



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, May 4, 2023 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Emily Rodriguez

Aaron Esry – Vice-Chair

Jilmala Rogers

Jim Goss

Chris Stohr

Kyle Patterson

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes
 - A. April 6, 2023 – Regular Meeting
- V. Public Participation
- VI. Communications
- VII. **New Business: Items for Information Only**
 - A. **Online registration open for May 20, 2023, Residential Electronics Collection Event at Parkland College**
 - B. **Illinois Environmental Protection Agency Notice of Application for a Construction Permit IL23040002 for a diesel emergency generator at the University of Illinois Advanced Computational Building at 1011 West Springfield Avenue, Urbana IL**
 - C. **Notice of Champaign County inclusion in Class Action Settlement in City of Long Beach, et al. v. Monsanto Company and receipt of funds**
 - D. **Illinois Environmental Protection Agency Notice of Proposed Renewal of the Clean Air Act Permit for the Peoples Gas Light and Coke Company Manlove Gas Storage Field**
- VIII. **New Business: Items to be Recommended to the County Board**
 - A. **Zoning Case 074-S-22.** A request by Medanos Solar LLC, PO Box 14055, Chicago, IL 60614, a subsidiary of Cultivate Power, LLC, owned by Brian Matthay, 2819 Buchanan St, San Francisco, CA 94123 and Noah HYTE, 321 Beloit Ave, Los Angeles, CA 90049; via agent Kiera Gavin, and participating landowner Terry Wolf, 1409 W Bridalveil Pl, Oro Valley, AZ 85737, to authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, on a 48.64-acre tract in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre tract in

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

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the east half of Section 4, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as farmland owned by Terry Wolf on the north side of CR 1100N (County Highway 15) northeast of the Village of Homer, Illinois and including the following waivers of standard conditions:

Part A: A waiver for a distance of 0 feet between a PV Solar Farm and a municipal boundary in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. of the Zoning Ordinance.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. of the Zoning Ordinance.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Part D: A waiver for not completing consultation with the State Historic Preservation Officer of the Illinois Department of Natural Resources prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 K. of the Zoning Ordinance.

- B. Decommissioning and Site Reclamation Plan for Zoning Case 074-S-22.** A request by Medanos Solar LLC, PO Box 14055, Chicago, IL 60614, a subsidiary of Cultivate Power, LLC, owned by Brian Matthay, 2819 Buchanan St, San Francisco, CA 94123 and Noah Hyte, 321 Beloit Ave, Los Angeles, CA 90049; via agent Kiera Gavin, and participating landowner Terry Wolf, 1409 W Bridalveil Pl, Oro Valley, AZ 85737, to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 074-S-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, on a 48.64-acre tract in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre tract in the east half of Section 4, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as farmland owned by Terry Wolf on the north side of CR 1100N (County Highway 15) northeast of the Village of Homer, Illinois.
- C. Zoning Case 035-AM-21.** A request by Jeffrey Jenkins d.b.a Walnut Grove MHC to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the R-5 Manufactured Home Park Zoning District in order to operate the proposed Special Use with waivers in related Zoning Case 036-S-21 for a proposed 8 lot expansion of a non-conforming manufactured home park on a 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.

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- D. Approval of documents fulfilling special conditions for Zoning Case 898-S-18 (BayWa r.e.).** A request by Prairie Solar 1, LLC, a PV solar farm that was previously approved in Case 898-S-18 in Ordinance No.2019-1 on January 24, 2019, and that is wholly owned by BayWa r.e. Development, LLC, via agent Brandon Reinhardt, Associate Director of Development for BayWa r.e. Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine, CA 92612, to authorize the following documents pursuant to special conditions in Case 898-S-18:
 - 1. A Decommissioning and Site Reclamation Plan**
 - 2. Road use agreements with the Champaign County Highway Department, Sidney Township, and the Village of Homer**
 - 3. A revised noise analysis with a proposed revision of the special condition requiring noise reduction kits on the inverters**
 - 4. Vegetative screening around the relevant portions of the fenced area.**

 - E. Annual Facility Inspection Report for the period 4/1/22 – 3/31/23 for Champaign County’s National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)**
- IX. Other Business
 - X. Chair’s Report
 - XI. Designation of Items to be Placed on the Consent Agenda
 - XII. Adjournment