



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE Action Plan
Summary of Action Taken at the March 9, 2023 Meeting

Members Present: Aaron Esry, Jim Goss, Kyle Patterson, Emily Rodriguez, Jilmala Rogers, Chris Stohr
and Eric Thorsland

Members Absent:

Agenda	Action
I. Call to Order	6:30 p.m.
II. Roll Call	7 members present
III. Approval of Agenda/Addendum	Approved
IV. Approval of Minutes	
A. February 9, 2023 – Regular Meeting	Approved
V. Public Participation	None
VI. Communications	Chris Stohr, Upcoming HHW event
VII. <u>New Business: Items to be Recommended to the County Board</u>	
A. Zoning Case 083-S-22. A request by Anthony Donato, d.b.a. IAG Investments, LLC to authorize a Special Use Permit for a photovoltaic solar array with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring as a County Board Special Use Permit and as a second principal use in addition to a data center authorized by the ZBA in related Case 082-S-22, in the AG-2 Agriculture and B-3 Highway Business Zoning Districts on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N. Market St., Champaign, and including the following waivers of standard conditions: Part A: A waiver from providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A 3. Part B: A waiver from locating the PV Solar Array less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a. Part C: A waiver from submitting a Roadway Upgrade and Maintenance Agreement prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.(1).	<i>*The motion to approve Zoning Case 083-S-22 passed unanimously with one abstention.</i>

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B. Decommissioning and Site Reclamation Plan for Zoning Case 083-S-22. A request by Anthony Donato, via IAG Investments LLC, to approve the Decommissioning and Site Reclamation Plan for the PV SOLAR ARRAY in Zoning Case 083-S-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located West of the Road Ranger facility with an address of 4910 N. Market St., Champaign.

****The motion to approve the Decommissioning and site Reclamation Plan for Zoning Case 083-S-22 passed unanimously with one abstention.***

C. Noise Analysis for Zoning Case 083-S-22. A request by Anthony Donato, via IAG Investments LLC, to approve the noise analysis for the PV SOLAR ARRAY in Zoning Case 083-S-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N. Market St., Champaign.

****The motion to approve the Noise Analysis for Zoning Case 083-S-22 passed unanimously with one abstention.***

D. Authorization for Public Hearing on Proposed Zoning Ordinance Text Amendment to Revise Requirements for Wind Farm and PV Solar Farm as required by Public Act 102-1123.

The motion to authorize a public hearing on Proposed Zoning Ordinance Text Amendment to Revise Requirements for Wind Farm and PV Solar Farm as required by Public Act 102-1123 passed by a vote of 5 yays to 2 nays.

E. County Board Resolution Authorizing Signature of County Executive for Extension of IHDA Strong Communities Program Grant

****The motion to approve the Resolution Authorizing Signature of County Executive for Extension of IHDA Strong Communities Program Grant passed unanimously.***

VIII. Other Business

A. Semi-Annual Review of CLOSED Session Minutes

The motion to keep CLOSED Session Minutes Closed passed unanimously.

IX. Chair's Report

None

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

Items VII. A., B., C., and E.

XI. Adjournment

7:02 p.m.

****Denotes Inclusion on the Consent Agenda***