drainage Plan and detention basin will be required if more than 16% of the subject property is impervious area, including gravel, buildings, and solar array rack posts per the *Storm Water Management and Erosion Control Ordinance*.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 062-AM-22

As approved by the ZBA on October 13, 2022

- B. Establishing the AG-2 District at this location **WILL** help classify, regulate, and restrict the location of the uses authorized in the AG-2 District (Purpose 2.0 (i), see Item 21.G.).
 - C. Establishing the AG-2 District at this location **WILL NOT** impact the protection of natural features (Purpose 2.0 (o), see Item 21.J.).
 - D. Establishing the AG-2 District at this location **WILL NOT** change the agricultural nature or character of the area (Purpose 2.0 (q), see Item 21.L.).
 - E. The proposed rezoning and proposed Special Use **WILL NOT** hinder the development of renewable energy sources (Purpose 2.0(r), see Item 21.M).
4. The proposed Zoning Ordinance map amendment is subject to the following special conditions:
- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425 (see attached).**

The special condition stated above is required to ensure the following:

Conformance with Land Resource Management Plan Policy 4.2.3.

- B. **The Map Amendment is contingent upon approval of Cases 063-S-22 and 064-S-22.**

The special condition stated above is required to ensure the following:

That the Special Use is consistent with the Zoning Ordinance and ZBA recommendations.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 062-AM-22

As approved by the ZBA on October 13, 2022

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

The Zoning Ordinance Amendment requested in **Case 062-AM-22** should **BE ENACTED** by the County Board in the form attached hereto.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**
- B. **The Map Amendment is contingent upon approval of Cases 063-S-22 and 064-S-22.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner**

Date: **October 24, 2022**

RE: **Recommendation for County Board Special Use Permit
Case 064-S-22**

Request: **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, 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).**

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Rantoul LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 to “RECOMMEND ENACTMENT” of this County Board Special Use Permit at its October 13, 2022 meeting. All findings were affirmative.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Rantoul, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases but not in Special Use Permit cases. The subject property is located within Rantoul Township, which has a Planning Commission. Townships with Planning Commissions have protest rights in Map Amendment cases but not in Special Use Permit cases.

A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. In a letter received October 19, 2022, the Village of Rantoul waived the requirement for having two meetings – see Attachment C.

There are eight approved special conditions for the Special Use Permit listed below.

No negative comments were received from the public regarding the proposed development.

BACKGROUND

The petitioner would like to construct two principal uses on the 14.77-acre subject property: a 6,080 square foot Data Center and a 5-megawatt (MW) PV Solar Array. Neither of these uses can be built in the AG-1 Agriculture Zoning District, so a Map Amendment is needed to rezone the subject property to AG-2 Agriculture (Case 062-AM-22).

Contingent upon the rezoning, the Data Center requires a Special Use Permit (Case 063-S-22) that was approved at the October 13, 2022 ZBA meeting.

Also contingent upon the rezoning, the PV Solar Array requires a County Board Special Use Permit (Case 064-S-22).

APPROVED SPECIAL CONDITIONS FOR CASE 064-S-22

A. The approved site plan consists of the following documents:

- **Site Plan sheets received September 16, 2022.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

B. The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

C. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special condition is required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
4. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**

8. **A noise study that meets the requirements of 6.1.5 I.3. that has been approved by the Environment and Land Use Committee.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- G. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**
1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
 2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
 3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR ARRAY is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**
1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
 6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**

7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR ARRAY.

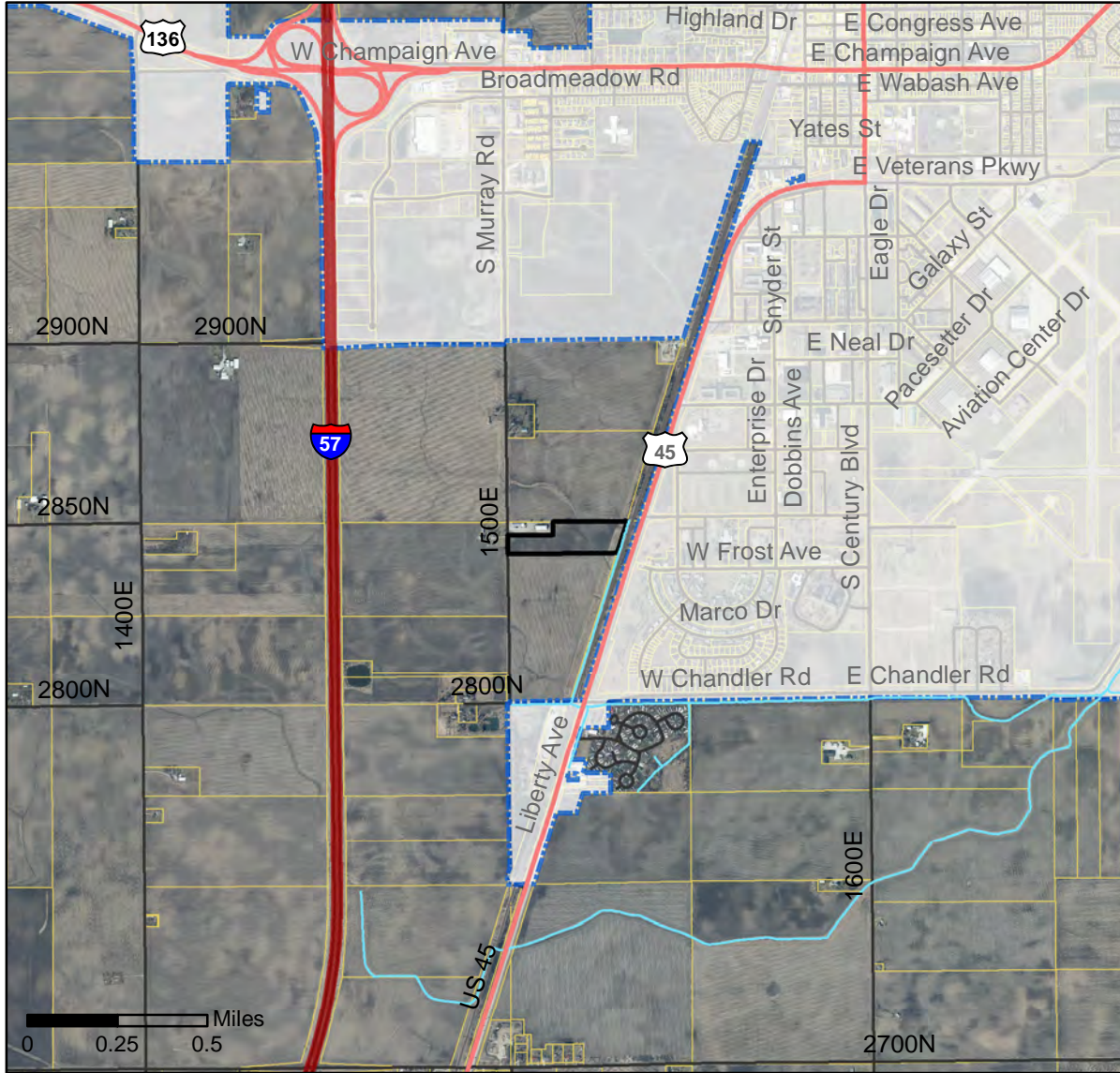
ATTACHMENTS




- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received September 16, 2022
- C Letter from Village of Rantoul waiving public comment period received October 19, 2022
- D Finding of Fact and Final Determination for Case 062-AM-22 as approved by the ZBA on October 13, 2022

Location Map

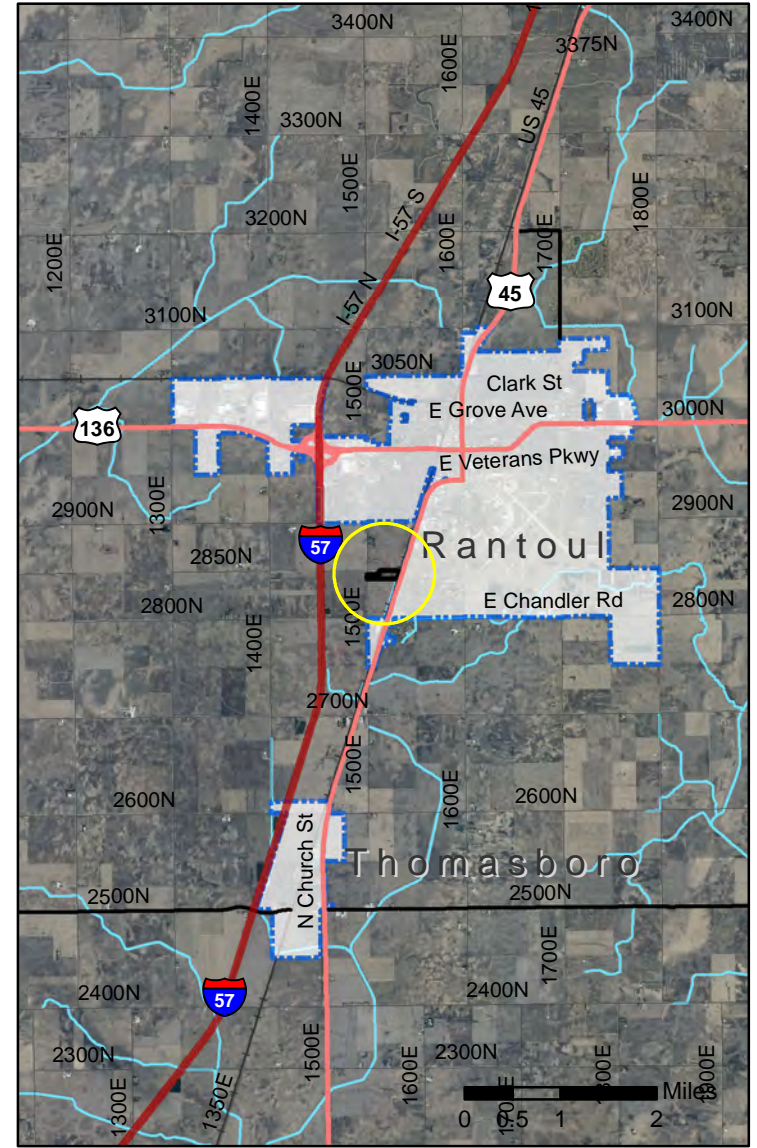
Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
August 11, 2022

Subject Property



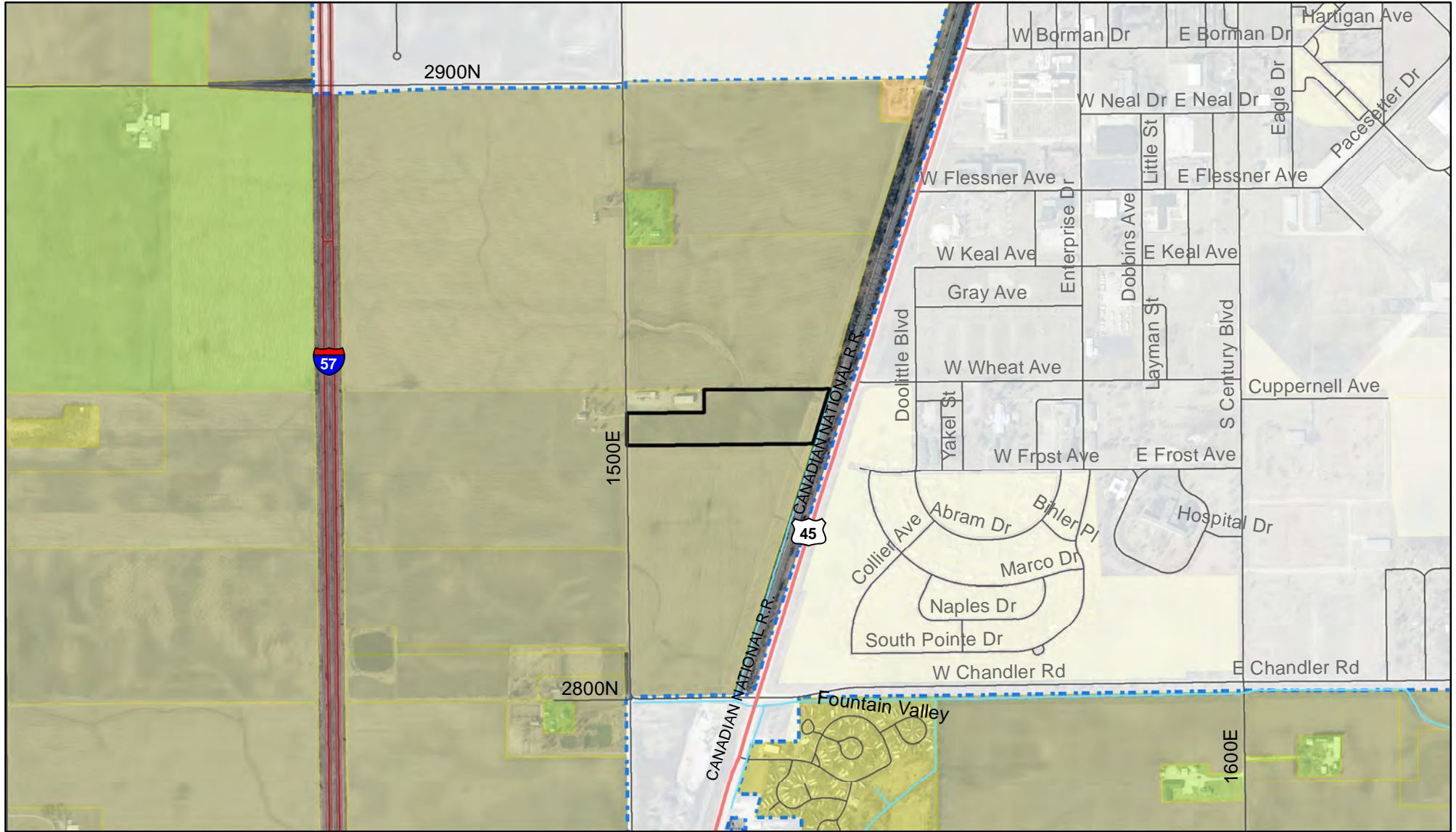
-  Subject Properties
-  Municipal Boundary
-  Parcels

Property location in Champaign County

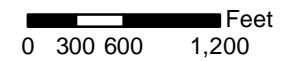


Land Use Map

Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
August 11, 2022

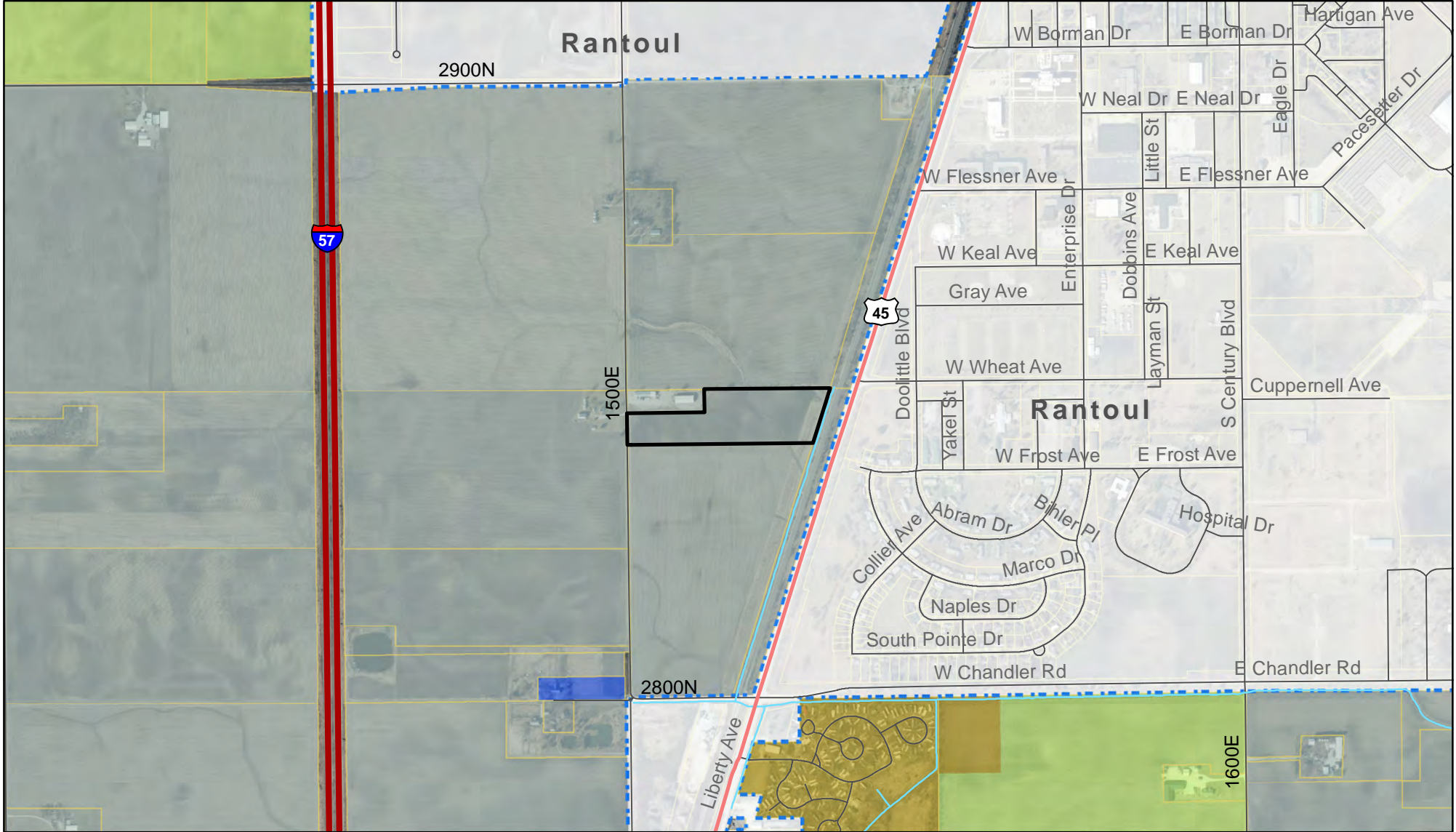


- Subject Properties
- Municipal Boundary
- Agriculture
- Ag/Residential
- Residential
- Utilities



Zoning Map

Cases 062-AM-22, 063-S-22, 064-S-22 & 065-V-22
August 11, 2022



- Subject Properties
- AG-1 Agriculture
- R-5 Manufactured Home Park
- Parcels
- AG-2 Agriculture
- B-4 General Business

0 300 600 1,200 Feet



Champaign County
Department of
**PLANNING &
ZONING**

52

RANTOUL SOLAR FARM SITE PLAN

RECEIVED

SEP 16 2022

CHAMPAIGN CO P & Z DEPARTMENT

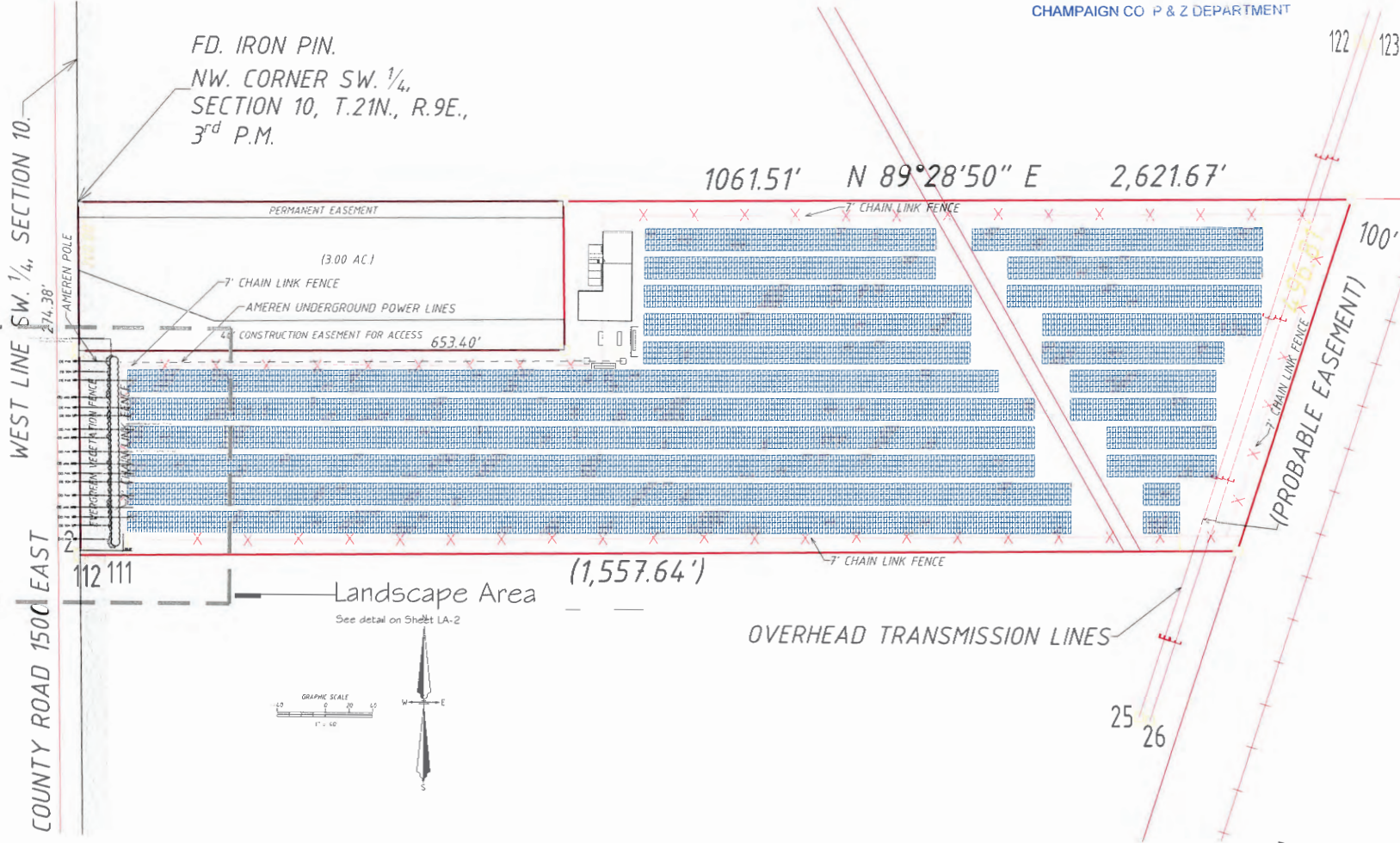
GENERAL NOTES

BTB

ENERGY

INFO@BTBCONTRACTING.COM

224-757-5784



FD. IRON PIN.
NW. CORNER SW. 1/4,
SECTION 10, T.21N., R.9E.,
3rd P.M.

WEST LINE SW. 1/4, SECTION 10.
274.38'

COUNTY ROAD 1500 EAST
112 111

PERMANENT EASEMENT
(3.00 AC.)
7' CHAIN LINK FENCE
AMEREN UNDERGROUND POWER LINES
CONSTRUCTION EASEMENT FOR ACCESS 653.40'

1061.51' N 89°28'50" E 2,621.67'

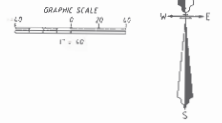
122 123

100'
(PROBABLE EASEMENT)

Landscape Area (1,557.64')
See detail on Sheet LA-2

OVERHEAD TRANSMISSION LINES

25
26



No.	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS
BTB
ENERGY

PROJECT NAME AND ADDRESS
DONATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

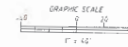
PROJECT	SHEET
DATE 8/4/2022	2 of 4
SCALE 1" = 40'	

RANTOUL SOLAR FARM

RECEIVED

SEP 16 2022

CHAMPAIGN CO. P & Z DEPARTMENT



FD. IRON PIN.
N.W CORNER SW 1/4,
SECTION 10, T.21N., R.9E.,
3rd P.M.

PERMANENT EASEMENT

(3.00 AC.)

7' CHAIN LINK FENCE

AMEREN UNDERGROUND POWER LINES

40' CONSTRUCTION EASEMENT FOR ACCESS

653.40'

274.38'

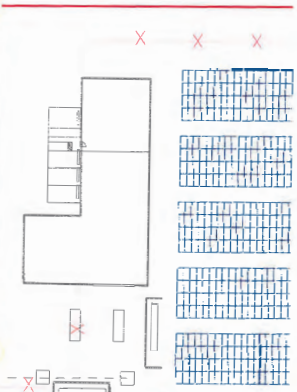
AMEREN POLE

200.00'

- (8) PAN VIB
- (8) SCH LIR
- (8) PAN VIB
- (5) ARO ARB
- (5) PAN VIB
- (8) ARO ARB
- (8) PAN VIB
- (3) ARO ARB
- (8) PAN VIB
- (3) ARO ARB
- (8) PAN VIB
- (8) SCH LIR
- (5) PAN VIB
- (3) ARO ARB
- (5) PAN VIB
- (8) SCH LIR

EVERGREEN VEGETATION FENCE

7' CHAIN LINK FENCE



GENERAL NOTES

BTB

ENERGY
INFO@BTBCONTRACTING.COM
224-757-5784

No	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS

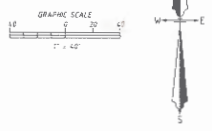
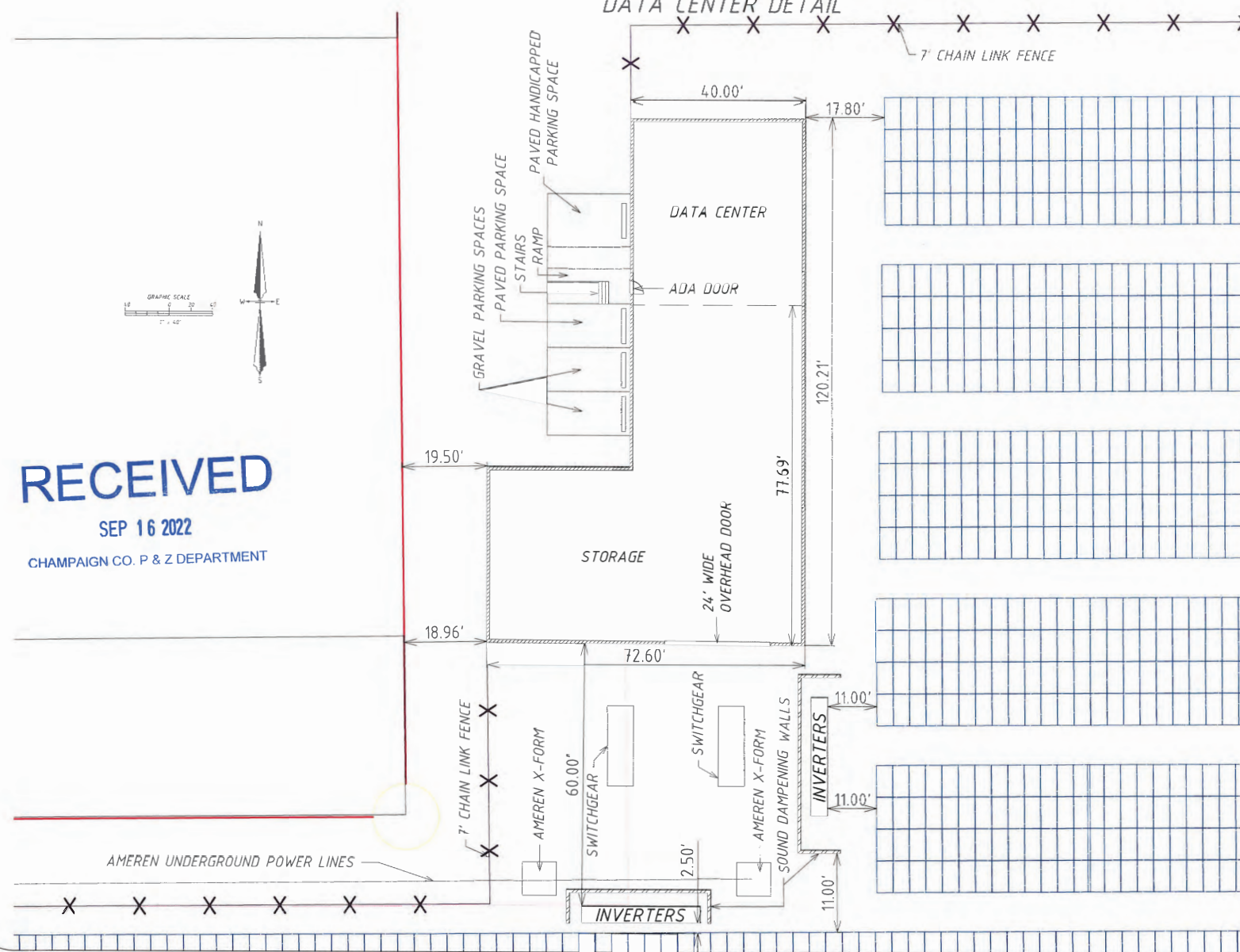
BTB
ENERGY

PROJECT NAME AND ADDRESS

DOMATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

PROJECT	SHEET
DATE 8/4/2022 SCALE 1" = 60'	3 of 4

RANTOUL SOLAR FARM DATA CENTER DETAIL



RECEIVED
SEP 16 2022
CHAMPAIGN CO. P & Z DEPARTMENT

GENERAL NOTES

BTB
ENERGY
INFO@BTBCONTRACTING.COM
224-757-5784

No.	REVISION / ISSUE	DATE

FIRM NAME AND ADDRESS

BTB
ENERGY

PROJECT NAME AND ADDRESS

DONATO SOLAR - RANTOUL LLC
DONATOFINANCIAL@GMAIL.COM
773 263-9294

PROJECT	SHEET
DATE 8/4/2022	4 OF 4
SCALE 1" = 10'	



333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6800
Fax 217.892.5501

October 19, 2022

Champaign County Planning & Zoning Dept
1776 E Washington St.
Urbana, IL 61802

RE: Proposed Solar Farm – County Road 1500 East (PIN 20-09-10-300-007) – Comment Period Waiver

To Whom It May Concern,

The Village of Rantoul recognizes that pursuant to the County Zoning Ordinance, the Village has some oversight and protest rights within 1 and ½ miles of the Rantoul Municipal Boundaries and the subject Proposed Solar Farm is within 1 and ½ miles of our boundaries. In accordance with Section 6.1.5 B(2)(g) of the County Ordinance which concerns PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT the Village of Rantoul hereby requests that the municipal comment period identified in this section of the County Ordinance be waived for the subject solar farm special use permit and immediate action be allowed to be taken by the County Environment and Land Use Committee on this subject special use permit.

If you need further clarification on the Village’s views on this proposed development at this property I can be reached at (217) 892-6822.

Sincerely,

Christopher J Milliken
Zoning Administrator, Village of Rantoul
(217) 892-6822

RECEIVED

OCT 19 2022

CHAMPAIGN CO. P & Z DEPARTMENT

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **064-S-22** held on **August 11, 2022 and October 13, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because: the State of Illinois has adopted a Renewable Portfolio Standard that established a goal of 25% of the State's energy coming from renewable sources by the year 2025; the Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030; and there is an existing Ameren substation located west of the Canadian National railroad tracks approximately 2,400 feet northeast of the subject property.
2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: traffic volumes are not expected to increase other than during construction of the project; the Village of Rantoul, which maintains CR 1500 East, does not anticipate additional wear and tear to the road; and notice was also sent to the Township Supervisor and the Township Road Commissioner, and no comments have been received.
 - b. Emergency services availability is **ADEQUATE** because: the subject property is located approximately 2.4 road miles from the Rantoul Fire Station. In a letter dated July 9, 2022, the Rantoul Fire Chief said that he saw no issues with the design of the proposed project.
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed PV SOLAR ARRAY will not be disruptive to surrounding agriculture, and the inverters are located approximately 700 feet from the adjacent residence to the west.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: no part of the subject property is located within a mapped floodplain, and a Storm Water Drainage Plan and detention basin will be required if more than 16% of the subject property is impervious area, including gravel, buildings, and solar array rack posts, per the Storm Water Management and Erosion Control Ordinance.
 - e. Public safety will be **ADEQUATE** because: the subject property is located approximately 2.4 road miles from the Rantoul Fire Station. In a letter dated July 9, 2022, the Rantoul Fire Chief said that he saw no issues with the design of the proposed project; notice was also sent to the Township Supervisor and Township Road Commissioner, and no comments have been received.
 - f. The provisions for parking will be **ADEQUATE** because: a PV SOLAR ARRAY does not require parking, and there is no significant increase in traffic expected for the proposed development.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

- g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the site is reasonably well-suited in all respects and has no major defects.
- h. Existing public services **ARE** available to support the proposed SPECIAL USE without undue public expense because: no additional public services are necessary for the proposed development.
- i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: no new public infrastructure is required for the proposed development.

Note the Board may include other relevant considerations as necessary or desirable in each case.

**The Board may include additional justification if desired, but it is not required.*

- 3a. The requested Special Use Permit, SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, **DOES** conform to the applicable regulations and standards of the DISTRICT in which it is located, subject to approval of the requested waivers.
- 3b. The requested Special Use Permit, SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, **DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.
- 4. The requested Special Use Permit, SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, **IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
 - d. The requested Special Use Permit, SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, **DOES** preserve the essential character of the DISTRICT in which it is located.
- 5. The requested Special Use **IS NOT** an existing nonconforming use.
- 6. Regarding necessary waivers of standard conditions:

Per Section 7.15 of the Champaign County ZBA Bylaws, “waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described”.

- A. Regarding Part A of the proposed waivers, 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:

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the petitioner will still need to provide this document prior to receiving a Zoning Use Permit.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the petitioner still needs to provide some documents prior to receiving the Zoning Use Permit.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: some details such as cost estimates are not available until closer to construction.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: some details such as cost estimates are not available until closer to construction.
 - (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure.
- B. Regarding Part B of the proposed waivers, 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:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the Village of Rantoul indicated its support for constructing the project within the contiguous urban growth boundary and less than one-half mile from the municipality.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the Village of Rantoul indicated its support for constructing the project within the contiguous urban growth boundary and less than one-half mile from the municipality.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: without the waiver, the project could not be constructed on the subject property.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the Village of Rantoul indicated its support for constructing the project.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22*As approved by the ZBA on October 13, 2022*

- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: without the waiver, the project could not be constructed on the subject property.
- C. Regarding Part C of the proposed waivers, 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:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the petitioner was not aware of this requirement when they purchased the subject property.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the petitioner would have to reduce the size of the PV SOLAR ARRAY.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner was not aware of this requirement when they purchased the land for the project.
- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: the petitioner could set the solar arrays 20 feet further back on the subject property.
- D. Regarding Part D of the proposed waivers, for a separation distance of 165 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the 275 feet is not possible because the lot width is insufficient; however, the closest residence to the north or south is approximately 1,700 feet to the north.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the lot width is insufficient to meet the required separation distance.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: without the waiver, the project could not be constructed on the subject property.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner was not aware of this requirement when they purchased the land for the project, and they did not create the tract of land.
- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: without the waiver, the project could not be constructed on the subject property.

7. THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan sheets received September 16, 2022.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

F. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:

- 1. Documentation of the solar module’s unlimited 10-year warranty and the 25-year limited power warranty.**
- 2. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
- 3. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of “A” by S&P or a rating of “A3” by Moody’s or a rating of “A-” by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
- 4. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
- 5. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
- 6. The telephone number for the complaint hotline required by 6.1.5 S.**
- 7. Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**
- 8. A noise study that meets the requirements of 6.1.5 I.3. that has been approved by the Environment and Land Use Committee.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

G. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:

- 1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.

2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR ARRAY is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
4. **Maintain a current general liability policy as required by 6.1.5 O.**
5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR ARRAY.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval of Section 9.1.11B. **HAVE** been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, recommends that:

The Special Use requested in Case **064-S-22** be **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Donato Solar – Rantoul LLC**, to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning district:

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, 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).

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan sheets received August 3, 2022.**
- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**
- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**
- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.

- E. A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**
- F. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**
- 1. Documentation of the solar module’s unlimited 10-year warranty and the 25-year limited power warranty.**
 - 2. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
 - 3. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of “A” by S&P or a rating of “A3” by Moody’s or a rating of “A-” by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 - 4. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
 - 5. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 - 6. The telephone number for the complaint hotline required by 6.1.5 S.**
 - 7. Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**
 - 8. A noise study that meets the requirements of 6.1.5 I.3. that has been approved by the Environment and Land Use Committee.**
- G. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**
- 1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 064-S-22

As approved by the ZBA on October 13, 2022

- 2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
- 3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**
- H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**
 - 1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 - 2. **Cooperate with local Fire Protection District to develop the District’s emergency response plan as required by 6.1.5 H.(2).**
 - 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 - 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 - 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
 - 6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
 - 7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

MONTHLY REPORT for JUNE 2022¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in June and one was filed in June 2021. The average number of cases filed in June in the preceding five years was 2.6.

Two Zoning Board of Appeals (ZBA) meetings were held in June and two cases were completed. One ZBA meeting was held in June 2021 and three cases were completed. The average number of cases completed in June in the preceding five years was 2.8.

By the end of June there were 10 cases pending. By the end of June 2021 there were 12 cases pending.

**Brookens Administrative
Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

Table 1. Zoning Case Activity in June 2022 & June 2021

Type of Case	June 2022 2 ZBA meetings		June 2021 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	2	1	1
SFHA Variance	0	0	0	0
Special Use	1	0	0	1
Map Amendment	1	0	0	1
Text Amendment	1	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	6	2	1	3
Total cases filed (fiscal year)	21 cases		20 cases	
Total cases completed (fiscal year)	19 cases		16 cases	
Cases pending*	10 cases		12 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 74.4% or the equivalent of 6.0 full time staff members (of the 8 authorized) present on average for each of the 22 workdays in June.

Subdivisions

No County subdivision was approved in June. No municipal subdivision plat was reviewed for compliance with County zoning in June.

Zoning Use Permits

A detailed breakdown of permitting activity appears in Table 2. A list of all Zoning Use Permits issued for the month is at Appendix A. Permitting activity in June can be summarized as follows:

- 19 permits for 21 structures were approved in June compared to 10 permits for 6 structures in June 2021. The five-year average for permits in June in the preceding five years was 20.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including May 2022, December 2021, November 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, and September 2017).
- 6.4 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$4,007,703 was the reported value for the permits in June compared to a total of \$1,087,500 in June 2021. The five-year average reported value for authorized construction in June was \$1,657,639.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, June 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, and September 2017).
- \$4,919 in fees were collected in June compared to a total of \$3,629 in June 2021. The five-year average for fees collected in June was \$3,822.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including June 2022, May 2022, February 2022, September 2021, March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 2019, November 2019, October 2019, April 2019, December 2018, November 2018, November 2018, March 2018, February 2018, January 2018, December 2017, October 2017, and June 2017).

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Table 2. Zoning Use Permits Approved in June 2022

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	500,000	4	0	1,430,000
Other	1	0	190,530	3	0	341,618
SINGLE FAMILY Resid.: New - Site Built	2	2,514	1,747,000	12	8,815	5,236,000
Manufactured						
Additions	1	145	60,000	12	1,508	1,039,485
Accessory to Resid.	7	1,872	532,191	30	6,751	1,781,644
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6.4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	1	0	0
COMMERCIAL: New				3	4,319	871,084
Other	2	176	90,500	3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	4	212	887,482	7	506	896,082
TOTAL APPROVED	19/21	4,919	4,007,703	76/92	22,748	12,719,092

*19 permits were issued for 21 structures in June 2022; 19 permits require inspection and Compl. Certif.

◇76 permits have been issued for 92 structures since 1/1/22

NOTE: Home occupations and Other permits (change of use, temporary use) total 8 since 1/1/22, (this number is not included in the total number of structures).

9 Zoning Use Permit App.s were *received* in June 2022 and 9 were *approved*.

10 Zoning Use Permit Applications approved in June 2022 had been received in prior months.

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- There were 6 lot split inquiries and 76 other zoning inquiries in June.
- Two sets of ZBA minutes were transcribed in June.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2022

	June 2022	2022 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit can authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	5.00 acres
Agricultural Courtesy Permits	5.00 acres	5.00 acres
TOTAL	5.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 15 Zoning Compliance Inspections were made in June.
- 15 Zoning Compliance Certificates were issued in June for a total of 400 so far in 2022. All were based on aerial photography. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for June and can be summarized as follows:

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- 10 new complaints were received in June compared to 6 new complaints received in June 2021. No complaint was referred to another agency in June and no complaint was referred to another agency in June 2021.
- 31 enforcement inspections were conducted in June compared to 18 inspections in June 2021.
- Three contacts were made prior to written notification in June and no contacts were made in June 2021.
- 31 investigation inquiries were made in June. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 7 complaints were resolved in June and 2 complaints were resolved in June 2021.
- 96 complaints were left open (unresolved) at the end of June.
- No new violations were added in June and no First Notice and no Final Notice was issued. In June 2021, two new violations were added and no First Notice and no Final Notice was issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in June and no case was referred in June 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- No violations and 5 complaints were resolved in June compared to 2 violations and 4 complaints that were resolved in June 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 410 complaints and violations remain open at the end of June compared to 474 open complaints and violations at the end of June 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in June included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
 3. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in June.

APPENDICES

A Zoning Use Permit Activity In June 2022

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued in June 2022

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Table 4. Enforcement Activity During June 2022

	FY2021 TOTALS ¹	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 ¹
Complaints Received	75	5	1	8	9	3	10							36
Initial Complaints Referred to Others ²	3	0	0	0	1	1	0							2
Inspections	343	24	24	29	24	21	31 ⁷							153 ⁸
Phone Contact Prior to Notice	5	2	1	2	2	0								7
Complaints Resolved	50	6	1 ⁹	3 ⁹	4	7	5 ⁹							26 ¹⁰
Open Complaints³	86	85	85	90	95	91	96							96
New violations	11	2	0	1	1	4	0							8
First Notices Issued	11	2	0	1	1	4	0							8
Final Notices Issued	2	0	0	0	0	0	0							0
Referrals to SAO ⁴	2	1	0	0	1	0	0							2
Violations Resolved ⁵	98	1	3	0 ¹¹	1	17 ¹¹	0 ¹¹							22 ¹²
Open Violations⁶	328	329	326	327	327	314	314							314¹³
TOTAL Open Complaints & Violations	414	412	409	417	422	405	410							410


Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.,
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 8 of the 31 inspections performed were for the new complaints received in June 2022.
8. 24 of the 153 inspections performed in 2022 have been for complaints received in 2022.
9. One of the complaints resolved in June 2022 were received in June 2022.
10. 6 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in June were for complaints that had been received in June 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
228-21-04 I-1	Lot 4 of L & O Industrial Park Subdivision of Section 24, Champaign Township; 4003 Kearns Drive, Champaign, Illinois PIN: 03-20-16-151-010 & 011	Champaign County Humane Society	08/16/2021 06/29/2022	Change the Use to establish a Kennel, <i>Champaign County Humane Society</i> , and <u>to construct a vestibule addition to an existing building (1 structure)</u> Case: 053-V-22
143-22-04 AG-1	A tract of land located in the E ½ of the NE ¼ of Section 24, Ogden Township; 1777 County Road 2600 East, Ogden, Illinois PIN: 21-34-24-300-009	Neal and Amber Ehmen	05/23/2022 06/02/2022	Construct an accessory storage shed with a bathroom
143-22-05 AG-1	A five-acre tract of land in the SW ¼ of the SE ¼ of Section 8, Tolono Township; 726 County Road 1000 North, Champaign, Illinois PIN: 29-26-08-300-005	Lee Reifsteck	05/23/2022 06/24/2022	Construct two additions and a covered porch to an existing single-family home.
144-22-03 B-2	Lot 2 of a Replat of Lot 4 of Jacob M. Smith's Estate Subdivision of Section 10, Urbana Township; 2108 East University Avenue, Urbana, Illinois PIN: 30-21-10-351-020	Super Lucky Food & Liquor/Nishid & Vaishali Patel (Tenant)	05/24/2022 06/06/2022	Installation of a storage container for the use of Super Lucky Food & Liquor
145-22-01 AG-1	A tract of land part of the SE ¼ and NE ¼ of Section 13, Brown Township; 3363 County Road 600 East, Foosland, Illinois PIN: 02-01-13-200-009	Leon M. Fairchild Trust & Marilyn Fairfield Trust	05/25/2022 06/06/2022	Construct a machine shed for agricultural equipment

 Land Disturbance Erosion Control Permit also required
*received and reviewed, however, not approved during reporting month

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JUNE 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
146-22-01 CR	A tract of land located in the S ½ of the NE ¼ of the SW ¼ of Section 23, Newcomb Township; 486 County Road 2675 North, Mahomet, Illinois PIN: 16-07-23-200-016	Aaron and Brittney Blythe	05/26/2022 06/06/2022	Construct an accessory storage shed with a bathroom, dry bar, and office, <u>and authorize an existing pool (2 structures)</u>
146-22-02 B-1	The West 11 ½ feet of Lot 3 and Lot 4 in Block 1 of the First Addition to the Town of Block of Section 33, Sidney Township; 2002 County Road 600 North, Sidney, Illinois PIN: 24-28-33-351-006	Donald and Tracy Martin	05/26/2022 06/07/2022	Construct a detached storage shed
151-22-01 AG-2	Lot 8 and ½ of Lot 9 of Country View Subdivision of Section 35, Somer Township; 3301 North Cottonwood Road, Urbana, Illinois PIN: 25-15-35-402-011	Bill and Cindy Heck	05/31/2022 06/07/2022	Construct a 40-foot-tall CB Tower for personal use <u>and authorize an existing pool (2 structures)</u>
151-22-02 AG-1	A tract of land part of the SE ¼ of the SW ¼ and the S 2/3 of the SE ¼ of the NW ¼ of Section 23, Newcomb Township; 456 County Road 2600 North, Mahomet, Illinois PIN: 16-07-23-400-027	Keagan Hinners & Saki Kadotani	05/31/2022 06/13/2022	Construct a single-family home with an attached garage
158-22-01 AG-1	Lot 108 of Thor-O-Bred Acres Subdivision of Section 14, Hensley Township; 1003 Churchill Downs Drive, Champaign, Illinois PIN: 12-14-14-351-011	Marc and Thessa Saligan	06/07/2022 06/13/2022	Construct a detached accessory storage shed

■ Land Disturbance Erosion Control Permit also required
*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
JUNE 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
158-22-02 AG-1	A tract of land part of the SW corner of the SW ¼ of Section 36, Compromise Township; 2424 County Road 2300 East, St. Joseph, Illinois PIN: 06-10-36-300-009	Brock and Addlea Ideus	06/07/2022 06/15/2022	Construct a new single-family home with an attached garage
161-22-01 AG-1	A tract of land part of the S ½ of the N ½ of the SW ¼ of Section 14, Hensley Township; 2130 County Road 1000 East, Champaign, Illinois PIN: 32-14-14-300-007	Hindu Temple and Cultural Society of Central Illinois	06/10/2022 06/20/2022	Construct Phase II addition to the Hindu Temple and Cultural Society of Central Illinois Case: 560-S-06
161-22-02 CR	A tract of land located in the E ½ of Section 10, S ½ of Section 11, NW ¼ of Section 12, N ½ of Section 14, and the NE ¼ of Section 15, Mahomet Township; 405 North Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-376-002, 15-13-14-126-002 & 101-001, 15-13-15-202-002 & 003, 15-13-10-476-006, 15-13-12-101-002	Champaign County Forest Preserve District / Lake of the Woods	06/10/2022 06/20/2022	Establish a Temporary Use for a Fireworks Display on July 1, 2022
166-22-01 R-1	Lot 39 of Twin Oaks II Subdivision of Section 11, Mahomet Township; 1806 Lake Shore Drive, Mahomet, Illinois PIN: 15-13-11-226-003	James and Pamela Roberts	06/15/2022 06/20/2022	Construct an accessory storage shed
166-22-02 AG-1	A tract of land part of the SE ¼ of the SE ¼ of Section 33, Philo Township; 1480 Mauries Way, Tolono, Illinois PIN: 19-27-33-400-023	Jerod and Jamie Price	06/15/2022 06/20/2022	Construct a single-family home with an attached garage



Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
166-22-03 AG-1	A tract of land part of the W ½ of the NW ¼ of Section 9, Compromise Township; 2731 County Road 2900 North, Penfield, Illinois PIN: 06-12-09-100-003	Jacob and Ashley Pruiett	06/15/2022 06/20/2022	Installation of a ground-mounted Solar Array
171-22-01 B-2	A tract of land part of the SW ¼ of Section 16, Scott Township; 304 South Main Street, Seymour, Illinois PIN: 23-19-16-300-018	Seymour Fire Corporation	06/20/2022 06/21/2022	Establish a Temporary Use for a Fireworks Display on July 4, 2022
174-22-01 CR & R-1	A tract of land part of the SE ¼ and the SW ¼ of the SE ¼ of Section 5, Urbana Township; 100 East Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020, 021, 022, 451-002, 376-002, 401-008	Urbana Golf and Country Club	06/23/2022 06/27/2022	Establish a Temporary Use for a Fireworks Display on July 2, 2022
181-22-04	Variance Required			

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house
220-19-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX racetrack CASE: 886-S-17

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JUNE 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/02/2022	198-20-01	Lot 2 of DeHaven 2 nd Subdivision, Section 3, Urbana Township. 1922 Brownfield Rd, Urbana, Illinois. PIN: 30-21-03-304-029	A previously constructed detached storage shed and gazebo, and an attached garage addition to an existing single family home
06/02/2022	197-20-01	Lot 25 of Richardson Estates 2 nd Subdivision, Section 3, Urbana Township. 1912 Kenneth St, Urbana, Illinois. PIN: 30-21-03-428-002	A detached storage shed
06/02/2022	202-20-01	A portion of Lot 10 of Flessner Subdivision, Section 3, Urbana Township. 2804 E Concord Rd, Urbana, Illinois PIN: 30-21-03-451-003	A sunroom addition to an existing single family home and a detached carport
06/02/2022	170-20-01	Lot 3 of Richardson Estates 1 st Subdivision, Section 3, Urbana Township. 1806 Joni Leann Ct, Urbana, Illinois. PIN: 30-21-03-477-010	A detached storage shed
06/02/2022	285-21-03	Lot 451 of Scottswood 6 th Subdivision, Section 15, Urbana Township. 806 MacArthur Dr, Urbana, Illinois. PIN: 30-21-15-258-027	A sunroom addition to an existing single family home
06/09/2022	294-20-01	Lot 128 of Thor-)-Bred Acres Subdivision, Section 14, Hensley Township. 2104 Laurel Park Place, Champaign, Illinois. PIN: 12-14-14-376-013	A detached garage and authorize a previously constructed additions to an existing single family home
06/09/2022	76-20-01	A tract of land located in the SE Quarter of Section 7, Hensley Township. 2231 CR 675E, Champaign, Illinois. PIN: 12-14-07-400-012	A detached garage
06/09/2022	277-21-04	West Half of the NW Quarter of the NE Quarter of Section 3, Hensley Township. 2308 CR 900E, Champaign, Illinois PIN: 12-14-03-300-004	A solar array for hog buildings

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JUNE 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/09/2022	157-20-01	A tract of land located in the SE Quarter of Section 16, Hensley Township. 895 CR 2125N, Champaign, Illinois. PIN: 12-14-16-477-007	A single family home with attached garage
06/09/2022	193-21-01	Lot 5 of Meadow Ridge Subdivision, Section 17, Hensley Township. 2176 CR 700E, Champaign, Illinois. PIN: 12-14-17-100-012	A detached storage shed for agricultural equipment
06/09/2022	254-20-04	A tract of land located in the NE Quarter of Section 20, Hensley Township. 5012 Lindsey Rd, Champaign, Illinois. PIN: 12-14-20-200-011	Placement of an manufactured home with an attached garage on the subject property
06/09/2022	280-19-02	Lot 119 of Thor-O-Bred Acres Subdivision, Section 14, Hensley Township. 2104 Belmont Park Ln, Champaign, Illinois PIN: 12-14-14-376-004	An in-ground swimming pool & spa
06/09/2022	69-20-01	Lots 1, 2, & 3 of Boll's 4 th Subdivision, Section 24, Hensley Township. 4216 Boll Ln, Champaign, Illinois. PIN: 12-14-24-479-020	A ground mounted solar array
06/09/2022	197-21-01	A tract of land located in the SE Corner of the NE Quarter of Section 36, Hensley Township. 3113 N Market St, Champaign, Illinois. PIN: 12-14-36-200-003	Demolition of the existing single family home, returning the land to a level grade
*06/14/2022	126-14-02	The SE Quarter of the SE Quarter of Section 4, Brown Township. 284 CR 3500N, Foosland, Illinois PIN: 02-01-04-400-001	Moving a manufactured home onto the subject property and constructing an attached garage to the home
*Zoning Compliance Inspection based on the current aerial photography			