



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois
Thursday, February 9, 2023 - 6:30 p.m.

Shields-Carter Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Eric Thorsland – Chair
Aaron Esry – Vice-Chair
Jim Goss
Kyle Patterson

Emily Rodriguez
Jilmala Rogers
Chris Stohr

Agenda	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. January 5, 2023 – Regular Meeting	1 - 3
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items for Information Only</u>	
A. Illinois Environmental Protection Agency Notice of Application for Renewal of National Pollutant Discharge Elimination System Permit IL 0072052 for the Safety-Kleen Systems Inc. Terminal located at 500 West Anthony Drive, Urbana, IL	4 - 5
VIII. <u>New Business: Items to be Recommended to the County Board</u>	
A. Zoning Case 067-AM-22. A request by Anthony Donato, d.b.a. Donato Solar – Urbana LLC, to amend the Zoning Map to change the zoning district designation from the CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 068-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 070-S-22, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.	6 - 17
B. Zoning Case 070-S-22. A request by Anthony Donato, d.b.a. Donato Solar – Urbana LLC, subject to the rezoning in related Case 067-AM-22 and in addition to the Special Use Permit requested in related Case 068-S-22, to authorize a Special Use Permit for a photovoltaic solar array with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, as a County Board Special Use Permit and as a second principal use, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located	18 - 38

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)
 February 9, 2023 Agenda**

on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana, and including the following waivers of standard conditions:

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 Zoning Board of Appeals, 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 a separation distance of 97 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 for Zoning Case 070-S-22. A request by Anthony Donato, via IAG Investments LLC, d.b.a Donato Solar- Urbana LLC, to approve the Decommissioning and Site Reclamation Plan for the PV SOLAR ARRAY in Zoning Case 070V-22 with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, subject to the rezoning in Case 067-AM-22, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.	39 - 54
D.	Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)	55 - 71
E.	Resolution Authorizing Agreement to Use State Farm Center Parking Lot for IEPA One-Day Household Hazardous Waste Collection on April 15, 2023	72 - 74
F.	Zoning Case 058-AT-22. An Omnibus Text Amendment to Amend the Champaign County Zoning Ordinance to Update Material Management/Solid Waste-Related Uses as described generally in the legal advertisement.	75 – 87
IX.	Other Business	
	A. Monthly Reports	
	1. November 2022	88 - 97
	2. December 2022	98 - 110
X.	Chair’s Report	
XI.	Designation of Items to be Placed on the Consent Agenda	
XII.	Adjournment	



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

MINUTES – Subject to Review and Approval

DATE: Thursday, January 5, 2023
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)	
Jim Goss	
	Kyle Patterson
Emily Rodriguez	
	Jilmala Rogers
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator), Steve Sommers (County Executive), and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:32 p.m.

II. Roll Call

Roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

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

IV. Approval of Minutes

A. November 3, 2022 – Regular Meeting

MOTION by Mr. Goss to approve the minutes of the November 3, 2022, regular meeting, seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

34 **V. Public Participation**

35
36 None

37
38 **VI. Communications**

39
40 Mr. Thorsland shared that the State is preparing an ordinance regarding Wind and Solar farms. What is
41 proposed is very different than what Champaign County has proposed and sent to ZBA. The first hearing on
42 the County's proposal will be at the January 12 ZBA meeting.
43

44 **VII. New Business: Items to Be Approved by ELUC**

45 A. Annual Renewal of Recreation & Entertainment License for Champaign County Fair Association,
46 1302 N. Coler Avenue, Urbana, IL. 01/01/23 – 12/31/23.

47
48 **MOTION** by Mr. Esry and seconded by Mr. Goss to approve the Recreation and Entertainment License
49 for the Champaign County Fair Association. Upon voice vote, the **MOTION CARRIED** unanimously.
50

51 B. Annual Renewal of Recreation & Entertainment License for Gordyville LLC, 2205 CR 3000N, Gifford, IL.
52 01/01/23 – 12/31/23.

53
54 **MOTION** by Mr. Esry and seconded by Mr. Goss to approve the Recreation & Entertainment
55 License for Gordyville. Upon voice vote, the **MOTION CARRIED** unanimously.
56

57 **VIII. New Business: Items to be Recommended to the County Board**

58 A. Resolution Approving an Intergovernmental Cost-Sharing Agreement between The County of Champaign,
59 the City of Champaign, the City of Urbana, and the Village of Savoy for Residential Electronic Collection
60 Events in 2023 and an Illinois Environmental Protection Agency Sponsored One-Day Household Hazardous
61 Waste Collection Event in 2023.

62
63 Mr. Hall stated that there was a change in the Maximum Cost Total for the April 15th event. It should be
64 \$3146 and the County's share of that will be \$1079.35. That line of numbers will be changed in the
65 version that goes to the County Board.
66

67 Mr. Goss asked if this is only available to those that have signed on to the IGA or if it is available
68 county-wide. It is county-wide. We do send invitations to all the villages asking them for a contribution,
69 but accept anything that comes in.
70

71 **MOTION** to approve with the changes stated was made by Mr. Esry and seconded by Mr. Stohr. Upon
72 voice vote, the **MOTION CARRIED** unanimously.
73

74 B. Resolution Approving Agreement between Champaign County, Parkland College, and A-Team Recyclers
75 regarding the Residential Electronics Collections on May 20, 2023, and October 14, 2023.

76
77 Mr. Hall said that the recycler changed his cost structure this year. The minimum went up to \$15,000,
78 a \$2,000 increase. A previous provision regarding extra payments if there was a lack of volume has been
79 deleted. Mr. Esry commented that in the past A-Team Recyclers has been good to work with.
80

81 **MOTION** to approve the agreement was made by Mr. Esry and seconded by Mr. Stohr. Upon voice vote,
82 the **MOTION CARRIED** unanimously.

- 83 C. Resolution Approving Champaign County Opt-In Form to Illinois EPA to Participate in Manufacturer
84 E-Waste Program in 2024
85

86 Mr. Hall said there were no changes, and the form is due by March 1.
87

88 **MOTION** by Mr. Goss to approve the Opt-In Form; seconded by Mr. Stohr. Upon voice vote, the
89 **MOTION CARRIED** unanimously.
90

- 91 D. **Zoning Case 058-AT-22.** An Omnibus Text Amendment to Amend the Champaign County Zoning
92 Ordinance to Update Material Management/Solid Waste-Related Uses as described generally in the
93 Legal advertisement.
94

95 Mr. Hall stated that the Urbana Plan Commission was reviewing the Text Amendment tonight and then
96 will move to their COW/Council. He then reviewed the options available to the Committee including
97 going ahead and referring to the County Board or as we are in no rush, that we could continue this to
98 February. Since it was felt that there was no rush, this would be continued until February.
99

100 **MOTION** by Mr. Esry to continue to the February 9, 2023 meeting, seconded by Ms. Rodriguez. Upon
101 voice vote, the **MOTION CARRIED** unanimously.
102

103 **IX.** Other Business

104 A. Monthly Reports

- 105 1. July 2022
106 2. August 2022
107 3. September 2022
108 4. October 2022
109

110 The July, August, September, and October monthly reports were received and placed on file. We will end up
111 with more than 40 zoning cases for the year, the most we've had since 2002. The reports should be up to date
112 by the February meeting.
113

114 **X.** Chair's Report

115
116 Mr. Thorsland welcomed Ms. Rodriguez to the committee.
117

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

119
120 Items to be placed on the consent agenda include items VIII. A, B and C.
121

122 **XII.** Adjournment

123
124 Chair Thorsland adjourned the meeting at 6:48 p.m.



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

January 23, 2023

Re: Safety-Kleen Systems Inc (Illinois EPA BOW ID# IL0072052)
NPDES Permit (IL0072052)

To Distribution List:

In accordance with the Illinois EPA 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 Water (BOW).

The Illinois EPA has received an application for a renewal of National Pollutant Discharge Elimination System (NPDES) permit [IL0072052] for the Safety-Kleen Systems Inc Terminal located at 500 West Anthony Drive in Urbana. The facility requests to renew their existing NPDES permit.

The application is currently under review by the BOW. Prior to issuance, the Illinois EPA will post a public notice/fact sheet and draft permit on its website (<https://www2.illinois.gov/epa/public-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/default.aspx>

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Pressnall".

Chris Pressnall
Environmental Justice Coordinator

Distribution List

Safety-Kleen Systems Inc*
State Senator Paul Faraci - State Senate District #52*
State Representative Michael T. Marron - State Representative District #104*
U.S. Representative Nikki Budzinski - U.S. Congressional District #13
U.S. Senator Richard J. Durbin*
U.S. Senator Tammy Duckworth*
City of Urbana – Diane Wolfe Marlin, Mayor
City of Urbana – Urbana City Council
Champaign County Board*
Champaign Branch NAACP #3008 – Minnie Pearson, President*
Illinois NAACP – Teresa Haley*
Illinois NAACP – Gregory Norris*
American Lung Association of Illinois – Angela Tin*
Respiratory Health Association - Brian P. Urbaszewski*
Sierra Club – Jack Darin*
Sierra Club – Christine Nannicelli*
Faith in Place – Rev. Brian Sauder*
Illinois Environmental Regulatory Group – Alec Davis*
Chemical Industry Council of Illinois – Lisa Frede*
United States EPA – Kathy Triantafillou*
IL Manufacturers' Association - Donovan Griffith*
CPI - Natalie Warkenthien*
Langan – Vinicius De Paula*
Shawnee Hills & Hollers – Georgia de la Garza*
Shawnee Hills & Hollers – Sabrina Hardenbergh*
Illinois Environmental Council – Jennifer Walling*
LVEJO – Juliana Pino*
Environmental Law & Policy Center – Jeffrey Hammons*
Environmental Law & Policy Center – Kiana Courtney*
Illinois Farm Bureau – Lauren Lurkins*
ComEd – Kareena Wasserman*
Earthjustice – Jennifer Cassel*
Earthjustice – Debbie Chizewer*
Northwestern Pritzker School of Law – Nancy Loeb*
Great Rivers Environmental Law Center – Sarah Rubenstein*
Stericycle – Susan Olavarria*
University of Illinois - Prairie Research Institute – Debra Jacobson*
Illinois Attorney General's Office – Andrew Armstrong*
Council of State Governments – Midwest – Jess Lienhardt*
Exxon Mobil Corporation – Brad Sims*
Illinois Dept. of Transportation - Dwayne Ferguson*
Community Development Services – Lily Wilcock*
City of Urbana – Nicholas Hanson*
Spotlight Air Environmental – Mai Pope
Emulsicoat Inc – Sarah Clark*

***Receiving e-notifications**

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: **January 30, 2023**

RE: **Recommendation for rezoning Case 067-AM-22**

Request: **Amend the Zoning Map to change the zoning district designation from the CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 068-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 070-S-22.**

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

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 to “RECOMMEND ENACTMENT” of this map amendment at its December 29, 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 City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. The subject property is located within Somer Township, which does not have 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 068-S-22 and 070-S-22.

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

BACKGROUND

The petitioner would like to construct two principal uses on the 13.62-acre subject property: a 1,367 square foot Data Center and a 4-megawatt (MW) PV Solar Array. Neither of these uses can be built in the CR Conservation Recreation Zoning District, so a Map Amendment is needed to rezone the subject property to AG-2 Agriculture.

Contingent upon the rezoning, the Data Center requires a Special Use Permit (Case 068-S-22) that was approved at the December 29, 2022 ZBA meeting.

Also contingent upon the rezoning, the PV Solar Array will require a County Board Special Use Permit (Case 070-S-22). ZBA made a recommendation for approval of Case 070-S-22 at the December 29, 2022 ZBA meeting. Case 070-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 068-S-22 and 070-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.

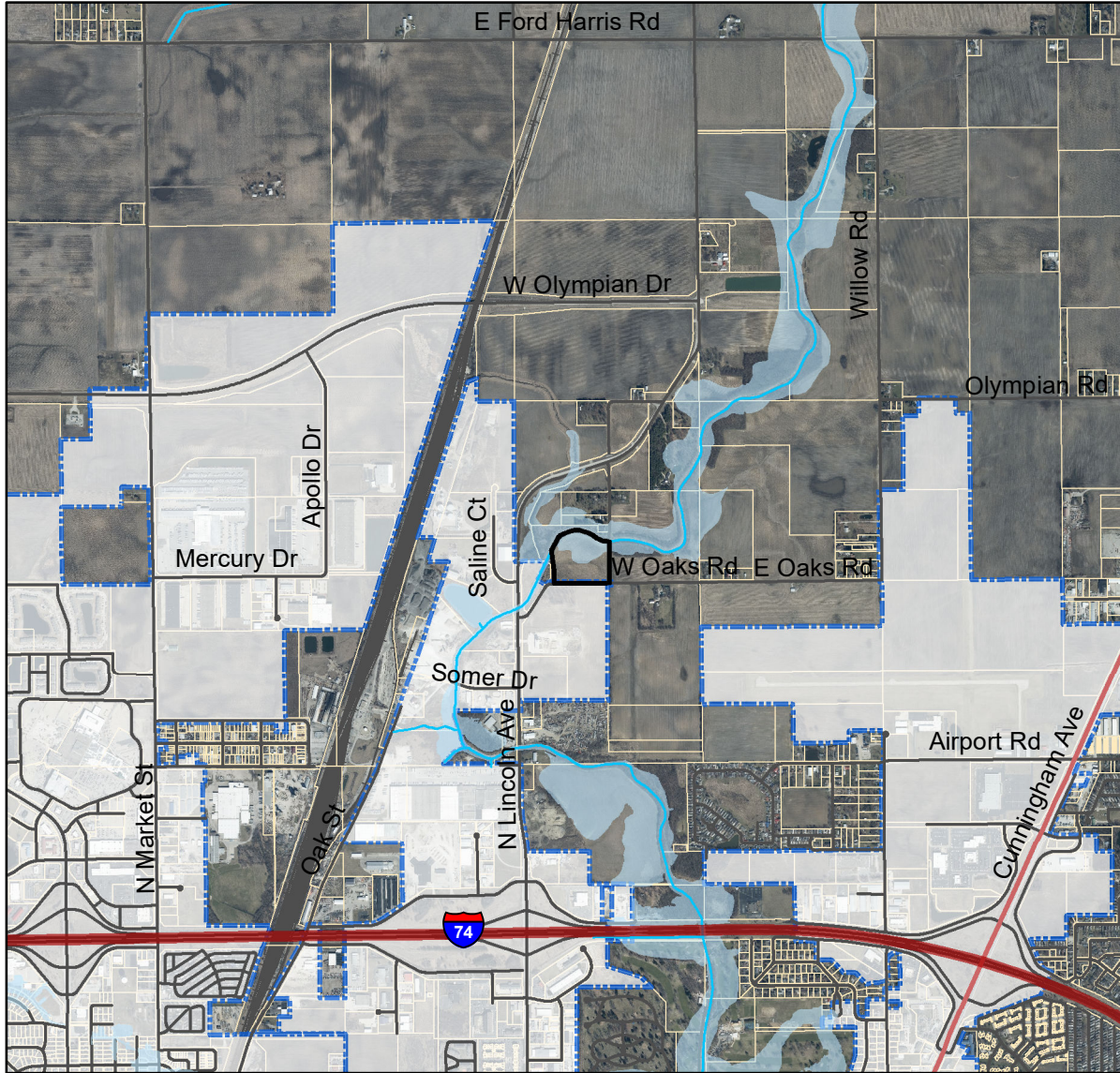
ATTACHMENTS





- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan received December 21, 2022
- C Copy of Right to Farm Resolution 3425
- D Summary Finding of Fact and Final Determination for Case 067-AM-22 as approved by the ZBA on December 29, 2022

Location Map

Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
 October 27, 2022

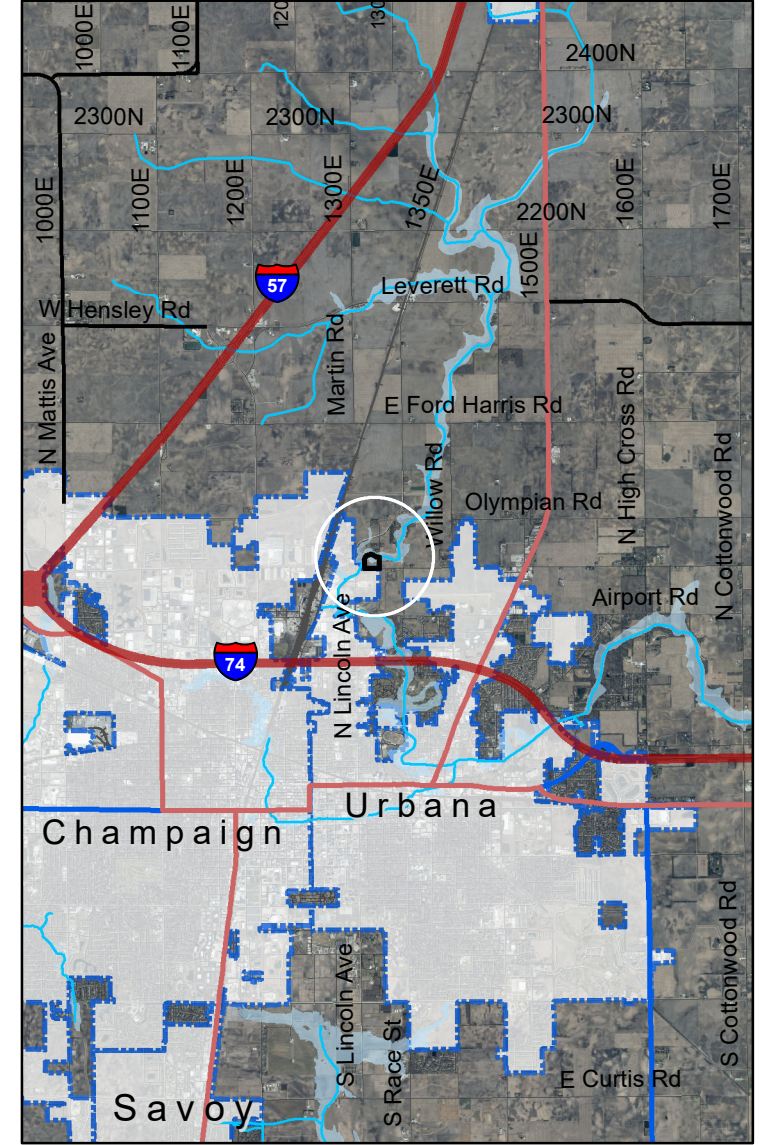
Subject Property



-  Subject Property
-  Municipal Boundary
-  Parcels
-  Flood Hazard Area

0 0.25 0.5 Miles

Property location in Champaign County



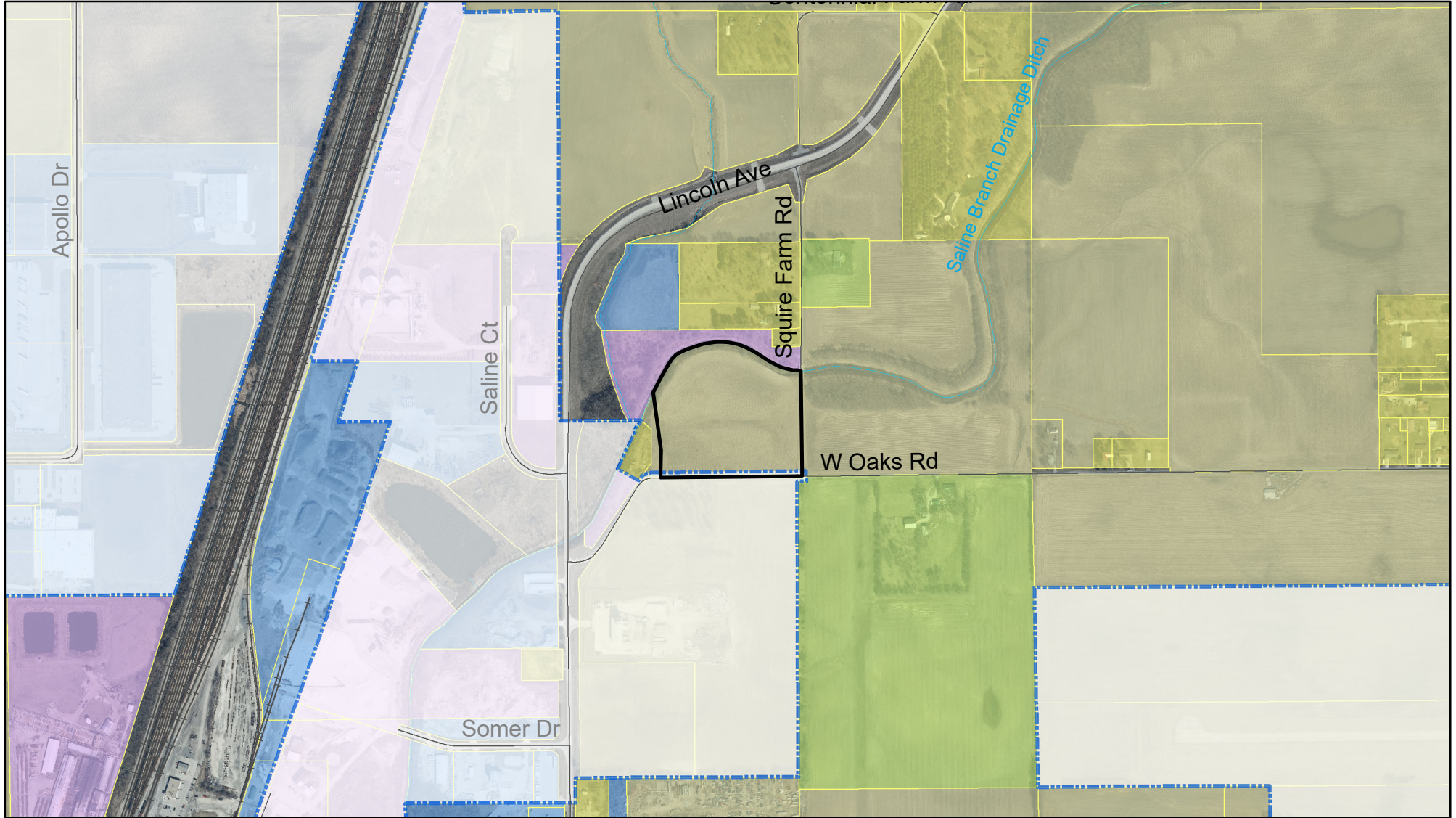
0 0.5 1 2 Miles



Champaign County
 Department of
**PLANNING &
 ZONING**

Land Use Map

Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
October 27, 2022



- Subject Property
- Municipal Boundary
- Residential
- Industrial
- Agriculture
- Commercial
- Ag/Residential

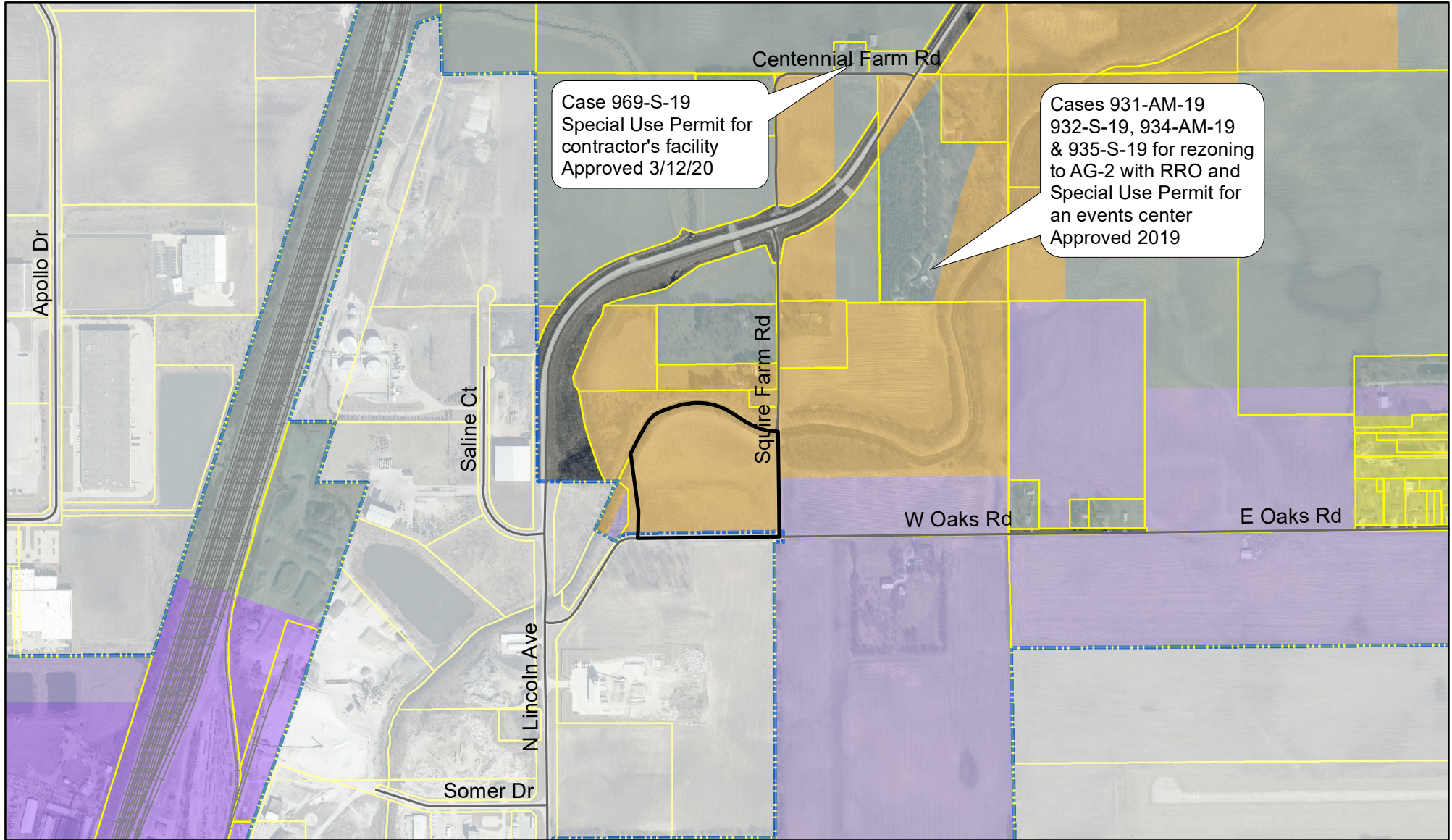
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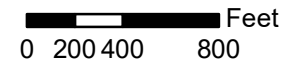
Champaign County
Department of
PLANNING &
ZONING

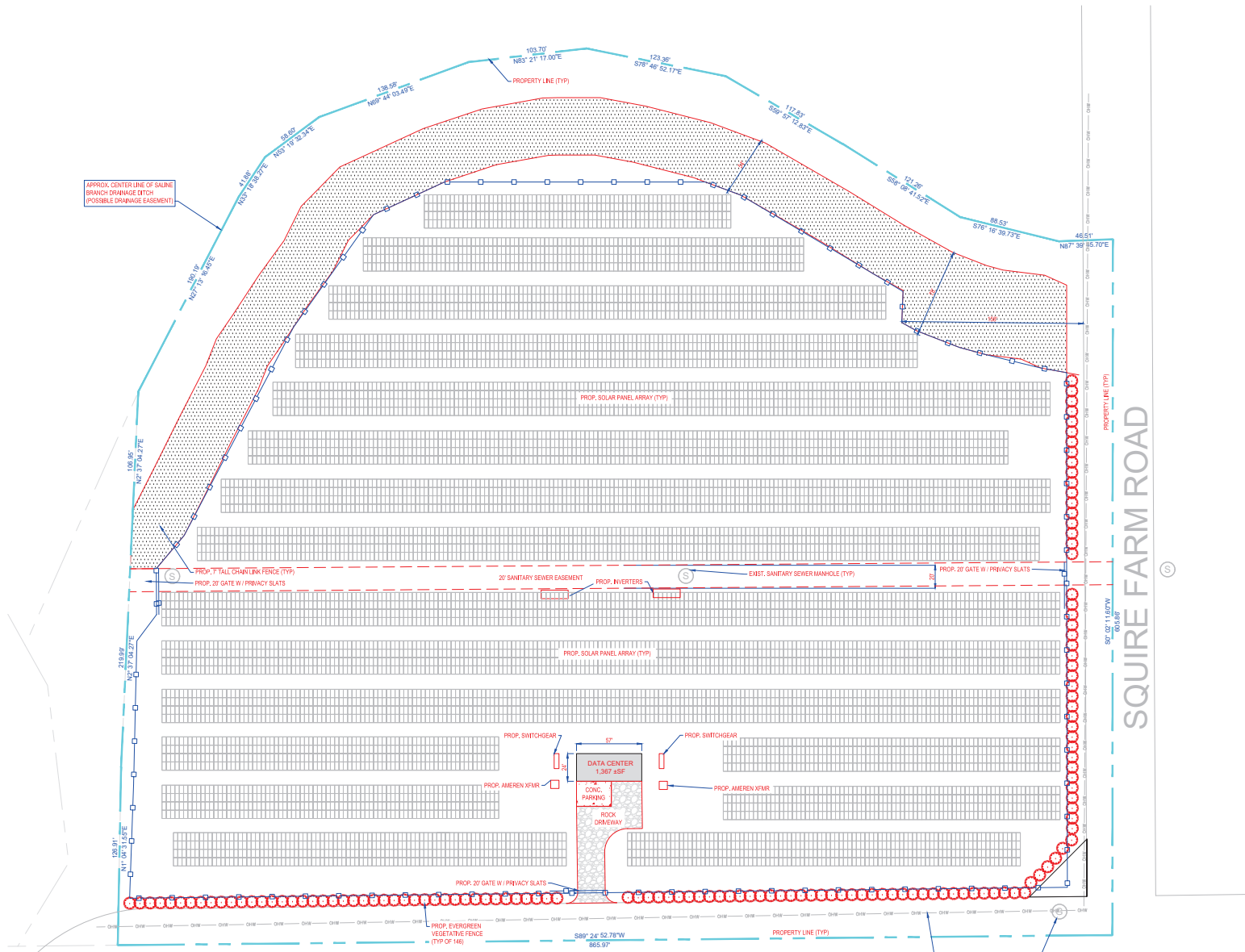
Zoning Map

Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
 October 27, 2022



- Subject Property
- Municipal Boundary
- Parcels
- AG-1 Agriculture
- AG-2 Agriculture
- R-2 Single Family Residential
- CR Conservation Recreation
- I-1 Light Industry
- I-2 Heavy Industry






W OAKS ROAD N

SITE PLAN
 SCALE: 1" = 40'

RECEIVED
 DEC 21, 2022
 CHAMPAIGN COUNTY
 PLANNING & ZONING

NORTH



ISSUE/REVISION	DATE
FOR PERMIT	2022/09/25
REVISION	2022/09/27

PROJECT
SOLAR FARM
 W OAKS ROAD N
 URBANA, IL 61802

TITLE
SITE PLAN

SHEET NO.
C100

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER OR ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT IS STRICTLY PROHIBITED.

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

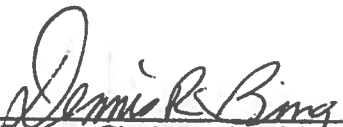
Page 2

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 067-AM-22

As approved by the ZBA on December 29, 2022

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 27, 2022, and December 29, 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)).
 - b. 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)).
 - c. 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)).

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 067-AM-22

As approved by the ZBA on December 29, 2022

- 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)).
 - 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.
- C. Regarding Goal 8:
- (1) It will **HELP ACHIEVE** Objective 8.2 requiring Champaign County to strive to conserve its soil resources (see Item 17.B.(1)).
- 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 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, industrial and residential land uses.
 - B. The rezoning will be an agricultural zoning district, and therefore is not expected to affect the value of nearby properties.
 - C. 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.
 - D. 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:

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 067-AM-22

As approved by the ZBA on December 29, 2022

- 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 partially in the flood hazard area and a Floodplain Development Permit will be required for the project.
 - 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 068-S-22 and 070-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 067-AM-22

As approved by the ZBA on December 29, 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 067-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 068-S-22 and 070-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: **January 30, 2023**

RE: **Recommendation for County Board Special Use Permit
Case 070-S-22**

Request: **Subject to the rezoning in related Case 067-AM-22 and in addition
to the Special Use Permit requested in related Case 068-S-22,
authorize the following additional special use permits:**

- A. A Special Use Permit for a second principal use; and**
- B. As the second principal use, authorize a photovoltaic solar
array with a total nameplate capacity of 4 megawatts (MW),
including access roads and wiring, as a County Board
Special Use Permit 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
Zoning Board of Appeals, 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 a separation distance of 97 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 – Urbana LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 to “RECOMMEND ENACTMENT” of this County Board Special Use Permit at its December 29, 2022 meeting. All findings were affirmative.

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 an email received January 26, 2023, the City of Urbana waived the requirement for having two meetings – see Attachment C.

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

Several members of the public expressed concerns; those are summarized under “Public Comments” below.

BACKGROUND

The petitioner would like to construct two principal uses on the 13.62-acre subject property: a 1,367 square foot Data Center and a 4-megawatt (MW) PV Solar Array. Neither of these uses can be built in the CR Conservation Recreation Zoning District, so a Map Amendment is needed to rezone the subject property to AG-2 Agriculture (Case 067-AM-22).

Contingent upon the rezoning, the Data Center requires a Special Use Permit (Case 068-S-22) that was approved at the December 29, 2022 ZBA meeting.

Also contingent upon the rezoning, the PV Solar Array requires a County Board Special Use Permit (Case 070-S-22) that is the subject of this memorandum.

The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, 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 Somer Township, which does not have a Plan Commission.

PUBLIC COMMENTS

The following is a summary of comments received at the October 27, 2022 ZBA meeting:

- (1) Mr. Harold Scharlau said his biggest concern was with the waiver of the decommissioning and site reclamation plan. He said they were asking for a waiver that included the cost prepared by an Illinois licensed professional engineer prior to the consideration of a Special Use Permit by the ZBA. He was concerned that the Board was not going to have any control over the plan if they applied the requested waivers. He wanted to know where the estimate was going to come from and to him that should be a licensed engineer who could realize the cost otherwise the taxpayers of the county could end up on the hook for the decommissioning of the site. He felt that variance should not be allowed.
- (2) Mrs. Janet Scharlau said an AG-2 zoning district was there to prevent scattered and discriminate urban development and preserve the agricultural nature within the areas which are predominantly vacant, and which presumably do not demonstrate any significant potential for development. She said to her this is farmland. She said there was no other business around it and the closest business was located on the corner of Lincoln and Oak. She said this has always been farmland and its intended use is farmland. She said she thought it was a perfect example of urban sprawl and what she wanted to try and prevent. She said they need their farmland to feed our people and not to have another business. She said there were a lot of waivers being requested which seemed to her that they should have perhaps looked for a piece of land that better fits what they need rather than find a parcel and ask for waivers. She said there was a piece of business property available at the corner of Lincoln Avenue and Oaks Road. She said there was a big for sale sign on it in a business area contiguous with the City of Urbana. She said it was almost a one lane road, maybe a car and a half. She said she thought it was just not in harmony with what was already present in the area and was currently zoned CR. She felt that even switching CR to AG-2 was not correct because they already had unsightly development creeping up Lincoln

Avenue and to plop another one in the middle of a country area seems like it does not follow the county or City of Urbana's plan.

- (3) Mr. Scott Ziegler said he was the tenant farmer for the Squire Farm and had a tract of ground right across from the subject property to the east. He said his concern was the drainage aspect of the project. He said the Board was already aware how the Olympia Road as well as Lincoln Avenue have dissected and cut up the Squire Farm over the past five to seven years. He said the property has had drainage issues ever since. He said there was drainage disrupted but his father had the sense to put the repair maintenance in the land use contract. He said his concern was this CR property, to him the most specific type of zoning one could have in the county for that tract of ground, was being backed up to something else that does not include a floodplain watershed. He said it was his understanding that the solar panels have footings placed in the ground and he was curious what potential harm could be done to the drainage tile present as well as the surface flow of water. He said the easement that crossed the subject property also crosses the corner of the Squire farmland he farms. He said they put that in in 1991 and reshaped the road ditch making the drainage come across the field and not the road ditch. He said he knew from experience that this was not going to be done right and there really needed to be a backup plan for it.
- (4) An email from Pamela Warren was received prior to the meeting that was summarized during the meeting: Ms. Warren said she was one of the family owners of Squire Farms and she had several comments regarding the different waivers. She said they should be required to complete the noise analysis at the homes, there needed to be a plan in place to remove the solar panels, so she was concerned about the waiver for the decommissioning and site reclamation plan. She said there was a request for a waiver to lessen the difference between the solar inverters and the perimeter and fence, she asked why and thought the Board had a good reason for setting that requirement at 275 feet. She said she was worried about the implications of shortening that distance if it were to go forward as requested by the business. She read that Ms. Warren was concerned about the request for a waiver to submit a landscape plan and felt the new owner should be required to keep up the property outside the data center just like an in-town business would be required to do. She also asked if there was a tax impact after changing the zoning distinction from CR to AG-2. She said she was opposed to the changes to the Champaign County Zoning Ordinance and believed the agricultural area of Champaign County was an asset and should be maintained. She said the waivers would have a negative impact on the area and hoped her feelings would be considered when making the decision.

The following is a summary of comments received at the December 29, 2022 ZBA meeting:

- (1) Theodore Hartke asked about noise levels and whether there would be sound barriers during cross-examination.
- (2) Herman Kuhlman asked about glare from the solar panels during cross-examination. He also asked about noise levels since he lives a few hundred feet away from the subject property. He also asked about interference with TV and radio reception.
- (3) Harold Scharlau testified that he was concerned about the waiver for the Decommissioning and Site Reclamation Plan; he said he would like to feel assured that if something did go wrong and it was abandoned, that there was a plan to clean it up and not leave it just sitting there.

APPROVED SPECIAL CONDITIONS FOR CASE 070-S-22
A. The approved site plan consists of the following documents:

- **Site Plan sheets received December 21, 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 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.**

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.

- I. **The perimeter security fence shall not encroach into the easement along the Beaver Lake Drainage Ditch and the developer shall provide documentation of that easement with the Zoning Use Permit Application and shall map the easement on the development site plan and shall document the actual location of the fence in an as-built site plan.**

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

To ensure unencumbered access for maintenance of the Beaver Lake Drainage Ditch.

- J. **The number of loaded trucks on Oaks Road should be minimized during the spring thaw period.**

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

To minimize susceptibility to road damage from heavy loads.

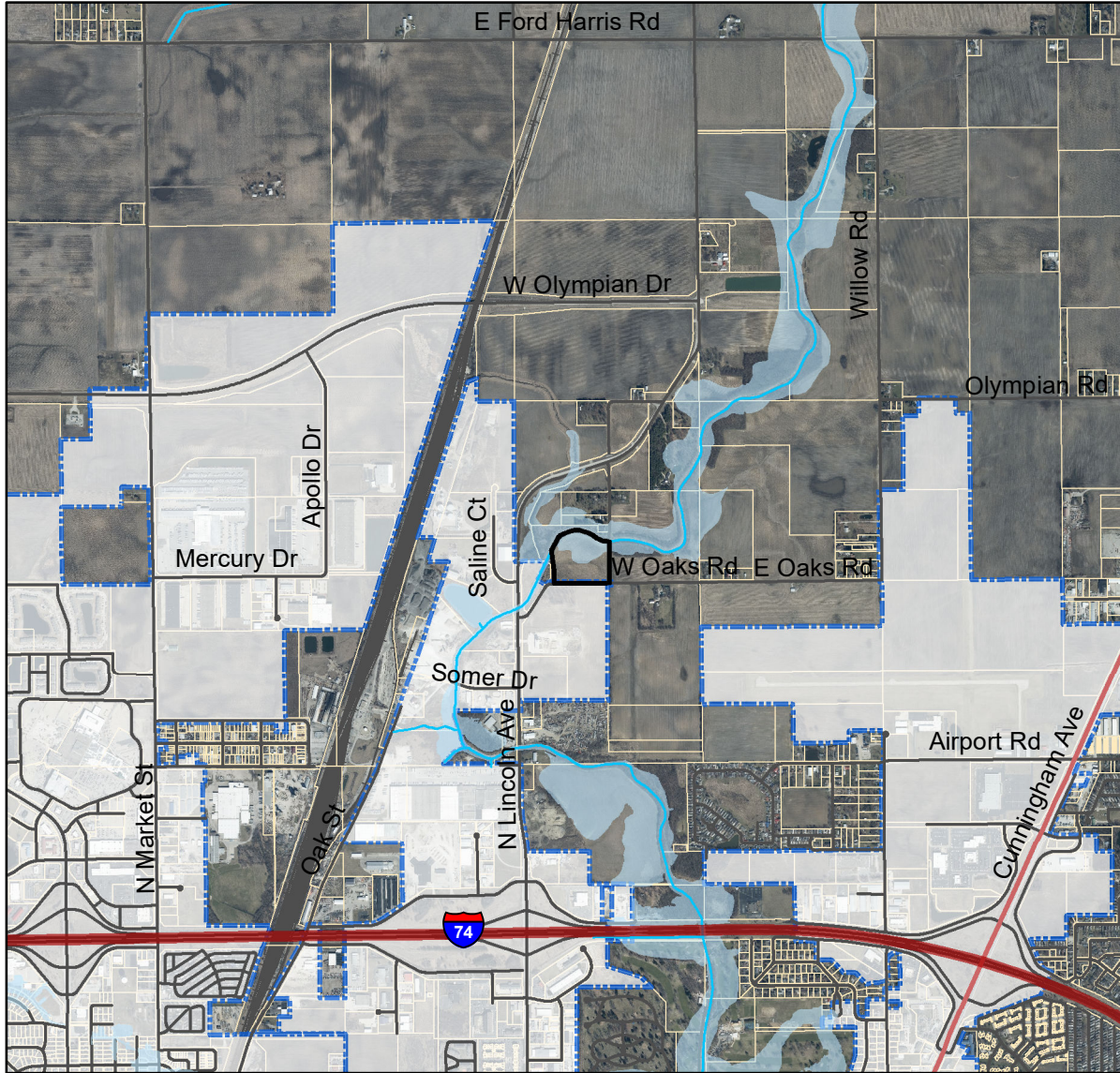
ATTACHMENTS





- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received December 21, 2022
- C Email from City of Urbana waiving public comment period received January 26, 2023
- D Finding of Fact and Final Determination for Case 070-S-22 as approved by the ZBA on December 29, 2022

Location Map

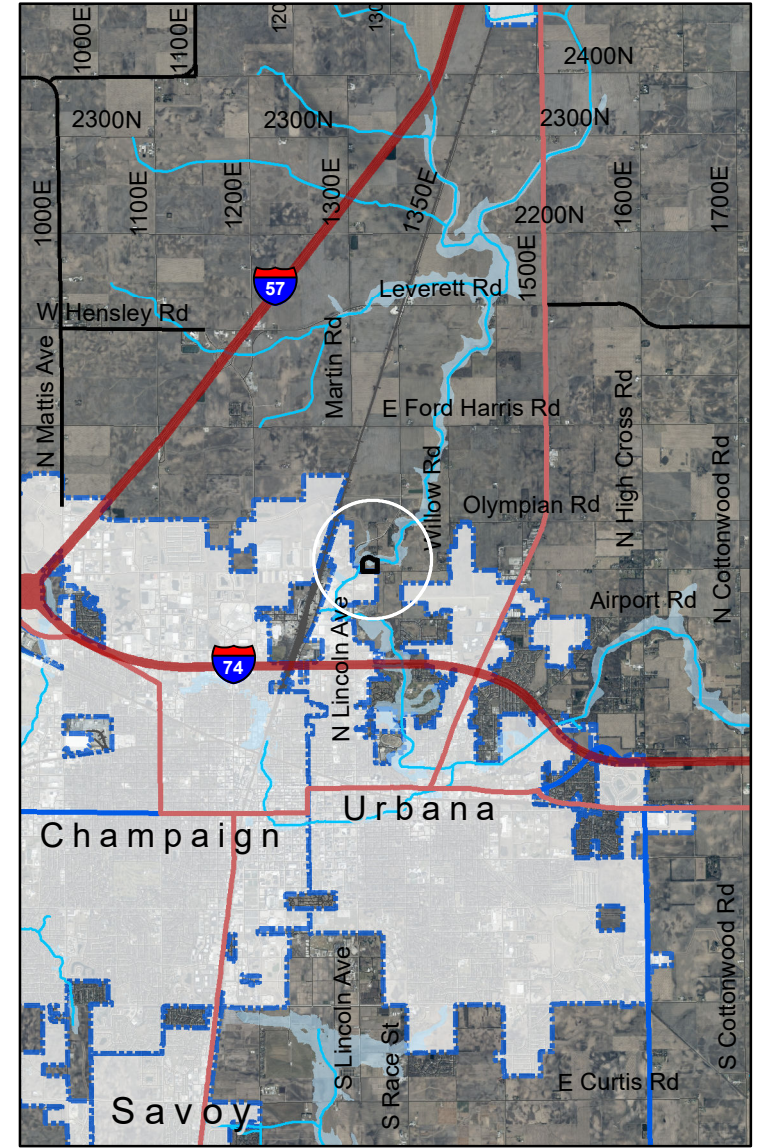
Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
 October 27, 2022


Subject Property



-  Subject Property
-  Municipal Boundary
-  Parcels
-  Flood Hazard Area

Property location in Champaign County



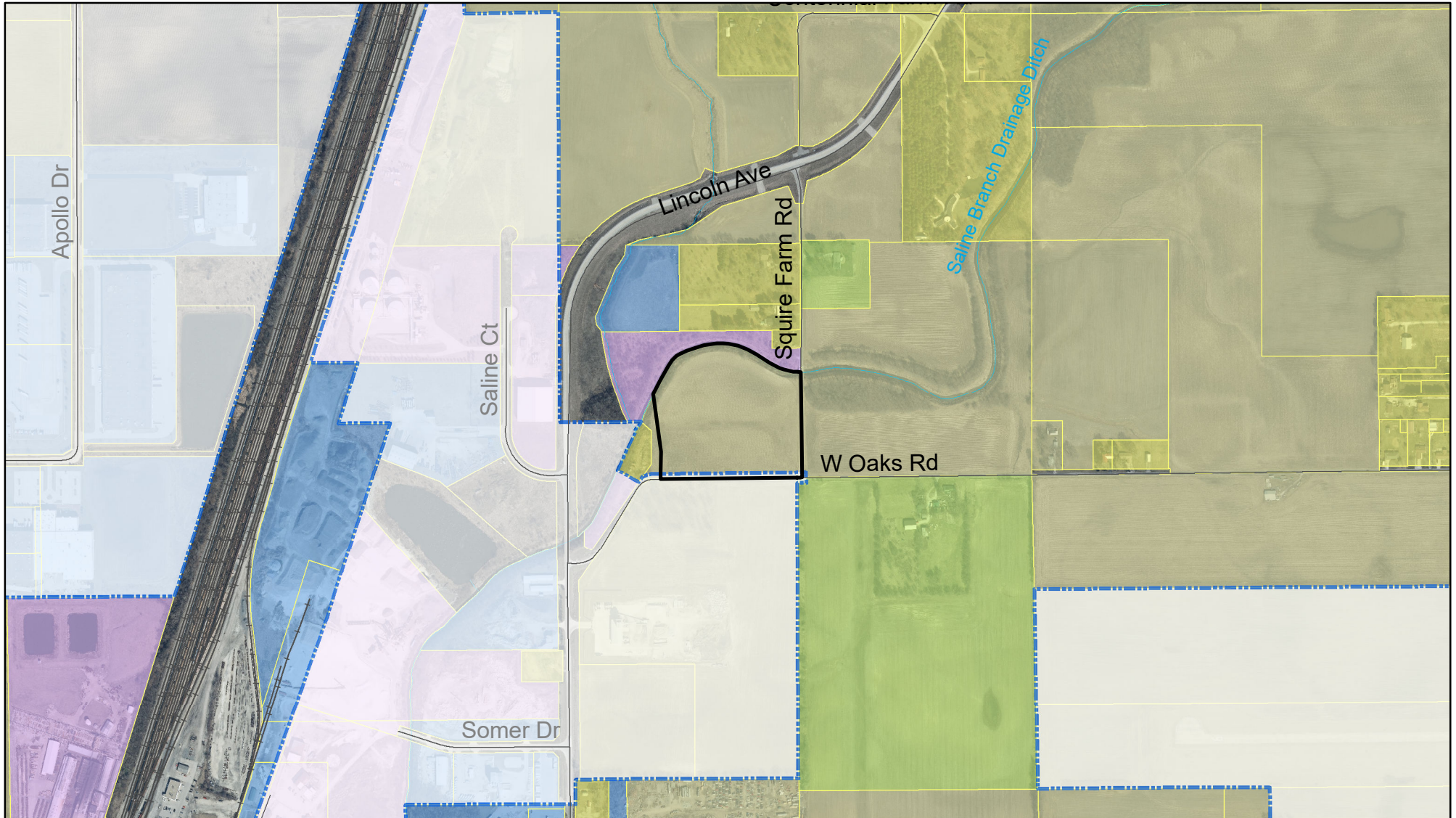
-  Miles



Champaign County
 Department of
**PLANNING &
 ZONING**

Land Use Map

Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
October 27, 2022



- Subject Property
- Municipal Boundary
- Residential
- Industrial
- Agriculture
- Commercial
- Ag/Residential

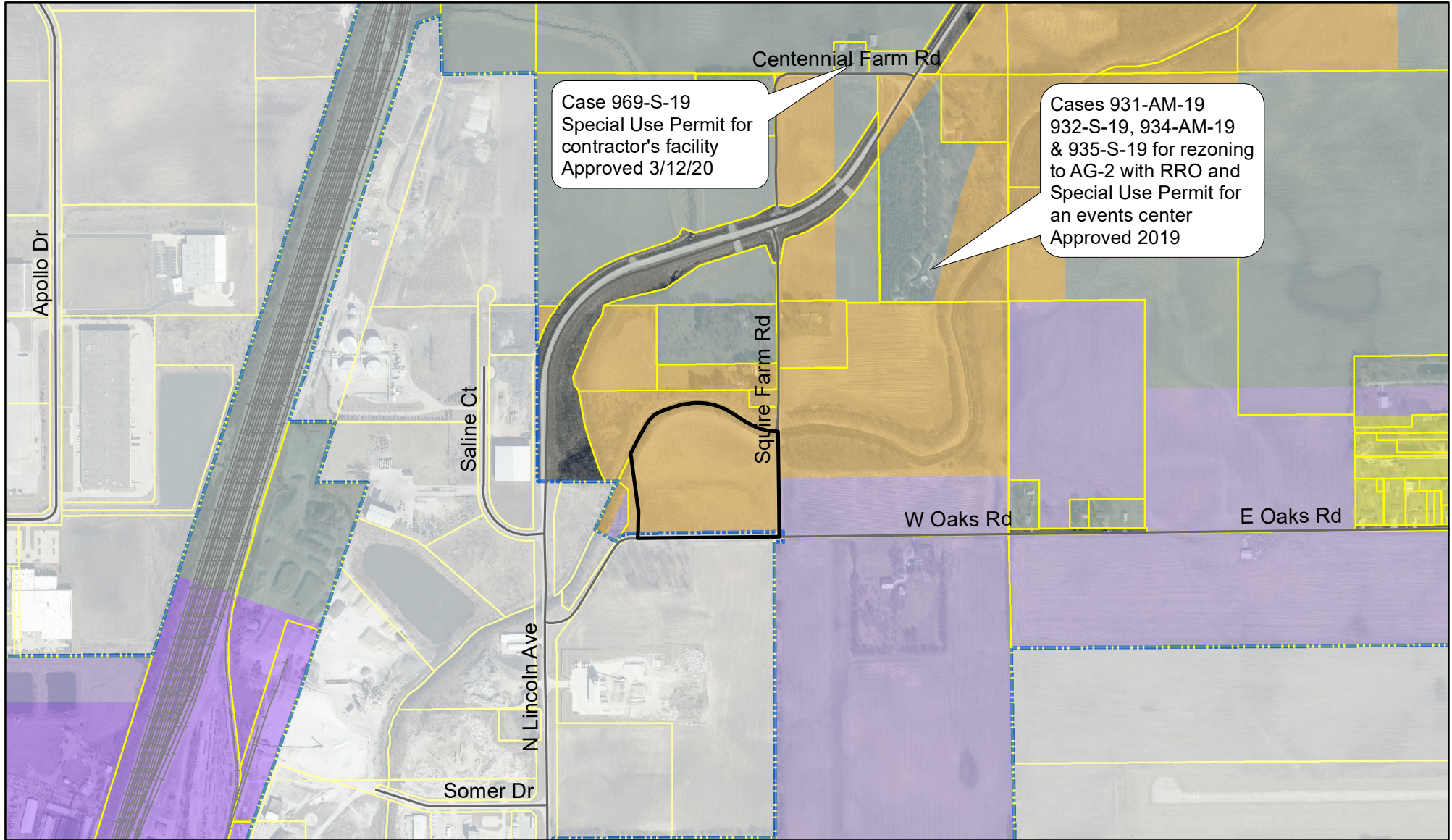
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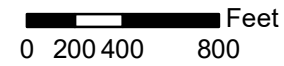
Champaign County
Department of
PLANNING &
ZONING

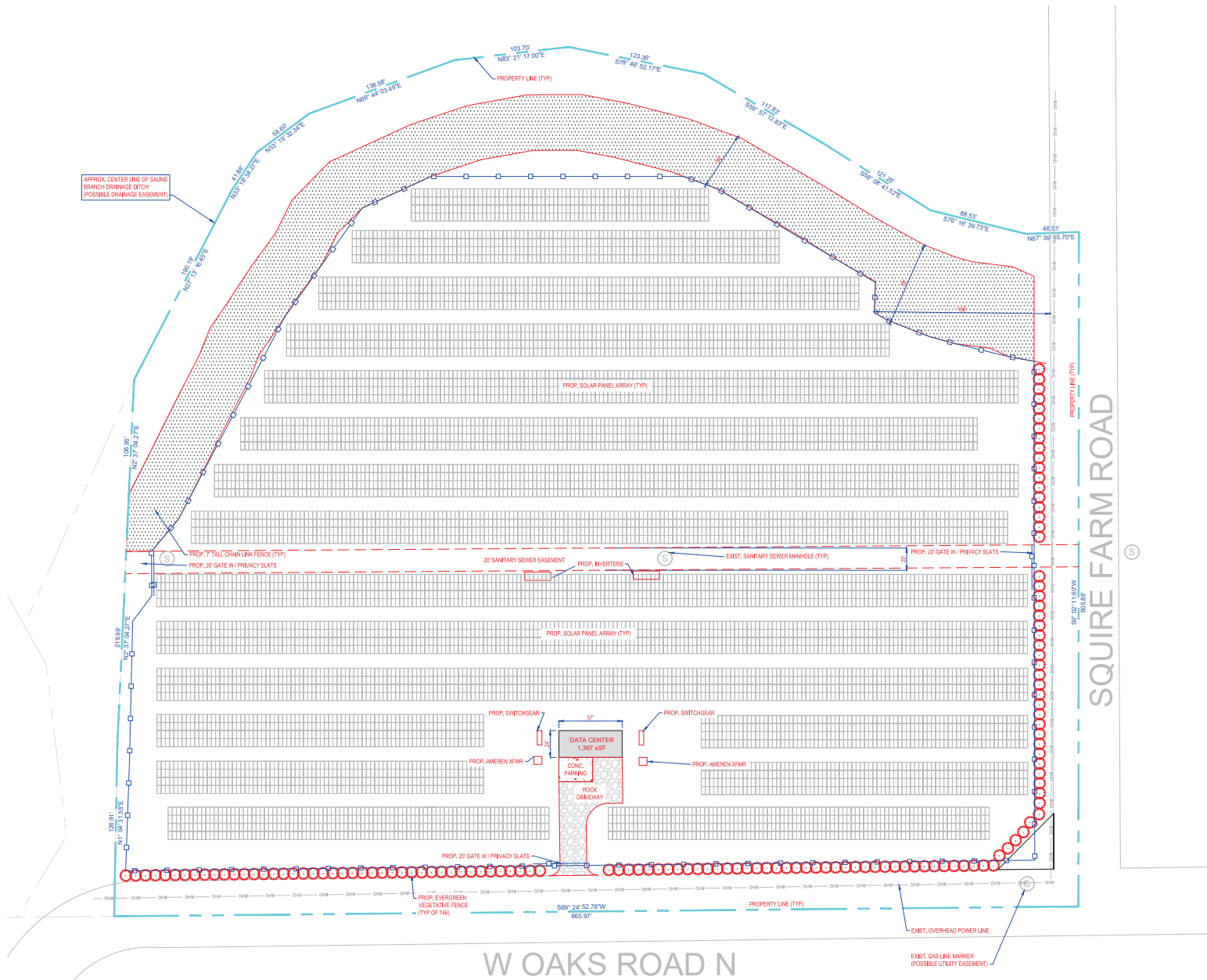
Zoning Map

Cases 067-AM-22, 068-S-22, 069-V-22, 070-S-22
 October 27, 2022



- Subject Property
- Municipal Boundary
- Parcels
- AG-1 Agriculture
- AG-2 Agriculture
- R-2 Single Family Residential
- CR Conservation Recreation
- I-1 Light Industry
- I-2 Heavy Industry





W OAKS ROAD N

SITE PLAN
 SCALE: 1" = 40'

RECEIVED
 DEC 21, 2022
 CHAMPAIGN COUNTY
 PLANNING & ZONING

NORTH

ISSUE/REVISION	DATE
FOR PERMIT	2022/09/25
REVISION	2022/09/27

PROJECT
SOLAR FARM
 W OAKS ROAD N
 URBANA, IL 61802

TITLE
SITE PLAN

SHEET NO.
C100

Susan Burgstrom

From: Garcia, Kevin <kjgarcia@urbanaininois.us>
Sent: Thursday, January 26, 2023 5:02 PM
To: John Hall
Cc: Susan Burgstrom
Subject: Urbana Has No Comment RE: Certain Upcoming CCZBA Special Use Permits Cases

CAUTION: External email, be careful when opening.

RECEIVED

JAN 26 2023

CHAMPAIGN CO. P & Z DEPARTMENT

Good Afternoon, John,

I'm writing to you regarding a few of your upcoming County ZBA cases. The City of Urbana has no comments on the Special Use Permit cases 068-S-22 and 070-S-22. We also see no need for the County ZBA and ELUC to hold two meetings for each of the two upcoming solar cases, 070-S-22 and 080-S-22.

Please let me know if you have any questions.

Thanks,

Kevin

Kevin Garcia
Principal Planner

Community Development Services | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269

Under the Illinois Freedom of Information Act (FOIA), any written communication to or from City of Urbana employees, officials or board and commission members regarding City of Urbana business is a public record and may be subject to public disclosure.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **070-S-22** held on **October 27, 2022, and December 29, 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, and the Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030.
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 significantly other than during construction of the project. The City of Urbana has maintenance jurisdiction on West Oaks Road. In an email received October 27, 2022, John Zeman with Urbana Public Works stated, "it would be best to minimize the number of loaded trucks driving on Oaks Road during the spring thaw period." A special condition has been added to take care of those issues. 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 4.3 road miles from the Eastern Prairie Fire Station. The Fire Chief was notified of this case, and no comments have been received.
 - 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 600 feet from the closest residence to the northeast.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: the northern part of the subject property is located within a mapped floodplain and will therefore have to comply with the Special Flood Hazard Areas Ordinance. 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 4.3 road miles from the Eastern Prairie Fire Station. The Fire Chief was notified of this case, and no comments have been received. 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 once it is fully constructed.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

- g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the site is reasonably well-suited in all aspects 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 070-S-22

As approved by the ZBA on December 29, 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: some details such as cost estimates are not available until closer to construction.
 - (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: relevant jurisdictions have been notified of these cases, and no comments have been received.
 - (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 City of Urbana is aware of the proposed project and has decided not to provide comments on these cases.
 - (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 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: without the waiver, the project could not be constructed on the subject property.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

- C. Regarding Part C of the proposed waivers, for a separation distance of 97 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: relevant jurisdictions have been notified of these cases, and no comments have been received.
 - (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 subject property has a sanitary sewer easement that prohibits the placement of the inverters farther north on the 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 sanitary sewer easement would prevent project construction.
 - (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 subject property has a sanitary sewer easement that prohibits the placement of the inverters farther north on the 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 December 21, 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.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

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 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.**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

7. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**

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.**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

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.

- I. **The perimeter security fence shall not encroach into the easement along the Beaver Lake Drainage Ditch and the developer shall provide documentation of that easement with the Zoning Use Permit Application and shall map the easement on the development site plan and shall document the actual location of the fence in an as-built site plan.**

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

To ensure unencumbered access for maintenance of the Beaver Lake Drainage Ditch.

- J. **The number of loaded trucks on Oaks Road should be minimized during the spring thaw period.**

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

To minimize susceptibility to road damage from heavy loads.

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 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 **070-S-22** be **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Anthony Donato, d.b.a. Donato Solar – Urbana LLC**, to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning district:

Subject to the rezoning in related Case 067-AM-22 and in addition to the Special Use Permit requested in related Case 068-S-22, authorize the following additional special use permits:

- A. A Special Use Permit for a second principal use; and**
- B. As the second principal use, authorize a photovoltaic solar array with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, as a County Board Special Use Permit 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 Zoning Board of Appeals, 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 a separation distance of 97 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 December 21, 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 070-S-22

As approved by the ZBA on December 29, 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.**
- 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.**

FINDING OF FACT AND FINAL DETERMINATION FOR CASE 070-S-22

As approved by the ZBA on December 29, 2022

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.**
- I. **The perimeter security fence shall not encroach into the easement along the Beaver Lake Drainage Ditch and the developer shall provide documentation of that easement with the Zoning Use Permit Application and shall map the easement on the development site plan and shall document the actual location of the fence in an as-built site plan.**
- J. **The number of loaded trucks on Oaks Road should be minimized during the spring thaw period.**

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: **January 30, 2023**

RE: **Donato Solar – Urbana LLC documents requiring ELUC approval
from Zoning Case 070-S-22**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan
including cost estimates for the 4 MW PV solar array that is the
subject of Zoning Case 070-S-22**

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

BACKGROUND

The petitioner, Donato Solar - Urbana LLC, seeks Special Use Permit approval from the Champaign County Board at its February 23, 2023 meeting to construct a 4-megawatt (MW) Photovoltaic (PV) Solar Array just north of Urbana.

There is one document required by the Zoning Ordinance that could only be completed closer to construction time and therefore was not included in the initial Special Use Permit approval. The Zoning Board of Appeals approved a special condition as part of Case 070-S-22 to ensure that this document would be reviewed and approved by ELUC at a later date.

- Special Condition E. states: **“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.”**

DECOMMISSIONING AND SITE RECLAMATION PLAN

P&Z Staff reviewed the Decommissioning and Site Reclamation Plan (DSRP) received on January 23, 2023 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative in the DSRP to be in compliance with the Zoning Ordinance.

Staff reviewed the cost estimates in the DSRP and compared them with previously approved cost estimates from Zoning Case 064-S-22. The cost estimates from 064-S-22 were approved by ELUC in November 2022. Staff found that the cost estimates for the current case 070-S-22 were comparable to those in case 064-S-22.

ATTACHMENTS

- A Case 070-S-22 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received January 23, 2023

Decommissioning & Site Reclamation Plan

3275 W Oaks Rd, Urbana, IL

4mw Ground Mounted Solar Project

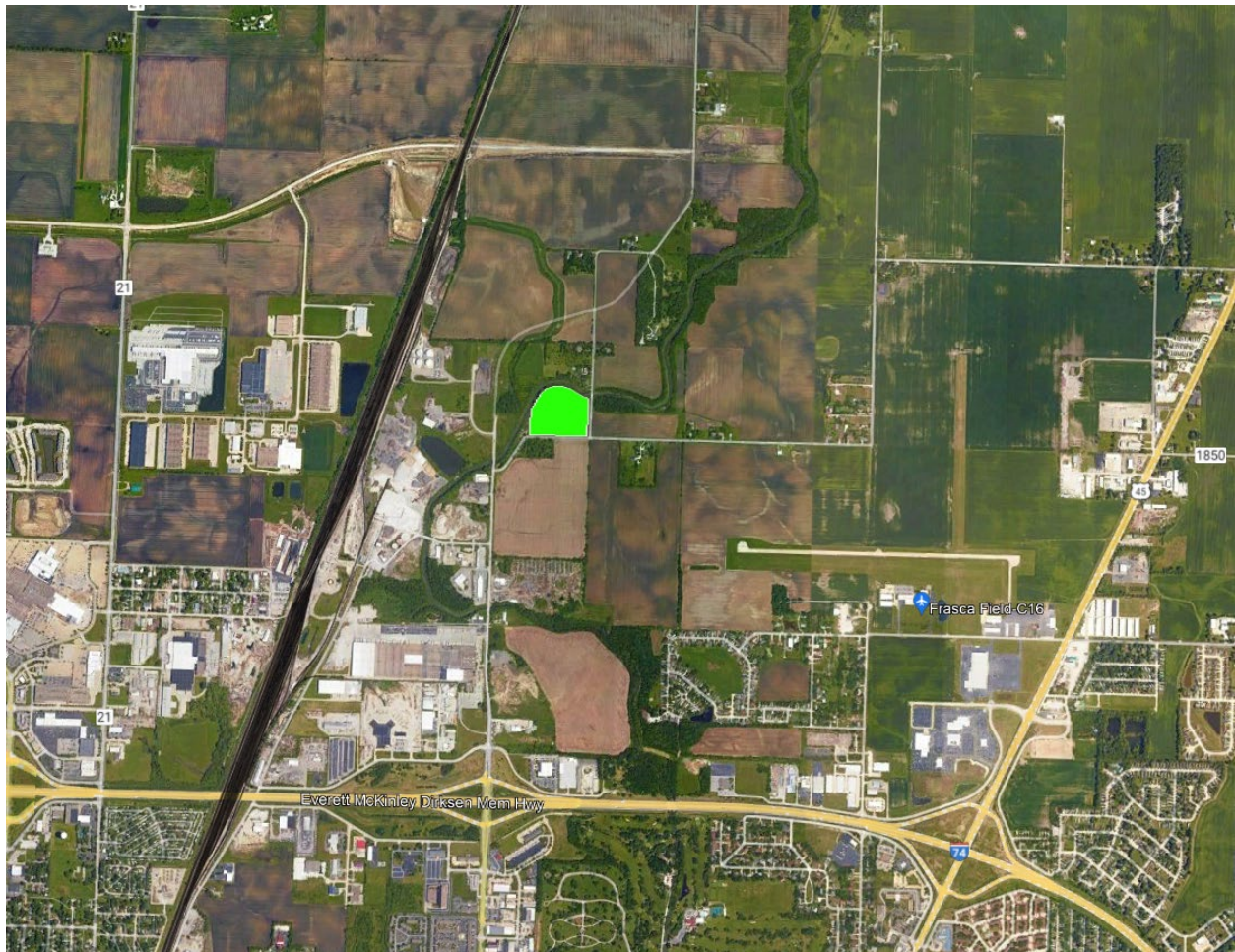


Date Signed 01.23.2023
Exp 11.30.2023

RECEIVED

JAN 23, 2023

CHAMPAIGN COUNTY
PLANNING & ZONING



Introduction

Donato Solar – Oaks, LLC (“Owner”) proposes to develop a solar photovoltaic (PV) facility (the “Project”) with a maximum nameplate capacity of four megawatts alternating current (4 MWac). The Project will be developed on private property located along the east side on W Oaks Rd, at approximately 3275 W Oaks Rd, Urbana, IL, (the “Property”), as shown in Figure 1.

The Project consists of approximately 9.6 acres within a 12.3-acre parent parcel of private land located in Somer, IL Township, Champaign County, Illinois. The Project will produce electricity to be used onsite and connected to the local distribution grid utilizing existing overhead lines along Oaks Rd. Interconnection to the grid will include both underground and overhead wires along with new utility poles located on the Property.

Approval Process

As a condition to Champaign County (“County”) providing Zoning Use Permit Approval (“Approval”) of the Project on the Property, Owner shall submit a decommissioning and site reclamation plan to the County for the subject site. This Decommissioning and Site Reclamation Plan (the “DSRP”) describes the anticipated activities and process for decommissioning of the proposed facility following its useful life. The purpose of decommissioning is to restore the Property to a clean, safe and usable condition for continued use by the landowner.

The DSRP shall be binding upon all successors of title, lessees, any operator and/or owner of the Project, and all parties to the decommissioning and site reclamation plan. Prior to Approval, the landowner or Owner shall also record a covenant incorporating the provisions of the decommissioning and site reclamation plan on the deed subject to the LOT, requiring that the reclamation work be performed and that a letter of credit be provided for financial assurance (the “Security”).

The Owner agrees that the sale, assignment in fact or law, or such other transfer of owner’s financial interest in the PV SOLAR FARM shall in no way affect or change owner’s obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to the decommissioning and site reclamation plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the PV SOLAR FARM.

The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the PV SOLAR FARM or prior to ceasing production of electricity from the PV SOLAR FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of

financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.

Decommissioning consists of the removal of above-ground and below-ground facility components, management of excess materials and waste as well as the restoration of the Property, as applicable. Activities are expected to take between 8-10 weeks but no longer than four-months. The Owner agrees to remove any part of the Project and all associated equipment and structures if the Project part ceases to function for six (6) consecutive months, unless the Owner is diligently working to repair that part.

Future consultation will occur with the County prior to decommissioning to discuss preferences and commitments to restore the Property to its pre-construction condition or a similar state. All decommissioning and restoration activities will adhere to the requirements set forth by Occupational Health and Safety Administration (OSHA) and will be in accordance with all applicable federal, state and local permitting requirements. As with the construction phase, an on-site manager responsible for safety will be present on-site (generally the contractor's project manager) while decommissioning activities are taking place.

Upon removal and decommissioning of the Project, the Owner shall inform the County accordingly, in writing. Upon the County's determination that the Owner has decommissioned and removed the Solar Energy Project and restored the Property as required under the Site Plan Approval, the County shall: (i) release the Owner from this Plan; (ii) issue a certificate of completion and release and (iii) return or release any unused portion of the Security to the Owner. A determination that the removal and restoration has been satisfactorily completed shall be in the reasonable discretion of the County. The Owner and its agents and consultants shall fully comply with all reasonable requests for inspections and information by the County and its agents.

If the Owner fails to complete the required removal of the Project and restoration of the Property as set forth herein, the County shall be entitled to utilize the Security provided hereunder to the extent necessary, in the County's reasonable discretion, to complete the removal and restoration process. Any portion of the Security that is not utilized as set forth herein shall be returned to the Owner, less reasonable administrative costs. In the event that the County elects to obtain the Security, in whole or in part, as described in this paragraph, it shall notify the Owner accordingly, in writing and, within fourteen (14) days of such writing, the Security shall be paid to the County.

The Plan is based on current procedures and experience. These procedures may be subject to revision based on new experiences and requirements over time. At the time of decommissioning, various options and procedures will be re-evaluated to ensure that decommissioning is safe and beneficial to the environment.

Financial Assurance

To fulfill its obligations to provide the Security, the Owner shall be required to execute and file with the County a Letter of Credit ("LOC"), in an amount sufficient for the faithful performance of the terms and

conditions of the Approval issued hereunder, and to provide for the aforesaid removal and restoration of the Property subsequent to removal of the Project. The Owner shall deliver, to the County, suitable evidence of the establishment of the LOC prior to the Approval of the Project.

Section 6.1.5Q.(4)a. of the Zoning Ordinance requires the amount of the LOC to be 12.5% of the decommissioning cost (including allowable salvage) at the time of Zoning Use Permit Approval, and 62.5% of the decommissioning cost (including allowable salvage) at the sixth anniversary of operation, and 125% of the decommissioning cost (including allowable salvage) at the eleventh anniversary of operation. Section 6.1.5Q.(4)d. of the Zoning Ordinance requires the amount of the financial assurance to be updated every five years for the first 25 years and every two years thereafter. Additionally, Section 6.1.5Q.(4)f. of the Zoning Ordinance requires the amount of the LOC to equal or exceed 125% of the decommissioning cost estimate at all times.

Upon County's request, per Section 6.1.5Q.(4)d. of the Zoning Ordinance, the Owner shall update the amount of the LOC every five years for the first 25 years and every two years thereafter. The Owner shall deliver to the County evidence of the new balance of the Security, as aforesaid.

The Owner shall at all times provide the County with the name of the current Owner or Owners of the Project, updated no more than forty five (45) days after transfer of title.

The Engineer's Cost Estimate for the DSRP is included in Exhibit 1.

Further Stipulations

The Owner confirms the review of the relevant County Zoning Ordinance sections, including Sections 6.1.1.A and 6.1.5.Q, and confirms the additional stipulations and requirements contained therein:

- 1) Owner or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding within 10 days if commencement of the proceeding.
- 2) The County and its authorized representatives are authorized by the Owner for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
- 3) At such time as decommissioning takes place the Owner, its successors in interest, and all parties to the DSRP are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- 4) The Owner, its successors in interest, and all parties to the DSRP shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- 5) Should the DSRP be deemed invalid by a court of competent jurisdiction the Project SPECIAL USE permit shall be deemed void.
- 6) The Owner's obligation to complete the DSRP and to pay all associated costs shall be independent of the Owner's obligation to provide the Security.

- 7) The liability of the Owner's failure to complete the DSRP or any breach of the DSRP requirement shall not be capped by the amount of the Security, and the Owner will provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required to be carried out by Champaign County.
- 8) If the Owner desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Owner installs equipment or property increasing the cost of decommissioning after the Project begins to produce electricity, at any point, the Owner shall first obtain the consent of the Zoning Administrator. If the Owner's lien holders remove equipment or property credited to the salvage value, the Owner shall promptly notify the Zoning Administrator. In either of these events, the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.
- 9) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide proof of compliance with paragraph 6.1.5. Q.(4)b.(a) prior to issuance of any Zoning Use Permit and upon every renewal of the Security and at any other time upon the request of the Zoning Administrator.
- 10) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide in the decommissioning and site reclamation plan for legal transfer of the Project to the demolisher to pay the costs of reclamation work, should the reclamation work be performed by Champaign County.
- 11) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the Project, equipment, and access roads.
- 12) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.
- 13) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
- 14) The total amount of the Security after deduction of the net estimated salvage value shall not be less than \$1,000 per acre.
- 15) The credit for net estimated salvage value attributable to the Project may not exceed the estimated cost of removal of the above-ground portion of the Project on the subject site.
- 16) Net salvage value may be deducted from decommissioning costs as follows:
 - (a) One of the following standards shall be met:
 - i) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall maintain the Project free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or
 - ii) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage value credit the amount of any lien or encumbrance on the Project; or
 - iii) Any and all financing and/or financial security agreements entered into by the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall expressly provide that the agreements are

subject to the covenant required by Section 6.1.1 A.2 that the reclamation work be done.

- 17) The County has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.
- 18) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
 - a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first 25 years of the financial assurance and at least once every two years thereafter, the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
 - b) At all times, the value of the irrevocable letter of credit shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation based on the Consumer Price Index since the Project was approved.
- 19) The long term corporate debt (credit) rating of the letter of credit issuing financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's) shall be equal to or greater than the minimum acceptable long term corporate debt (credit) rating, as follows:
 - a) The Zoning Administrator shall verify the long term corporate debt (credit) rating of the proposed financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's).
 - b) The 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 "A2" by Moody's.
 - c) Whenever the most current long term corporate debt (credit) rating of the proposed financial institution by either S&P or Moody's is lower than the minimum acceptable long term corporate debt (credit) rating, the letter of credit shall be replaced with a new irrevocable letter of credit from an issuing financial institution whose most current long term corporate debt (credit) rating by either S&P or Moody's meets or exceeds the minimum acceptable long term corporate debt (credit) rating.
- 20) At all times the value of the irrevocable letter of credit shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed 125% of the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved.
- 21) Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.5 Q.(4)d., the amount of the irrevocable letter of credit pursuant to this paragraph 6.1.5 Q.(4) shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.
- 22) Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1 A.5.

- 23) Unless the Governing Body approves otherwise, the Champaign County State's Attorney's Office shall review and approve every Letter of Credit prior to acceptance by the Zoning Administrator.
- 24) In addition to the conditions listed in subparagraph 6.1.1 A.9. the Zoning Administrator may also draw on the funds for the following reasons:
- a) In the event that any Project or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such Project or component.
 - b) In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
 - c) There is a delay in the construction of any Project of more than 6 months after construction on that Project begins.
 - d) Any Project or component thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
 - e) Any Project or component thereof that is otherwise derelict for a period of 6 months.
 - f) The Project is in violation of the terms of the Project SPECIAL USE permit for a period exceeding ninety (90) days.
 - g) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan has failed to maintain financial assurance in the form and amount required by the special use permit or compromised the County's interest in the decommissioning and site reclamation plan.
 - h) The County discovers any material misstatement of fact or misleading omission of fact made by the Owner in the course of the special use permit zoning case.
- 25) The Zoning Administrator may, but is not required to, deem the Project abandoned, or the standards set forth in Section 6.1.5 Q.(5) met, with respect to some, but not all, of the Project, to the extent that such portion of the Project otherwise meets the standards of abandonment or the standards set forth in Section 6.1.5 Q.(5). In that event, the Zoning Administrator may draw upon the Security to perform the reclamation work as to that portion of the Project only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Project.

Permitting & Approvals

Prior to the initiation of decommissioning activities, local code will be reviewed for applicability with decommissioning activities. The County will be consulted to confirm and applications made for appropriate permits and approvals. At a minimum, it is anticipated that a new storm water pollution prevention plan (SWPPP) will be required along with a building permit. It is assumed that neither a new or revised site plan or special use permit would be necessary because decommissioning activities are associated with the originally issued approvals.

Potential negative environmental effects from decommissioning of the facility will be mitigated through use of erosion and sediment control measures, limiting the use of heavy machinery (where possible), and maintaining a buffer from natural features. These control measures, as well as other mitigation measures used during construction will be re-implemented during the decommissioning phase and until the site is stabilized.

Throughout the decommissioning process, the County will be provided with regular updates and notice upon completing the restoration activities.

Facility Description

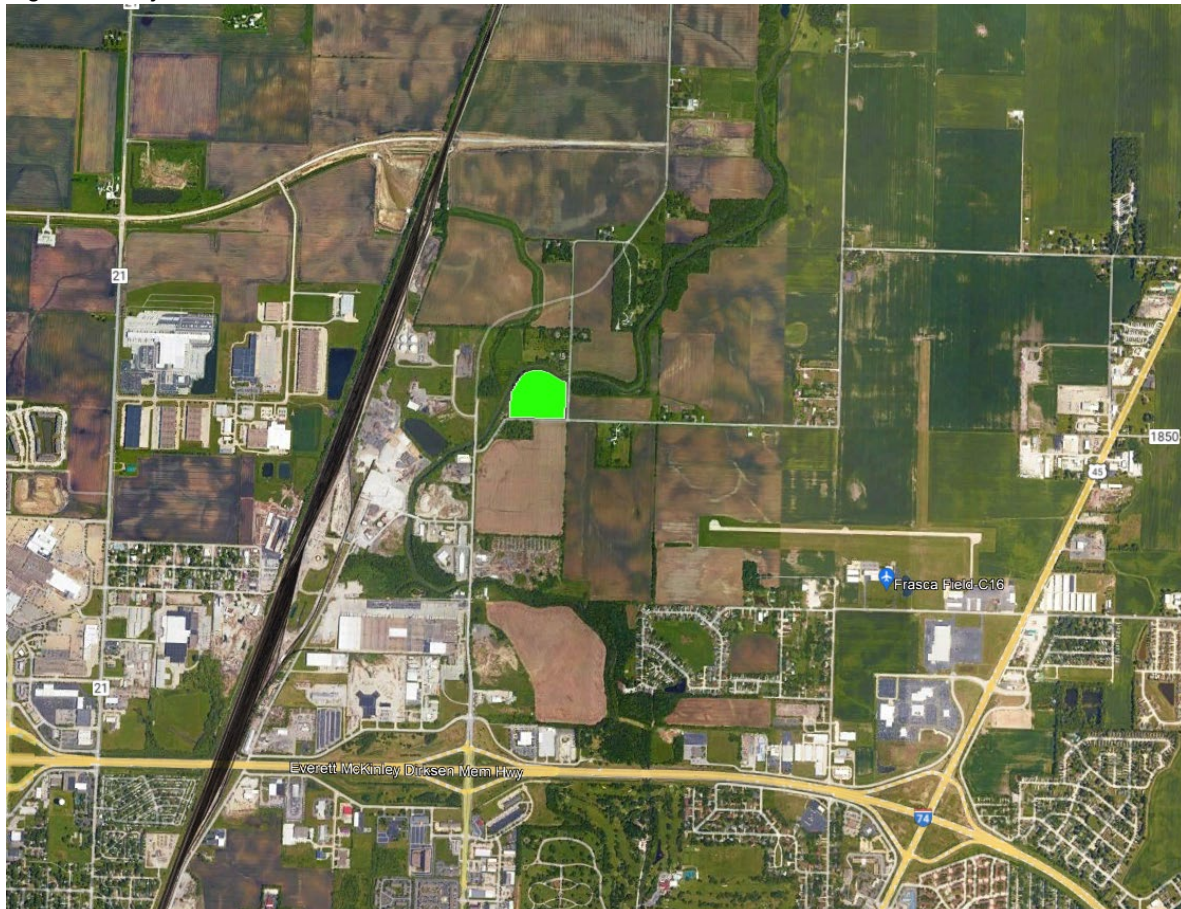
The solar PV modules will be installed on metal racking structures with a fixed tilt and secured to the ground utilizing direct push or technology. Direct Current (DC) wiring with the Project will be secured behind the modules, collected at a common point and transition underground to the inverters. From the inverter/transformer pad, AC wiring will run underground until a point before W Oaks Rd where it will surface and connect to a series of utility poles on the Property before connecting to Ameren's Utility Grid.

Access to the Project will be from W Oaks Rd utilizing a 20' wide crushed stone road constructed for access to the facility. The access road would be up to approximately 300-feet in length.

The transformer skid will be mounted on a concrete pad located within the array. The pad used for the skid will be approximately 15' x 6'.

The site will be secured with a seven-foot perimeter fence.

Figure 1: Project Location



Decommissioning

A significant amount of the components of the Project will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the private utility, all electrical connections to the Project will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Inverters, transformers, and switchgear will be lifted, secured onto flat beds, and transported off-site for processing.

Modules will be detached from the racking system and stacked for removal. However, in the event of a total fracture, the broken module will be recycled at a PV recycling facility.

The metal piling systems used to secure the PV Project in the ground will be removed entirely and if full removal is not possible, then terminated at a depth greater than five feet from grade or at bedrock whichever is shallower. The piling materials will be collected and recycled. Additionally, all associated metal mounting structures along with the metal perimeter fencing and gates will be removed and either reused or sent for recycling.

Grade slabs will be broken, removed, and recycled. Unless requested by the landowner for the access road to remain, materials from road construction will be removed, shipped off-site for either re-use or disposal. If necessary, the former road bed will be backfilled and graded with material native to the region to blend it with the immediately adjacent and existing topography.

Aboveground utility poles owned by the Project will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the point of interconnection. Underground wiring at depths of less than five feet will be removed and recycled.

Prior to final demobilization, a final walkthrough of the Project area and the Property is completed to police for and ensure all debris is collected and removed.

Site Restoration

Those areas disturbed during decommissioning activities will be graded as necessary to ensure a uniform slope for proper storm water management, prevent the ponding of waters and address any rutting or other depressions caused by removal equipment. The disturbed areas will then be seeded either by hand or via hydro seeding to reestablish vegetation compatible with the Property and region. It is anticipated that a seed mix native to the area will be used by the decommissioning contractor, unless the landowner instructs that they will begin using the property for agricultural purposes and will reestablish the area with agricultural vegetation.

The DSRP and cost estimate includes provisions for the removal and restoration of the access driveways. The construction, operation, and decommissioning of the project will not require alterations to any public streets, therefore no repairs to public streets are anticipated.

Donato Solar - Oaks, LLC

Estimated Decommissioning Costs

Project Name: Donato Solar - Oaks
Date: 1/11/2023
By: AFG/LAG

Project Size 5.08 MW-DC 4 MW-AC

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1		\$10,000	\$10,000

Permitting

State Permits	1		\$10,000	\$10,000
Subtotal				\$10,000

SWPPP and SPCC plan. Cost is an estimate based on current market rate.

Civil Infrastructure

Removal of Security Fence	2500	Feet	\$2.85	\$7,125
Subtotal				\$7,125

Structural Infrastructure

Removal of Racking	375	Hours	\$64.78	\$24,293
Removal of Steel Posts	922	Posts	\$9.76	\$8,999
Haul Steel Racking and Posts.	258	Ton	\$10.00	\$2,580
Subtotal				\$35,871

Electrical Collection/Transmission System

Removal of PV Modules	9228	Units	\$7.75	\$71,517
Haul PV Modules	332.208	Ton	\$10.00	\$3,322
Removal of Combiner Boxes	32	Units	\$35.00	\$1,120
Removal of Inverters	32	Units	\$35.00	\$1,120
Removal of Panelboard and Transformers	1		\$2,500.00	\$2,500
Removal of DC wiring	510000	Feet	\$0.15	\$76,500
Removal of Underground of AC wiring	42000	Feet	\$2.25	\$94,500
Haul Wiring	19.932	Ton	\$10.00	\$199
Subtotal				\$250,778

Electrical removal costs were based on industry standard installation time for a 3 man crew. Pad mounted and underground wiring/equipment were based on 2 man crew with necessary equipment.

Site Restoration

Permanent Seeding on damaged area	10 Acres	\$250	\$2,500
Subtotal			\$2,500

Assumed pollinator habitat/native plant.

Subtotal of Construction Activities			\$316,275
County Administration Cost (2.5%)	0.025		\$7,907
Total Demolition Costs			\$324,181

Salvage

Fencing	5.25 Ton	\$127.00	\$667
Steel Posts and Racking	258 Ton	\$127.00	\$32,766
PV Modules	9228 Units	\$18.00	\$166,104
Inverters and Transformers	32 Units	\$500.00	\$16,000
Copper Wiring	29070 LBS	\$1.05	\$30,524
Aluminum Wiring	10794 LBS	\$0.08	\$864
Subtotal Net Salvage			\$246,924

70% of Salvage Value			\$172,846.64
Demolition Minus Salvage			\$151,334.85
5% Buffer			\$7,566.74
Total LOC Amount			\$158,901.59

Scrap values are based on 5yr averages from Mack's Recycling. Data available upon request.



1-11-23

To Whom it may concern:

I have reviewed the site decommissioning and site reclamation plan that the Donato Solar – Oaks had prepared. The wiring quantity estimates are based on preliminary site plans and electrical drawings as well as past experience for solar arrays. We provided time estimates for removal based on our experience in building an identical array, materially speaking.

Additionally in our solar experience we have found that the used panel market is growing constantly. Currently on the market panels that are half the capacity of these are selling for greater than \$75 per panel. We believe that the demand will continue to grow but the estimates provided are conservative and should have no issue being met.

A handwritten signature in black ink that reads "Will FR". The signature is written in a cursive, slightly slanted style.

William Boeckmann



1-12-22

Dear Sir or Madam,

I met with a representative from Donato Solar – Oaks. We spoke about the materials used for the proposed solar array. We reviewed the site plan as well as the proposed decommissioning plan and cost estimates. We provided 5 year historical pricing that would allow Donato Solar – Oaks to present realistic scrap pricing for our local area for the cost estimates page. Additionally we spoke about resale value of solar panels. While our facility does not currently resell panels we would be interested in the panels at a price of ~\$29/panel because of the high resale value and the quantity available.

Mr. Grilo indicated he has already discussed trucking but we would also provide transport for scrap material at a rate of \$6.75 per ton from the Oaks Rd location.

Everything was nearly identical as the previous location we discussed.

A handwritten signature in blue ink, appearing to read "Arndt", is written on a light blue rectangular background.

Calvin Arndt

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **January 30, 2023**

RE: **Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)**

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

Background

The Special Use Permit for the 30 wind turbines in the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11) was approved on November 17, 2011, and the California Ridge Wind Farm was first authorized for operation on November 30, 2012. Approval of the California Ridge Wind Farm included a Reclamation Agreement that established the requirements for financial assurance (including both a letter of credit and an escrow account) for decommissioning of the wind farm.

The Reclamation Agreement requires periodic adjustment of the value of the Financial Assurance base on a revised decommissioning cost estimate by a licensed Illinois engineer. The first adjustment was due on 1/1/14 but did not occur until January 2017 and the second adjustment was due in January 2020 but did not happen until 4/30/21. This will be the third adjustment of Financial Assurance and 2023 will be the eleventh year of Wind Farm operation.

The Financial Assurance currently exceeds the requirement because the Letter of Credit has a value of \$3,611,065.60 (which is more than required) and the escrow account had the correct minimum balance of \$4,078,807.06 as of 12/31/22.

Establishing the Required Value of the Financial Assurance

The value of the financial assurance is established in paragraph (4) of the Reclamation Agreement (see Attachment A) as follows:

- Subparagraph (4)(a) of the Approved Reclamation Agreement for the California Ridge Wind Farm requires an Irrevocable Letter of Credit to be established at 210% of the Decommissioning Cost Estimate.
- Subparagraph (4)(b) of the Reclamation Agreement requires the value of the Letter of Credit to be gradually paid down over the first 13 years of wind farm operation by placing equal cash deposits in an escrow account. The Champaign County Board approved an escrow agreement on April 17, 2014, and an escrow account was established on April 24, 2014, with US Bank. Deposits were made into the escrow account for \$152,299 on 5/1/14; and \$154,762.39 on 12/1/14; and \$152,235.81 on 1/1/16; and \$406,549.75 on 2/6/17; and \$464,245.79 on 3/1/18; and \$1,831,560.33 on 5/31/21; and \$902,766.40 on 3/31/22. The escrow account earns interest monthly and at the end of 2022, the Escrow Account totaled \$4,078,807.06.
- Subparagraph (4)(c) of the Reclamation Agreement requires an adjustment of the Financial Assurance on January 1 of every third year for the first twelve years after the Special Use Permit is granted. The adjustment shall be based on an update of the Base Decommissioning Cost Estimate.

Zoning Administrator
Adjustment of Financial Assurance for California Ridge Wind Farm
JANUARY 30, 2023

- Subparagraph (4)(d)(ii) requires that adjustments to the financial assurance shall include an assumed inflation for any future years left in the anticipated 25-year life span of the wind farm at an assumed minimum inflation of 3% per year.

Review and Adjustment of the Amount of Financial Assurance

An updated Base Decommissioning Cost Estimate was received on January 18, 2023 (see attached). The previous Base Decommissioning Cost Estimates are also attached.

Note that the update of the Base Decommissioning Cost Estimate shall be prepared by an independent, Professional Engineer registered in the State of Illinois. HDR Engineering was the original engineer for the wind farm and Matt Reddington is a registered Professional Engineer in the State of Illinois.

Based on the proposed Base Decommissioning Cost Estimate Update, the Financial Assurance requires the following adjustment:

- Total Estimated Decommissioning Cost has increased 21.0% to \$8,692,063. This appears to exceed the general rate of inflation. The increase in inflation from 2020 to 2023 as indicated by the Consumer Price Index (CPI) was 1.131.
- Total Estimated Salvage Value has increased by 20.5% to \$4,486,109. The changes in scrap values are consistent with USGS published surveys of scrap values.
- Due to the overall increase in both the Total Estimated Decommissioning Cost and the Total Estimated Salvage Value, the Estimated Base Decommissioning Cost has increased to \$4,205,955 compared to the 2020 Update Estimate of \$3,457,054. The County Engineer agrees that this updated Estimated Base Decommissioning Cost.
- At this time there are 15 years left in the wind farm life and assuming 3% inflation per year results in a total inflation multiplier of 1.645. Applying that inflation multiplier to the revised Estimated Base Decommissioning Cost results in a total updated Financial Assurance of \$6,918,795.90.
- The updated amount of the Letter of Credit is \$2,839,988.84 which is the difference between the current amount of Escrow (\$4,078,807.06 as of 12/31/22) and the updated amount for Financial Assurance of \$6,918,795.90.
- The next conversion of Letter of Credit to the Escrow Account should occur on 5/31/23 when there should be an increase in the Escrow Account of \$946,662.95.

Review by State's Attorney's Office

The Champaign County State's Attorney's Office has been asked to review the proposed update to the Financial Assurance.

ATTACHMENTS

- A Paragraph (4) from the Approved Reclamation Agreement for Case 696-S-11
- B Approved Base Decommissioning Cost Estimate by HDR Engineering Inc. for Case 696-S-11 dated 10/6/11
- C Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/26/16 received September 14, 2016

Zoning Administrator
Adjustment of Financial Assurance for California Ridge Wind Farm
JANUARY 30, 2023

- D Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 4/10/20 received April 14, 2020
- E Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/10/23 received January 18, 2023
- F Resolution Authorizing An Adjustment To The Financial Assurance For The California Ridge Wind Farm

with the provisions of Section 4 of this agreement, to be maintained and remain in effect for a period of twenty-five (25) years from the date the first turbine begins generating electricity.

- (4) **The Financial Assurance shall be subject to the following:**
- (a) **The amount of the irrevocable letter of credit shall be 210% of the Decommissioning Cost Estimate.**
 - (b) **The Principal shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the Project's operation as follows:**
 - (i) **The Principal and the Champaign County Board shall agree on a mutually acceptable financial institution at which an escrow account shall be established.**
 - (ii) **Champaign County shall be the beneficiary of the escrow account for the purpose of the reclamation of the Project in the event that the Principal is incapable of decommissioning the Project.**
 - (iii) **The Principal shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transactions Article of the Uniform Commercial Code, 810 ILCS 9/101 et seq.**
 - (iv) **The Principal shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.**
 - (c) **On January 1 of every third year for the first twelve years after the Special Use Permit is granted and every second year for the remainder of this Agreement, the Financial Assurance shall be adjusted as follows:**
 - (i) **The Principal, using an independent, Professional Engineer registered in the State of Illinois, shall adjust the amount of the Financial Assurance and Base Decommissioning Expenses held as part of this Agreement to ensure the Decommissioning Cost Estimate has been updated and reflects current, accurate information. The Principal shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.**
 - (ii) **Provided, however, that at no time will the amount of the total Financial Assurance be less than \$25,000 per wind**

turbine that is part of the **Project**, regardless of the actual amounts reflected in any updated Professional Engineer's report. Said minimum **Financial Assurance** shall be increased annually by known and documented rates of inflation since the **Project** was approved.

- (d) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the **Project** and the amount shall be equal to or exceed the following:
 - (i) the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the **Project** was approved; plus
 - (ii) an amount for any future years left in the anticipated life span of the **Project** at an assumed minimum rate of inflation of 3% per year.
- (e) Any interest accrued on the escrow account that is over and above the total value required hereby shall go to the **Principal**.
- (f) In order to provide funding for decommissioning at the time of decommissioning pursuant to paragraph 6(a), the **Principal** may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account, subject to agreement by the **Champaign County Board** to a release of the full amount of the escrow account, which agreement shall not be unreasonably withheld.

(5) If the **Principal** desires to remove equipment or property credited to the **Salvage Value** without the concurrent replacement of the property with property of equal or greater **Salvage Value**, or if the **Principal** installs equipment or property increasing the **Decommissioning Expenses** after the **Project** begins to produce electricity, at any point, the **Principal** shall first obtain the consent of the **Zoning Administrator**, which consent shall not be unreasonably withheld. If the **Principal's** lienholders remove equipment or property credited to the **Salvage Value**, the **Principal** shall promptly notify **Champaign County**. In either event, the **Financial Assurance** shall be adjusted to reflect any change in total **Salvage Value** and/or total **Decommissioning Expenses** resulting from any such removal or installation.

(6) **Principal's winding down of the Project.**

- (a) The **Principal** may voluntarily, at such time as it deems it necessary and appropriate, and only with prior notice to the **Zoning Administrator**, perform and complete or cause to be performed and completed, the **Reclamation Work**. All **Reclamation Work** shall be completed within a ninety (90) day period, or the **Principal** shall demonstrate **Reclamation Work** is diligently being processed and

California Ridge Wind Project - Base Decommissioning Cost Estimate

Item	Description	Units	Quantity per Unit	\$ / Unit	Total
<u>Decommissioning Expense</u>					
1	Overhead and Management	Lump Sum		\$250,000	\$250,000
2	Mobilization and demobilization	Lump Sum		\$350,000	\$350,000
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal (2)	Lump Sum		\$28,400	\$28,400
5	Roadway removal and disposal	Lump Sum		\$257,200	\$257,200
6	Site Restoration & Decommissioning	Lump Sum		\$310,900	\$310,900
7	Civil - Public Roads				
8	Road Repairs (1)	Lump Sum		\$300,000	\$300,000
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$10,000	\$300,000
11	Disposal and backfill for turbines	30 turbines		\$3,500	\$105,000
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$63,000	\$1,890,000
14	Deconstruction into salvagable pieces	30 turbines		\$52,500	\$1,575,000
15	Demolition, transport and dumping for blades & nacelle cover (3)	30 turbines		\$2,000	\$60,000
16	Transport to recycler (4)				
17	Steel	30 turbines		\$7,500	\$225,000
18	Copper	30 turbines		\$3,000	\$90,000
19	Transformer (load onto recycler transport only-Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
				Total Decommissioning Cost	\$5,771,500
<u>Salvage Value For Recoverable Materials (5)</u>					
20	Tower	30 turbines	253 tons	\$323	\$2,451,086
21	Nacelle	30 turbines	22 tons	\$323	\$213,955
22	Hub	30 turbines	101 tons	\$323	\$979,659
23	Anchor Bolts	30 turbines	2 tons	\$323	\$19,380
24	Copper (6)	30 turbines	6.5 tons	\$5,776.00	\$1,126,320
25	Transformer	30 turbines	1 transformer	\$2,500	\$75,000
				Total Salvage Value	\$4,865,400
				Base Decommissioning Cost	\$906,100

(1) Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the weight associated with road upgrades.

California Ridge Wind Project - Base Decommissioning Cost Estimate

		(2) Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area				
		(3) Transportation of blades and nacelle cover would be to a local landfill in the Danville area				
		(4) Transportation of recyclable materials would be in smaller trucks to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)				
		(5) Steel prices based upon 5-year average from steelonthenet.com/commodity_prices.html				
		(6) Copper prices based on 5-year average prices from USGS.				



January 26, 2016

Invenergy LLC
One South Wacker drive, Suite 1900
Chicago, IL 60606

Attention. Mr. John Hall

Subject: 2016 Amendment Update of Estimated Decommissioning Costs for the
California Ridge Energy Project (Amendment 2)

Dear Mr. Hall

HDR has reviewed the June 2011 Decommissioning Report and its October 6, 2011 Amendment in preparation of this updated *Base Decommissioning Cost Estimate*. The Attached estimate has been updated using published construction cost indices, government cost data and Engineering judgment.

It is understood that no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant Changes from the 2011 Amendment are as follows:

- Increased De-construction Costs: Based on a 5 year ENR Construction Cost Index History (November 2010 – November 2015)
- Decreased salvage values: Based on 5 year average salvage values derived from USGS publications

Please don't hesitate to contact me concerning this Amendment with questions or concerns

Very Truly Yours

Matt Reddington, PE
HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2016

C: J. Booty

California Ridge Wind Project Base Decommissioning Cost Estimate Update - 2016

Item	Description	Units	Quantity / Unit	\$\$ / Unit	Total
<u>Decommissioning Expense</u> **					
1	Overhead and Management	Lump Sum		\$311,083	\$311,083
2	Mobilization and demobilization	Lump Sum		\$394,625	\$394,625
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum		\$32,021	\$32,021
5	Roadway removal and disposal	Lump Sum		\$289,993	\$289,993
6	Site Restoration & Decommissioning	Lump Sum		\$350,540	\$350,540
7	Civil - Public Roads				
8	Road Repairs ¹	Lump Sum		\$338,250	\$338,250
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$11,275	\$338,250
11	Disposal and backfill for turbines	30 turbines		\$3,946	\$118,388
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$71,033	\$2,130,975
14	Deconstruction into salvagable pieces	30 turbines		\$59,194	\$1,775,813
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines		\$2,255	\$67,650
16	Transport to recycler ⁴				
17	Steel	30 turbines		\$8,456	\$253,688
18	Copper	30 turbines		\$3,383	\$101,475
19	Transformer (load onto recycler transport only- Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Estimated Decommissioning Cost					\$6,532,749
<u>Salvage Value fo Recoverable Materials</u> ⁵					
20	Tower	253 tons	30 turbines	\$304	\$2,306,904
21	Nacelle	22 tons	30 turbines	\$304	\$201,370
22	Hub	101 tons	30 turbines	\$304	\$922,032
23	Anchor Bolts	2 tons	30 turbines	\$304	\$18,240
24	Copper ⁶	6.5 tons	30 turbines	\$5,305.60	\$1,034,592
25	Transformer	1 transformer	30 turbines	\$2,867	\$85,995
Total Estimated Salvage Value					\$4,569,133
<u>Base Decommissioning Cost</u>					Estimated Base Decommissioning Cost \$1,963,617
<p>1. Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the weight associated with road upgrades.</p> <p>2. Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area</p> <p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p> <p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of De-Construction or Decommissioning)</p> <p>5. Steel salvage prices based upon 5-year average from USGS Mineral Industry Surveys to September 2015</p> <p>6. Copper salvage prices based on 5-year average prices from USGS Mineral Industry Surveys to September 2015</p>					



RECEIVED

APR 14 2020

April 10, 2020

CHAMPAIGN CO. P & Z DEPARTMENT

TerraForm Power
2212 Dillon Rd RR#3
Chatham, Ontario
N7M 5J3

Attention: Mr. Kenneth Nolan

Subject: 2020 Amendment Update (Revision 1) of Estimated Decommissioning Costs for the California Ridge Energy Project (Amendment 3)

Dear Mr. Nolan

HDR has updated the Base Decommissioning Cost Estimate based on initial review comments and further review of the previous decommissioning reports for the subject project (June 2011 report and October 6, 2011 & January 2016 Amendments 1 & 2). The attached estimate has been updated using published construction cost indices, government cost data, and engineering judgment.

As previously indicated, we are assuming no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant changes from the 2016 Amendment 2 are as follows:

- Adjusted roadway removal and disposal costs: Roadway thickness increased to 12"
- Adjusted de-construction costs (deconstruction of tower and transformer into salvageable pieces): Unit cost increased based on current (2020) Means Deconstruction and Construction estimated costs.
- Adjusted salvage values for recoverable materials: Values were decreased based on 5 year average salvage values derived from USGS publications and published scrap prices.

Please don't hesitate to contact me concerning this amendment with questions or concerns.

Very Truly Yours,

Matthew Redington, P.E
II License # 062062441

HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2020.04.07 Rev. 1

CC: J. Booty, D. Culligan

**California Ridge Wind Project
Base Decommissioning Cost Estimate Update - 2020**

Item	Description	Units	\$ / Unit	Total
	Decommissioning Expense			
1	Overhead and Management	Lump Sum	\$437,042.91	\$437,043
2	Mobilization and demobilization	Lump Sum	\$499,477.61	\$499,478
3	Civil - Roads and Pads			
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum	\$51,985	\$51,985
5	Roadway removal and disposal	Lump Sum	\$365,400	\$365,400
6	Site Restoration & Decommissioning	Lump Sum	\$575,200	\$575,200
7	Civil - Public Roads			
8	Road Repairs ¹ -Existing roads grade & consolidate	Lump Sum	\$519,200	\$519,200
9	Foundation Removal			
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines	\$12,513	\$375,390
11	Disposal and backfill for turbines	30 turbines	\$5,399	\$161,980
12	Tower & Transformer Removal			
13	Crane and disassembly of tower sections	30 turbines	\$77,370	\$2,321,100
14	Deconstruction into salvagable pieces- Remove to off site salvage yard for deconstruction by salvager.	30 turbines	\$41,448	\$1,243,440
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines	\$5,485	\$164,550
16	Transport to recycler ⁴			
17	Steel	30 turbines	\$10,682	\$320,445
18	Copper	30 turbines	\$2,500	\$75,000
19	Transformer (disconnect,load onto recycler transport only-Recycler hauls)	30 turbines	\$2,326	\$69,780
	Total Estimated Decommissioning Cost			\$7,179,991
20	Salvage value for Recoverable Materials⁵(30 Turbines)			
21	Tower	253 tons	\$229.34	\$1,740,347
22	Nacelle	22 tons	\$229.34	\$151,915
23	Hub	101 tons	\$229.34	\$695,588
24	Anchor Bolts	2 tons	\$229.34	\$13,760
25	Copper ⁶	6.5 tons	\$4,960.80	\$967,356
26	Transformer	1 transformer	\$5,132.34	\$153,970
	Total Estimated Salvage Value			\$3,722,936
	Base Decommissioning Cost	Estimated Base Decommissioning Cost		\$3,457,054
	<p>1. Pre-de-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the foundation weight and would remain in-place</p>			
	<p>2. Transportation of road and crane pads will be to a local aggregate supplier in the Danville or Champaign area</p>			
	<p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p>			
	<p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)</p>			
	<p>5. Steel prices based upon 5-year average from "Statista" Iron & Steel Scrap</p>			
	<p>6. Copper prices based on 5-year average prices from Copper USGS.</p>			

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CHAMPAIGN COUNTY DEPARTMENT OF PLANNING AND ZONING

January 10, 2023

Justin Lappin
TerraForm US Energy Services, LLC
Justin.Lappin@brookfieldrenewable.com

Re: Amendment No. 04 for Decommissioning Cost Estimate for the California Ridge Wind Energy Project

Dear Mr. Lappin,

This letter provides HDR's update (as Amendment 4) to the Base Decommissioning Cost Estimate for the California Ridge Wind Energy project in Champaign County, Illinois. The facility achieved commercial operation in 2011 and consists of 30 – 1.6 MW wind turbine generators producing a total of 48 MW. The initial review and estimate of decommissioning costs was completed in June 2011. The estimate was updated in January 2016 (Amendment 2) and in April 2020 (Amendment 3). The attached estimate has been updated using published construction cost indices, government cost data, and engineering judgment. The estimation methods used are similar to those used for the 2016 and 2020 updates.

This Amendment 4 assumes no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed. The total estimate for decommissioning as documented in the attached table is \$4,205,955.

Significant changes to Amendment 4 from the 2020 Amendment 3 are as follows:

- "Adjusted Civil – Road and Pads" costs were updated to account for updated values in RSMeans for hauling materials and engineering judgement on 2022 material costs (RSMeans Data Online from Gordian®. www.rsmeans.com. Accessed December 2022)
- "Foundation Removal" costs were updated to account for updated values in RSMeans for hauling materials, concrete, and grading costs
- "Tower & Transformer Removal" costs were updated based on annual inflation rates
- "Transport to recycler" costs were updated based on annual inflation rates
- "Salvage value for Recoverable Materials" – Steel salvage value was updated based on 5-year average salvage values as published on www.statista.com
- "Salvage value for Recoverable Materials" – Copper salvage value was updated based on 5-year average salvage values as published on www.usgs.gov
- "Salvage value for Recoverable Materials" – Transformer copper scrap value was updated based on www.scrapregister.com (December 2022 "Mid West price for Cu Transformer Small")



Inflation data was acquired from the following sources based on the U.S. consumer price index:

- 2010-2021: www.macrotrends.net
- 2022: www.cpiinflationcalculator.com

Please don't hesitate to contact me concerning this amendment with questions or concerns.

Very Truly Yours,

Matthew Redington, P.E.

IL License #062062441

HDR

Attachment: Base Decommissioning Cost Update_2022 update

**California Ridge Wind Project
Base Decommissioning Cost Estimate Update - 2022**

Item	Description	Units	\$ / Unit	Total
	<u>Decommissioning Expense</u>			
1	Overhead and Management	Lump Sum	\$529,082.12	\$529,082
2	Mobilization and Demobilization	Lump Sum	\$604,665.28	\$604,665
3	Civil - Roads and Pads			
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum	\$74,541	\$74,541
5	Roadway removal and disposal	Lump Sum	\$419,740	\$419,740
6	Site Restoration & Decommissioning	Lump Sum	\$802,633	\$802,633
7	Civil - Public Roads			
8	Road Repairs ¹ -Existing roads grade & consolidate	Lump Sum	\$744,483	\$744,483
9	Foundation Removal			
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines	\$17,860	\$535,800
11	Disposal and backfill for turbines	30 turbines	\$5,607	\$168,208
12	Tower & Transformer Removal			
13	Crane and disassembly of tower sections	30 turbines	\$88,876	\$2,666,279
14	Deconstruction into salvagable pieces	30 turbines	\$47,612	\$1,428,357
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines	\$6,301	\$189,021
16	Transport to recycler ⁴			
17	Steel	30 turbines	\$12,270	\$368,100
18	Copper	30 turbines	\$2,872	\$86,154
19	Transformer (disconnect,load onto recycler transport only-Recycler hauls)	30 turbines	\$2,500	\$75,000
			Total Estimated Decommissioning Cost	\$8,692,063
20	<u>Salvage value for Recoverable Materials⁵</u>			
21	Tower	253 tons	\$273	\$2,068,961
22	Nacelle	22 tons	\$273	\$180,600
23	Hub	101 tons	\$273	\$826,930
24	Anchor Bolts	2 tons	\$273	\$16,359
25	Copper ⁶	6.5 tons	\$6,322	\$1,232,712
26	Transformer	1 transformer	\$5,352	\$160,548
			Total Estimated Salvage Value	\$4,486,109
	<u>Base Decommissioning Cost</u>		Estimated Base Decommissioning Cost	\$4,205,955
<p>1. Pre-deconstruction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the</p>				
<p>2. Transportation of road and crane pads will be to a local aggregate supplier in the Danville or Champaign area</p>				
<p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p>				
<p>4. Transportation of recyclable materials would be by truck to Urbana, IL</p>				
<p>5. Steel prices based upon 5-year average from "Statista" Iron & Steel Scrap (2016-2021)</p>				
<p>6. Copper prices based on 5-year average prices from Copper USGS (2016-2021)</p>				

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RESOLUTION NO. _____
RESOLUTION AUTHORIZING AN ADJUSTMENT
TO THE FINANCIAL ASSURANCE FOR THE CALIFORNIA RIDGE WIND FARM

WHEREAS, the Champaign County Board approved a Special Use Permit for the California Ridge Wind Farm in Resolution No. 7966 on November 17, 2011; and

WHEREAS, a special condition of approval of the Special Use Permit for the California Ridge Wind Farm in Resolution No. 7966 requires periodic updates to the Financial Assurance that is required pursuant to the Reclamation Agreement that provides for the eventual decommissioning of the California Ridge Wind Farm; and

WHEREAS, said Financial Assurance is to consist of both a Letter of Credit and an Escrow Account; and

WHEREAS, the balance in the California Ridge Wind Farm Escrow Account at the end of December 2022 was \$4,078,807.06 and the Escrow Account will continue to accrue dividends, interest, and other income monthly; and

WHEREAS, a proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project was received on January 18, 2023; and

WHEREAS, the Zoning Administrator has determined and the State's Attorney's Office has concurred that, based on the proposed Base Decommissioning Cost Estimate Update received on January 18, 2023, the total value of the Financial Assurance for the California Ridge Wind Farm should be increased from \$5,883,905.90 to \$6,918,795.90; and

WHEREAS, the Environment and Land Use Committee has reviewed the proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 4/10/20 and received April 14, 2020, and recommended an adjusted total Financial Assurance Value of \$6,918,795.90; and

NOW, THEREFORE BE IT RESOLVED, that the County Board of Champaign County authorizes the following:

1. Paragraph (16) (f) of the Approved Reclamation Agreement for Case 696-S-11 that provides for no waiver of enforcement is hereby affirmed even though the timing of this financial adjustment is not in strict conformance with paragraph (4) of the Approved Reclamation Agreement.

2. The total value of the required Financial Assurance for the California Ridge Wind Farm is hereby increased to \$6,918,795.90; and
3. A deposit of \$946,662.95 shall be made to the Escrow Account as required by the Approved Reclamation Agreement for the California Ridge Wind Farm no later than 5/31/23; and
4. A new Letter of Credit shall be provided to Champaign County within 30 days in the amount of \$2,839,988.84 less any accrued interest on the Escrow Account after 1/31/23 and said Letter of Credit shall be consistent in form with the previous approved Letter of Credit; and
5. The new Letter of Credit shall be filed with the Champaign County Zoning Administrator; and
6. The Champaign County State's Attorney's Office shall confirm that the new Letter of Credit is correct as to form and legal requirements.
7. The next financial adjustment per the Approved Reclamation Agreement for Case 696-S-11 shall occur in January 2025 subject to the following deadlines:
 - a. The proposed Base Decommissioning Cost Estimate Update shall be submitted to the Champaign County Zoning Administrator not less than two weeks prior to the January 2025 meeting of the Environment and Land Use Committee of the Champaign County Board; and
 - b. The Champaign County Zoning Administrator shall inform the wind farm owner of the anticipated date of the January 2025 meeting of the Environment and Land Use Committee of the Champaign County Board no later than December 1, 2024.

PRESENTED, PASSED, APPROVED, AND RECORDED this 23rd day of February, A.D. 2023.

Kyle Patterson, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Steve Summers, County Executive

Date:



STATE FARM CENTER PARKING LOT PERMIT

This agreement (“Agreement”) is made and entered into as of the date of final, executing signature, by and between The Board of Trustees of the University of Illinois, a body corporate and politic of the State of Illinois, on behalf of its State Farm Center (“University”) and Champaign County Department of Planning & Zoning (“Licensee”), a division of county government in Champaign County, Illinois.

1. **Description of Event.** Household Hazardous Waste One-Day Collection, open to the public, to be set up on April 14, 2023 and held on April 15, 2023 (“Event”).

2. **University’s Provision of Services and Use of Premises.** University will provide to Licensee the nonexclusive use of the following University premises:

State Farm Center: Access to the SE Quad Lot

University will grant Licensee access to and use of the premises from 8:00 a.m. on April 14 to provide for set up. Site shall be cleared of all vehicles, staff, and materials by 11:00 p.m. on April 15. Licensee shall ensure that use of University’s premises under this Agreement does not interfere with University’s use of the premises. Licensee may, with University’s approval, supplement the security provided by University with other security in and around the premises. Licensee will ensure that such security will fully cooperate with and will coordinate its activities with the security supervisor provided by University.

3. **Licensee’s Specific Event Duties.** Licensee or its agents shall manage all Event activities. Licensee hereby agrees that costs for repairs to any University property damage (including, but not limited to, oil leaks and tent holes in sod) shall be borne entirely by Licensee. Licensee further agrees and understands that no cars are to be left on University property overnight. Any cars left overnight are at the risk of Licensee and car owner and University shall not be responsible for any damage to cars left overnight.

4. **Sale of Food and Beverage.** No food or beverage will be sold or consumed as part of this event.

5. **Fees/Reimbursement of Expenses/Remittance.** For use of University premises, Licensee will pay University a fee of \$1000.00. In addition, Licensee shall reimburse University for personnel, additional expenses incurred, and equipment required for the Event. No later than fourteen days after the Event, University will deliver to Licensee a final invoice of actual costs incurred by University. Licensee shall pay the amount due to University no later than 30 days after Licensee’s receipt of an invoice. When making payment, Licensee will: (a) remit by check payable to the “University of Illinois”; (b) reference this Agreement and the applicable invoice being paid; and (c) mail to the address listed on the invoice.

6. **Permits.** Licensee shall be responsible for obtaining all legal permits and other authorizations required for the event.

7. **Cancellation.** If the Event is cancelled or does not occur for any reason other than a force majeure event, including but not limited to, natural disasters, strikes, fires, war, terrorism or threats of terrorism, government actions, and acts or omissions of third parties, Licensee shall pay University for all actual costs incurred by University in preparation for the Event.

University in its sole discretion may cancel or relocate the Event for reasons of public safety, which include but are not limited to inclement weather.

8. **Insurance.** Prior to the Event, Licensee shall submit proof of commercial general liability insurance coverage for the Event that covers bodily injury and property damage liability arising out of the locations/venues and activities of this Event. Licensee also shall ensure that the policy names the Board of Trustees of the University of Illinois as an additional insured on a primary and non-contributory basis, covering all activities related to the Event and to include all University locations/venues where Event activities are being conducted.
9. **Indemnification.** Licensee shall indemnify and hold harmless University and University's trustees, agents, and employees against all loss, damage, and expense that they may sustain or become liable for on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the Event or arising in any manner from the negligent or intentional acts or omissions of Licensee.
10. **Use of Name.** Licensee shall not, and shall ensure that its agents do not, use the name of or any symbol identified with University or conduct its affairs in such a manner as to imply to anyone dealing with it that it is an official agency or part of University. Licensee may use University's name to make factual statements about the event. In no instance shall Licensee use University's name in such a way as to imply an explicit or implicit endorsement of Licensee by University, per University's Campus Administrative Manual at Section III-16 (<http://cam.illinois.edu/iii/iii-16.htm>).
11. **Compliance.** Licensee shall be responsible for the conduct of activities on University premises and shall ensure that all conduct by its invitees is in accordance with the University's Campus Administrative Manual (<http://www.cam.illinois.edu>) and this Agreement. Specific attention should be paid to Section VIII-1, "Use of University Premises and Facilities on the Urbana-Champaign Campus" at <http://cam.illinois.edu/viii/VIII-1.htm>; and Section V-B-2.1 on "Smoke-Free Campus" at <http://cam.illinois.edu/v/v-B-2.1.htm>.
12. **Notices and Payments.**
 - a. *To Licensee:* John Hall, Champaign County Department of Planning and Zoning, Urbana, IL
 - b. *To University:* John Marquardt, State Farm Center, 1800 S. First Street, Champaign, IL 61820
13. **No partnership.** The parties do not intend for this Agreement to create an agency, employment, partnership, or joint venture relationship.
14. **Governing Law.** This Agreement shall be interpreted under the laws of the State of Illinois.
15. **Entire Agreement.** This writing and its incorporated references and attachments contain the entire agreement of the parties concerning the subject matter of the Event.

- 16. **Amendments.** No Amendment of this Agreement will be valid unless made in writing and signed by the parties.
- 17. **Authority.** Each person signing this Agreement represents that he or she has the full authority to bind the party represented to a contract.
- 18. **COVID-19.** The parties agree to implement and follow protocol and other precautions as set forth in accordance with the State of Illinois and the Illinois Department of Public Health.

**THE BOARD OF TRUSTEES OF THE
UNIVERSITY OF ILLINOIS**

**Champaign County Department of Planning
and Zoning**

By: _____
Paul N. Ellinger, Interim Comptroller

Date: _____

By: _____

Name: _____

Title: _____

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: Environment and Land Use Committee

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

DATE: January 30, 2023

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

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.

At the January 5, 2023 ELUC meeting, this case was continued to the February 9, 2023 ELUC meeting in order to accommodate comments from the City of Urbana.

On January 23, 2023, the City of Urbana passed Resolution No. 2023-01-005 stating that the City chose not to protest text amendment 058-AT-22.

ATTACHMENTS

- A Legal advertisement dated June 29, 2022
- B Draft Adopting Ordinance for Case 058-AT-22 with Attachment:
 - Exhibit A: Amendment for 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

ORDINANCE NO. 2023-__
ORDINANCE AMENDING ZONING ORDINANCE
ZONING CASE 058-AT-22

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 058-AT-22;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 23rd day of February, A.D. 2023.

Kyle Patterson, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Steve Summers, County Executive

Date:

EXHIBIT A: PROPOSED AMENDMENT

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.

EXHIBIT A: PROPOSED AMENDMENT

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-~~

EXHIBIT A: PROPOSED AMENDMENT

~~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."

EXHIBIT A: PROPOSED AMENDMENT

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.

EXHIBIT A: PROPOSED AMENDMENT

- 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. 												

EXHIBIT A: PROPOSED AMENDMENT

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>											

EXHIBIT A: PROPOSED AMENDMENT

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>												

EXHIBIT A: PROPOSED AMENDMENT

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				SIDE
						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.

MONTHLY REPORT for NOVEMBER 2022¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in November and three were filed in November 2021. The average number of cases filed in November in the preceding five years was 2.4.

No Zoning Board of Appeals (ZBA) meetings were held in November and no cases were completed. Two ZBA meetings were held in November 2021 and one case was completed. The average number of cases completed in November in the preceding five years was 3.6.

By the end of November there were 12 cases pending. By the end of November 2021 there were 10 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 November 2022 & November 2021

Type of Case	November 2022 No ZBA meetings		November 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	2	0
SFHA Variance	0	0	0	0
Special Use	1	0	0	0
Map Amendment	1	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1
Interpretation / Appeal	0	0	0	0
TOTALS	2	0	3	1
Total cases filed (fiscal year)	37 cases		33 cases	
Total cases completed (fiscal year)	33 cases		31 cases	
Cases pending*	12 cases		10 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 68.5% or the equivalent of 5.5 full time staff members (of the 8 authorized) present on average for each of the 19 workdays in November.

Subdivisions

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

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 November can be summarized as follows:

- 7 permits for 6 structures were approved in November compared to 16 permits for 15 structures in November 2021. The five-year average for permits in November in the preceding five years was 13.
- 23 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, 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, and January 2018).
- 3.3 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$525,049 was the reported value for the permits in November compared to a total of \$2,152,609 in November 2021. The five-year average reported value for authorized construction in November was \$2,782,568.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, and January 2018).
- \$1,262 in fees were collected in November compared to a total of \$4,338 in November 2021. The five-year average for fees collected in November was \$3,992.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2022, July 2022, 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, October 2018, March 2018, February 2018, January 2018, and December 2017).

Planning & Zoning Monthly Report
NOVEMBER 2022

Table 2. Zoning Use Permits Approved in November 2022

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				5	0	1,605,000
Other	1	0	155,000	9	0	806,125
SINGLE FAMILY Resid.: New - Site Built				20	16,785	10,021,700
Manufactured	1	66	18,000	3	321	212,678
Additions	1	49	74,830	25	3,641	1,892,294
Accessory to Resid.	3	1,082	265,219	50	11,408	2,572,778
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	3.3 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other				3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)				7	1,162	518,000
OTHER PERMITS	1	65	12,000	10	767	919,082
TOTAL APPROVED	7/6	1,262	525,049	138/157	39,285	20,541,920

* 7 permits were issued for 6 structures in November 2022; 6 permits require inspection and Compl. Certif.

◇ 138 permits have been issued for 157 structures since 1/1/22.

NOTE: Home occupations and Other permits (change of use, temporary use) total 12 since 1/1/22, (this number is not included in the total number of structures).

5 Zoning Use Permit App. were *received* in November 2022 and - were *approved*.

2 Zoning Use Permit App. *approved* in November 2022 had been *received* in prior months.

Planning & Zoning Monthly Report
NOVEMBER 2022

- There were 7 lot split inquiries and 92 other zoning inquiries in November.
- Two sets of ZBA minutes were transcribed in November.

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

	November 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	0.00 acres	5.00 acres
TOTAL	0.00 acres	10.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 1 Zoning Compliance Inspection was made in November.
- 1 Zoning Compliance Certificate was issued in November for a total of 507 so far in 2022. Some 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 November and can be summarized as follows:

Planning & Zoning Monthly Report
NOVEMBER 2022

- 5 new complaints were received in November compared to 10 new complaints received in November 2021. No complaint was referred to another agency in November and one complaint was referred to another agency in November 2021.
- 24 enforcement inspections were conducted in November compared to 25 inspections in November 2021.
- Four contacts were made prior to written notification in November and one was made in November 2021.
- 28 investigation inquiries were made in November. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- Six complaints were resolved in November and three complaints were resolved in November 2021.
- 97 complaints were left open (unresolved) at the end of November.
- One new violation was added in November and one First Notice and no Final Notice were issued. In November 2021, two new violations were added and one 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 November and no case was referred in November 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Two violations and six complaints were resolved in November compared to zero violations and three complaints that were resolved in November 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 386 complaints and violations remain open at the end of November compared to 413 open complaints and violations at the end of November 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November 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 November.

APPENDICES

A Zoning Use Permit Activity In November 2022

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

C Zoning Compliance Certificates Issued in November 2022

Planning & Zoning Monthly Report
NOVEMBER 2022

Table 4. Enforcement Activity During November 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	5	6	11	4	5		67
Initial Complaints Referred to Others ²	3	0	0	0	1	1	0	0	0	0	0	0		2
Inspections	343	24	24	29	24	21	31	27	41	30	22	24 ⁷		297 ⁸
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0	1	1	0	4		16
Complaints Resolved	50	6	1	3	4	7	5	4	11	8	1 ⁹	6 ⁹		56 ¹⁰
Open Complaints³	86	85	85	90	95	91	96	97	92	95	98	97		97
New violations	11	2	0	1	1	4	0	1	4	0	1	1		15
First Notices Issued	11	2	0	1	1	4	0	1	4	0	1	1		15
Final Notices Issued	2	0	0	0	0	0	0	1	0	0	0	0		1
Referrals to SAO ⁴	2	1	0	0	1	0	0	0	0	0	0	0		2
Violations Resolved ⁵	98	1	3	0 ¹¹	1	17	0	9	5	4	8	4 ¹¹		52 ¹²
Open Violations⁶	328	329	326	327	327	314	314	306	305	301	293	289		289¹³
TOTAL Open Complaints & Violations	414	412	409	417	422	405	410	403	397	396	391	386		386

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. 6 of the 24 inspections performed were for the new complaints received in November 2022.
8. 41 of the 297 inspections performed in 2022 have been for complaints received in 2022.
9. 3 of the complaints resolved in November 2022 were received in November 2022.
10. 13 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in November were for complaints that had been received in November 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.

Planning & Zoning Monthly Report
NOVEMBER 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2022


Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
277-22-02 R-5	Lot 25 located in three tracts of land in the E ½ of the SE ¼ of the SE ¼ of Section 9 and the SW ¼ of the SW ¼ of Section 10, Urbana Township; 25 Toni Lane, Urbana, Illinois PIN: 30-21-10-351-009, 023, & 476-004	Stonetown Woodland Acres, LLC	10/04/2022 11/10/2022	Replace an existing manufactured home with a new manufactured home 870-S-17
312-22-01 AG-1	A tract of land part of the N ½ of the NE ¼ of Section 21, Hensley Township; 5207F North Duncan Road, Champaign, Illinois PIN: 12-14-21-200-036	Heidi Leuszler	11/08/2022 11/18/2022	Establish a Change of Use to remodel a portion of home for retail wholesale business NHO-19-16
318-22-01 AG-1	A tract of land located in the NW corner of the SW ¼ of Section 6, Scott Township; 1734 County Road 0 East, Seymour, Illinois PIN: 23-19-06-300-008	Patrick and Amy Hoss	10/26/2022 11/16/2022	Authorize an existing detached storage shed
319-22-01 AG-1	A tract of land in the NE corner of the NE ¼ of Section 9, Sidney Township; Address to be assigned PIN: 24-28-09-200-033	Kris Bolt	11/15/2022 11/16/2022	Construct a storage shed and workshop for agriculture equipment
320-22-02 AG-1	A tract of land located in 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	11/16/2022 11/17/2022	Construct a detached storage shed

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

Planning & Zoning Monthly Report
NOVEMBER 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
325-22-01 R-1	A tract of land located 211.8 feet North of the SE corner of the SE ¼ of the NE ¼ of Section 31, Ludlow Township; 3055 County Road 1300 East, Rantoul, Illinois PIN: 14-03-31-276-010	Margaret Orr	11/21/2022 11/28/2022	Construct a detached storage shed
332-2-01 AG-1	Lot 1 of T & M Subdivision of Section 33, Philo Township; 613 County Road 1500 East, Tolono, Illinois PIN: 19-27-33-476-001	John and Kara Leaman	11/28/2022 11/29/2022	Authorize an existing addition to a single-family home with an attached garage.

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

Planning & Zoning Monthly Report
NOVEMBER 2022

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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

Planning & Zoning Monthly Report
NOVEMBER 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/22/2022	99-21-01	Lot 19 of Lincolnshire Fields North Subdivision, Section 21, Champaign Township. 3809 Deerfield Dr, Champaign, Illinois PIN: 03-20-21-179-001	A screened porch addition to an existing single-family home
*Zoning Compliance Inspection based on the current aerial photography			

MONTHLY REPORT for DECEMBER 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 December and six were filed in December 2021. The average number of cases filed in December in the preceding five years was 1.6.

Two Zoning Board of Appeals (ZBA) meetings were held in December and six cases were completed. Two ZBA meetings were held in December 2021 and four cases were completed. The average number of cases completed in December in the preceding five years was 1.2.

By the end of December there were 12 cases pending. By the end of December 2021 there were also 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 December 2022 & December 2021

Type of Case	December 2022 2 ZBA meetings		December 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	1	3	3
SFHA Variance	0	0	0	0
Special Use	4	3**	2	0
Map Amendment	0	2**	1	0
Text Amendment	0	0	0	1
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1
Interpretation / Appeal	0	0	0	0
TOTALS	6	6	6	4
Total cases filed (fiscal year)	43 cases		39 cases	
Total cases completed (fiscal year)	37 cases		35 cases	
Cases pending*	12 cases		12 cases	
* Cases pending includes all cases continued and new cases filed				
** A map amendment case and a related special use permit case were withdrawn in December				

¹ Note that approved absences and sick days resulted in an average staffing level of 68.5% or the equivalent of 5.0 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in December.

Subdivisions

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

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 December can be summarized as follows:

- 10 permits for 13 structures were approved in December compared to 13 permits for 11 structures in December 2021. The five-year average for permits in December in the preceding five years was 11.
- 23 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, 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, and January 2018).
- 7.2 days was the average turnaround (review) time for complete initial residential permit applications in December.
- \$652,253 was the reported value for the permits in December compared to a total of \$928,829 in December 2021. The five-year average reported value for authorized construction in December was \$842,812.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, and January 2018).
- \$1,169 in fees were collected in December compared to a total of \$1,172 in December 2021. The five-year average for fees collected in December was \$2,790.
- 22 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2022, July 2022, 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, October 2018, March 2018, February 2018, and January 2018).

Planning & Zoning Monthly Report
DECEMBER 2022

Table 2. Zoning Use Permits Approved in December 2022

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				5	0	1,605,000
Other	2	0	53,000	11	0	859,125
SINGLE FAMILY Resid.: New - Site Built				20	16,785	10,021,700
Manufactured	2	646	332,894	5	967	545,572
Additions				25	3,641	1,892,294
Accessory to Resid.	5	360	180,570	55	11,768	2,753,348
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	7.2 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other	1	163	85,789	4	1,012	266,289
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)				7	1,162	518,000
OTHER PERMITS				10	767	919,082
TOTAL APPROVED	10/13	1,169	652,253	148/170	42,792	21,194,173

* 10 permits were issued for 13 structures in Dec. 2022; 10 permits require inspection and Compl. Certif.

◇ 148 permits have been issued for 170 structures since 1/1/22.

NOTE: Home occupations and Other permits (change of use, temporary use) total 12 since 1/1/22, (this number is not included in the total number of structures).

7 Zoning Use Permit App. were *received* in December 2022 and - were *approved*.

3 Zoning Use Permit App. *approved* in December 2022 had been *received* in prior months.

Planning & Zoning Monthly Report
DECEMBER 2022

- There were 6 lot split inquiries and 65 other zoning inquiries in December.
- One set of ZBA minutes was transcribed in December.

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

	December 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	0.00 acres	5.00 acres
TOTAL	0.00 acres	10.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 58 Zoning Compliance Inspections were made in December.
- 29 Zoning Compliance Certificate was issued in December for a total of 536 so far in 2022. Some 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 December and can be summarized as follows:

Planning & Zoning Monthly Report
DECEMBER 2022

- 3 new complaints were received in December compared to 7 new complaints received in December 2021. No complaint was referred to another agency in December and no complaint was referred to another agency in December 2021.
- 17 enforcement inspections were conducted in December compared to 34 inspections in December 2021.
- Two contacts were made prior to written notification in December and none was made in December 2021.
- 19 investigation inquiries were made in December. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- Four complaints were resolved in December and five complaints were resolved in December 2021.
- 96 complaints were left open (unresolved) at the end of December.
- One new violation was added in December and one First Notice and no Final Notice were issued. In December 2021, one new violation was added and one 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 December and no case was referred in December 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- 17 violations and four complaints were resolved in December compared to one violation and five complaints that were resolved in December 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 368 complaints and violations remain open at the end of December compared to 414 open complaints and violations at the end of December 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in December 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 December.

APPENDICES

A Zoning Use Permit Activity In December 2022

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

C Zoning Compliance Certificates Issued in December 2022

Planning & Zoning Monthly Report
DECEMBER 2022

Table 4. Enforcement Activity During December 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	5	6	11	4	5	3	70
Initial Complaints Referred to Others ²	3	0	0	0	1	1	0	0	0	0	0	0	0	2
Inspections	343	24	24	29	24	21	31	27	41	30	22	24	177	314 ⁸
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0	1	1	0	4	2	18
Complaints Resolved	50	6	1	3	4	7	5	4	11	8	1 ⁹	6	4 ⁹	60 ¹⁰
Open Complaints³	86	85	85	90	95	91	96	97	92	95	98	97	96	96
New violations	11	2	0	1	1	4	0	1	4	0	1	1	1	16
First Notices Issued	11	2	0	1	1	4	0	1	4	0	1	1	1	16
Final Notices Issued	2	0	0	0	0	0	0	1	0	0	0	0	0	1
Referrals to SAO ⁴	2	1	0	0	1	0	0	0	0	0	0	0	0	2
Violations Resolved ⁵	98	1	3	0 ¹¹	1	17	0	9	5	4	8	4	17 ¹¹	69 ¹²
Open Violations⁶	328	329	326	327	327	314	314	306	305	301	293	289	272	272¹³
TOTAL Open Complaints & Violations	414	412	409	417	422	405	410	403	397	396	391	386	368	368


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. 1 of the 17 inspections performed were for the new complaints received in December 2022.
8. 42 of the 3142 inspections performed in 2022 have been for complaints received in 2022.
9. 1 of the complaints resolved in December 2022 were received in December 2022.
10. 14 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in December were for complaints that had been received in December 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.

Planning & Zoning Monthly Report
DECEMBER 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN DECEMBER 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
320-22-01 R-1 / B-4	A tract of land located in the SE corner of the SE ¼ of Section 03, St. Joseph Township; 1707 County Road 2200 East, St. Joseph, Illinois PIN: 28-22-03-400-018	Jim Clingan	11/16/2022 12/14/2022	Install a ground-mounted Solar Array
325-22-02 R-1	Lot 108 of Windsor Park IV Subdivision of Section 25, Champaign Township; 10 Stanford Place, Champaign, Illinois PIN: 03-20-25-101-005	Robert and Teresa Curtis	11/21/2022 12/01/2022	Construct a detached storage shed
325-22-03 B-4 / AG-2	A tract of land located in the NW ½ of the SE ¼ of Section 04 and in the NW corner of the NW ¼ of Section 09, South Homer Township; 2758 County Road 1100 North, Homer, Illinois PIN: 26-30-04-400-006 & 009, & 26-30-04-200-003	Adam and Lori Young	11/21/2022 12/12/2022	Install a ground-mounted Solar Array 126-AM-97
339-22-01 AG-1	A tract of land located in the S ½ of the NE ¼ of the SW ¼ of Section 33, Tolono Township; 842 County Road 600 North, Sadorus, Illinois PIN: 29-26-33-300-007	Gerald and Mallory McClendon	12/05/2022 12/21/2022	Replace an existing manufactured home with a new manufactured home on the subject property and <u>authorize an existing detached storage shed and carport (3 structures)</u>
341-22-01 AG-1	A tract of land located in the NE ¼ of the SE ¼ of the SE ¼ of Section 24, Condit Township; 2621 County Road 1200 East, Thomasboro, Illinois PIN: 07-08-24-400-005 & 006	Kenny Grove and Michelle Juday	12/07/2022 12/13/2022	Install a ground-mounted Solar Array

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

Planning & Zoning Monthly Report
DECEMBER 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN DECEMBER 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
341-22-02 AG-1	A tract of land located in the SW corner of the SE ¼ of Section 33, Philo Township; 1456 County Road 600 North, Tolono, Illinois PIN: 19-27-33-400-012	Paul and Nancy Blake	12/07/2022 12/20/2022	Construct a detached shed for agriculture use
341-22-03 AG-1	A tract of land located in the NE corner of the SE ¼ of the SE ¼ of Section 17, St. Joseph Township; 1987 Homer Lake Road, St. Joseph, Illinois PIN: 28-22-17-400-003	Riley Homes, Inc.	12/07/2022 12/14/2022	Place a new manufactured home on the subject property and <u>authorize an existing detached storage shed (2 structures)</u>
347-22-01 AG-1	Tract "D" of the NE ¼ of the NE ¼ of Section 24, St. Joseph Township; 2381B County Road 1500 North, St. Joseph, Illinois PIN: 28-22-24-200-006	Craig and Debbie Huff	12/13/2022 12/14/2022	Construct a detached storage shed
348-22-01 AG-1	A tract of land located in the NW corner of the S ½ of the NW ¼ of Section 04, Condit Township; 2974 County Road 800 East, Dewey, Illinois PIN: 07-08-04-100-011	Ross and Anne Mansfield	12/14/2022 12/19/2022	Construct a detached storage shed for a tree farm
361-22-01 AG-1	Lot 3 of Burnett-Gordon Minor Subdivision of Section 24, Urbana Township; 1485 County Road 1800 East, Urbana, Illinois PIN: 30-21-24-202-003	Andrew and Jennifer Burnett	12/27/2022 12/30/2022	Install a ground-mounted Solar Array

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

Planning & Zoning Monthly Report
DECEMBER 2022

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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

Planning & Zoning Monthly Report
DECEMBER 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
09/30/2022	199-22-03	A tract of land 955 feet west of the NE Corner of Section 34, Tolono Township. 981 CR 700N, Tolono, Illinois. PIN: 29-26-34-200-005	A 100' monopole at the EIEC substation for the use of high-speed internet from Nextlink and smart metering by the Co-op.
12/02/2022	122-22-01	Lot 101 of Trumbull Subdivision in part of the NE Quarter of Section 33, St. Joseph Township 2092 CR 1850N, St. Joseph, Illinois. PIN: 27-16-33-200-024	A single-family home with attached garage
12/02/2022	283-20-03	Two tracts of land comprising 34.45 acres located in part of the NE Quarter of Section 2, Sidney Township. 1183 CR 2300E, Sidney, Illinois PIN: 24-28-02-226-005 & 006	A single-family home with attached garage addition to an existing crawlspace/foundation
12/02/2022	293-20-01	Tract 1 of a Plat of Survey of part of the West Half of the NE Quarter of the NE Quarter of Section 10, Sidney Township 2177 CR 1100N, Sidney, Illinois PIN: 24-28-10-200-002	A single-family home with attached garage
12/02/2022	146-22-02	The West 11.5 feet of Lot 3 and Lot 4 in Block 1 of the First Addition to the Town of Block, Section 33, Sidney Township 2002 CR 600N, Sidney, Illinois PIN: 24-28-33-351-006	A detached storage shed
12/02/2022	199-22-04	A tract of land located in the south 125.5 feet of the east 126.3 feet of the SE Quarter of the SE Quarter of Section 26, Sidney Township. 701 CR 2300E, Sidney, Illinois PIN: 24-28-26-400-002	A 100' monopole at the EIEC substation for the use of high-speed internet from Nextlink and smart metering by the Co-op.
12/02/2022	261-20-02	Two tracts of land comprising 1.99 acres located in the SE Corner of the West Half of the SE Quarter of Section 10, Philo Township. 1564 CR 1000N, Philo, Illinois PIN: 19-27-10-400-003 & 006	A carport addition to an existing detached garage

*Zoning Compliance Inspection based on the current aerial photography

Planning & Zoning Monthly Report
DECEMBER 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
12/02/2022	144-22-01	A 10-acre tract of land located in the East Half of the SE Quarter of Section 10, Philo Township. 1548 CR 1000N, Philo, Illinois PIN: 19-27-10-300-011	A ground-mounted solar array
12/02/2022	256-17-01	A tract of land located in the North Half of the SW Quarter of Section 36, Philo Township. 648 CR 1700E, Philo, Illinois PIN: 19-27-36-300-012	A garage addition to a single-family home (3 rd floor deck was not constructed and is not included)
12/06/2022	243-21-01	Lot 28 of Rolling Hills Subdivision 4 th Plat, Section 12, Mahomet Township. 2201 Pheasant Ridge Road, Mahomet, Illinois. PIN: 15-13-12-129-016	A detached garage and to authorize a previously constructed detached garage
12/06/2022	318-22-01	A tract of land located in the NW Corner of the SW Quarter of Section 6, Scott Township. 1734 CR 0E, Seymour, Illinois PIN: 23-19-06-300-008	A detached storage shed
12/06/2022	252-22-01	Lot 6 of Miller Woods Subdivision, Section 25, Newcomb Township. 505 Miller Woods Ln, Mahomet, Illinois PIN: 16-07-25-302-010	A detached garage
12/06/2022	300-21-01	Lot 3 of CZT Estates, Section 26, Newcomb Township. 2559 CR 450E, Mahomet, Illinois PIN: 16-07-26-100-027	A single-family home with attached garage
12/06/2022	96-22-02	A tract of land in part of the East Half of the SE Quarter of the SE Quarter of Section 22, Newcomb Township. 402 CR 2600N, Mahomet, Illinois PIN: 16-07-22-400-006	An accessory storage shed
12/06/2022	125-22-03	A tract of land in part of the SW Quarter of the NW Quarter of the SW Quarter, Section 6, Scott Township. 1734 0E, Seymour, Illinois. PIN: 23-19-06-300-008	A single-family home with attached garage
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Planning & Zoning Monthly Report
DECEMBER 2022

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Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
12/06/2022	206-22-02	Lot 5 in Spring Lake Subdivision, Section 17, Mahomet Township. 610 S Oak St, Mahomet, Illinois PIN: 15-13-17-404-016	An addition to an existing single-family home
12/06/2022	223-22-02	A tract of land in part of the NW Quarter of Section 36, Newcomb Township. 2471 CR 550E, Dewey, Illinois. PIN: 16-07-36-105-002	A detached garage
12/07/2022	18-22-01	A tract of land in the SE Corner of the SE Quarter of Section 18, East Bend Township. 694 CR 3300N, Fisher, Illinois PIN:10-02-18-400-009 & 013	An accessory storage shed
12/07/2022	145-22-01	A tract of land in the SE Quarter of the NE Quarter of Section 13, Brown Township. 3363 CR 600E, Foosland, Illinois PIN: 02-01-13-200-009	A machine shed for agricultural equipment.
12/07/2022	181-22-02	A tract of land in the NW Corner of the NW Quarter of Section 29, East Bend Township. 701 CR 3200N, Fisher, Illinois PIN: 10-02-29-100-001	A 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
12/07/2022	81-22-01	A tract of land in part of the SE Quarter of the SE Quarter of Section 34, Condit Township. 998 CR 2400N, Champaign, Illinois PIN: 07-08-34-400-008	A ground-mounted solar array
12/07/2022	182-20-01	A 5.25-acre tract of land in the SW Quarter of Section 15, Condit Township. 2734 CR 900E, Dewey, Illinois PIN: 07-08-15-300-003	A detached shed and to authorize construction of a single-family home with attached garage and 3 additional detached storage sheds
12/07/2022	133-20-03	Two tracts of land comprising 80 acres located in the East Half of the NE Quarter of Section 18, East Bend Township. 687 CR 3400N, Foosland, Illinois PIN: 10-02-18-200-021 & 023	A ground-mounted solar array
*Zoning Compliance Inspection based on the current aerial photography			

Planning & Zoning Monthly Report
DECEMBER 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*12/13/2022	198-14-01	Lot 70, Windsor Park 2 nd Subdivision, Section 25, Champaign Township. 2514 Stanford Dr, Champaign, Illinois PIN: 03-20-25-103-007	A covered porch addition to an existing single-family home
12/15/2022	238-10-03	A tract of land in the NW Quarter of Section 3, Condit Township. 2994 CR 900E, Dewey, Illinois PIN: 07-08-03-100-006	A freestanding sign
12/15/2022	188-09-01	A tract of land in the NW Quarter of Section 3, Condit Township 2994 CR 900E, Dewey, Illinois PIN: 07-08-03-100-006	A new building with drive-up facilities for The Dewey State Bank
12/20/2022	181-22-04	Lot 78 of Lincolnshire Fields Southeast Subdivision, Section 21, Champaign Township. 3105 Valley Brook Drive, Champaign, Illinois. PIN: 03-20-21-477-005	An attached garage addition with a porch to an existing single-family home
12/21/2022	325-22-02	Lot 108 in Windsor Park IV Subdivision, Section 25, Champaign Township. 10 Stanford Pl, Champaign, Illinois PIN: 03-20-25-101-005	A detached storage shed
*12/29/2022	230-17-02	A tract of land in the NE Quarter of Section 1, Sidney Township 1161 CR 2400E, St. Joseph, Illinois. PIN: 24-28-01-200-013	An addition to a single-family home. No ZCC for the addition to the detached shed that was not constructed.
*Zoning Compliance Inspection based on the current aerial photography			