



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

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

Members Absent: John Farney

Agenda	Action
I. Call to Order	6:36
II. Roll Call	6 members present
III. Approval of Agenda/Addendum	Approved
IV. Approval of Minutes	Approved
A. October 5, 2023 – Regular Meeting	
V. Public Participation	Elizabeth Reddington
VI. Communications	None
VII. <u>New Business: Items for Information Only</u>	
A. E-mail from Terry McLaren	Information Only
VIII. <u>New Business: Items to be approved by ELUC</u>	
A. Recreation & Entertainment License: Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 4/18/24- 4/20/24.	The motion to approve the Recreation & Entertainment License passed unanimously.
IX. <u>New Business: Items to be recommended to the County Board</u>	
A. Zoning Case 099-S-23. A request by Champaign Solar 1 LLC, a subsidiary of Pivot Energy Development LLC, with CEO Tom Hunt; via agent Merrill Read, and participating landowner JHBLT LLC, 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 Agriculture Zoning District, on the south 35.2 acres of a 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N and including the following waivers of standard conditions:	Motion to recommended zoning case 099-S-23 and 100-S-23 to the full County Board passed unanimously. These items will not be on the consent agenda.

Part A: A waiver for a separation distance of 1.07 miles from a municipality with a zoning ordinance in lieu of the minimum required 1.5 miles, per Section 6.1.5 B.(2)a.

Part B: A waiver for a separation distance of 42 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

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. Other waivers may be necessary.

- B. **Decommissioning and Site Reclamation Plan for Zoning Case 099-S-23.** A request by Champaign Solar 1 LLC, a subsidiary of Pivot Energy Development LLC, with CEO Tom Hunt; via agent Merrill Read, and participating landowner JHBLT LLC, to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 099-S-23 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on the south 35.2 acres of a 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N.

C. **Zoning Case 100-S-23.** A request by Champaign Solar 1b LLC, a subsidiary of Pivot Energy Development LLC, with CEO Tom Hunt; via agent Merrill Read, and participating landowner JHBLT LLC, 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 Agriculture Zoning District, on 26.7 acres in the north half of a 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N and including the following waivers of standard conditions:

Part A: A waiver for a separation distance of 1.07 miles from a municipality with a zoning ordinance in lieu of the minimum required 1.5 miles, per Section 6.1.5 B.(2)a.

Part B: A waiver for a separation distance of 10 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

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. Other waivers may be necessary.

D. Decommissioning and Site Reclamation Plan for Zoning Case 100-S-23.

A request by Champaign Solar 1b LLC, a subsidiary of Pivot Energy Development LLC, with CEO Tom Hunt; via agent Merrill Read, and participating landowner JHBLT LLC, to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 100-S-23 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on 26.7 acres in the north half of a 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N.

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| X. | <u>Other Business</u> | |
| A. | October 2023 Monthly Report | Information Only |
| XI. | <u>Chair’s Report</u> | None |
| XII. | <u>Designation of Items to be Placed on the Consent Agenda</u> | None |
| XIII. | <u>Adjournment</u> | 7:03 p.m. |