



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, November 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

Kyle Patterson

John Farney

Emily Rodriguez

Jilmala Rogers

Chris Stohr

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes
 - A. October 5, 2023 – Regular Meeting
- V. Public Participation
- VI. Communications
- VII. **New Business: Items for Information Only**
 - A. E-mail from Terry McLaren
- VIII. **New Business: Items to be approved by ELUC**
 - 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.
- IX. **New Business: Items to be recommended to the County Board**
 - 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:

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.

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.

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.

X. Other Business

A. October 2023 Monthly Report

XI. Chair's Report

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

XIII. Adjournment