



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

MINUTES – Subject to Review and Approval

DATE: Thursday, October 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)	
Jilmala Rogers	
Kyle Patterson	
	Emily Rodriguez
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: Steve Summers (County Executive), John Hall (Zoning Administrator), and Liz Dillingham (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 Ms. Rogers to approve the agenda and seconded by Mr. Esry. Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

IV. Approval of Minutes

A. September 7, 2023 – Regular Meeting

MOTION by Ms. Rogers to approve the minutes of the August 10, 2023, regular meeting, seconded by Mr. Esry. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

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V. Public Participation

None

VI. Communications

None

VII. New Business: Items for Information Only

**A. Online Registration Open for October 14, 2023, Residential Electronics Collection
(register at <https://ecycle.simplybook.me/>)**

Mr. Hall stated there are still spots available to sign up.

**B. Online Registration Open for October 24, 2023, Illinois Green Infrastructure & Erosion
Control Conference 2023 (register at www.ccstormwater.org)**

Mr. Hall stated to visit Ccstormwater.org to register or call Planning & Zoning at 217-384-3708. A full day conference with both breakfast & lunch will be provided at the I-Hotel.

This is one of the BMP's (best management practice) of our MS'4 local entities including City of Champaign, City of Urbana, Village of Savoy, University of Illinois, & the County with a lot of help from the Illinois Soil and Water Conservation District.

Mr. Stohr inquired as to if there was anything regarding stormwater that is coming up that we should be aware of or discussed at the conference on October 24.

Mr. Hall indicated the presenters at the conference attempt to focus on green infrastructure and erosion control. There will be a site visit to Crystal Lake Park to review the recent Park District improvements. Also, there will be presentations from the City of Peoria utilizing green infrastructure to manage stormwater issues. Researchers from Penn State will be presenting as well. There is transportation provided by MTD from the I-Hotel to Crystal Lake Park and back.

**C. Request for a Nuisance Ordinance amendment to prohibit roosters in Residential
Districts within 1,000 feet of a home-rule municipality.**

Mr. Esry inquired as to how long the process would take to implement if ELUC passed the ordinance. He also asked what the enforcement actions look like.

Mr. Hall advised Nuisance Ordinance Amendments are much quicker than Zoning Ordinance Amendments. They could be amended simply by presenting the proposed Amendment at one meeting and adopting it the next. Mr. Hall wasn't certain if what Mr. Davis is proposing could be ready at the November ELUC meeting, but certainly by December.

76 According to Mr. Hall, local municipalities have gone beyond simply rooster prohibition, they also include a
77 limit of the number of hens and conditions under which they need to be maintained. Mr. Hall stated the
78 County has had more complaints about roosters than other aspects. In 2012, there were hens in the
79 Scotswood area that were running loose which neighbors did not appreciate. Amending the Nuisance
80 ordinances do not have to be advertised. After approval, the clerk's office must have a copy available for
81 review, but it is simple. If the board adopts the prohibition for Roosters and we find out someone has a
82 Rooster, we will make the person aware it is a violation. We would give the violator two weeks to get rid of
83 the rooster. After that, we would forward information the State Attorney's office. If it is a repeat violator,
84 we can speak to the State Attorney's office to set up a process for quicker enforcement. Mr. Hall
85 reiterated our enforcement process is never quick and you could end up listening to that Rooster for a long
86 time before enforcement would ever kick in and achieve an end. Mr. Hall related you cannot make people
87 do things and all you can do is take them to court eventually.

88
89 Mr. Thorsland asked if the proposed Bee Ordinance had a direct correlation to a particular complaint that
90 was going to be resolved or had been resolved.

91
92 Mr. Hall stated this specific rooster will be harvested soon or may already be harvested but Mr. Davis
93 is concerned about the next rooster.

94
95 Mr. Thorsland stated he understood and elaborated on his years of experience as a rooster farmer. Mr.
96 Thorsland agreed that roosters are inappropriate and can be loud. He inquired about the model of the
97 ordinance and if it would mirror the City of Champaign or Urbana's ordinance. He also asked if hens would
98 be included.

99
100 Mr. Hall stated he would do whatever the committee asks him to do. He indicated drafting a rooster
101 prohibition is easy, however, once you take on the added requirements of hens and things like that, there
102 are a lot of good models to follow. He reminded the committee that the more things you try to regulate,
103 the more turnout you will have from the public which might drag things out. Mr. Hall recommended just
104 focusing on roosters at this point. He favors a "less is more" and recommends just focusing on roosters.

105
106 Mr. Thorsland agreed. He inquired about the 1000 feet of a Home Rule municipality and asked if that
107 stipulation would be limited.

108
109 Mr. Hall stated Mr. Davis modeled the Home Rule guidelines the landscape waste burning requirements.
110 Mr. Hall added there are four Home Rule municipalities in the county including Champaign, Urbana,
111 Rantoul, and Savoy.

112
113 Mr. Thorsland asked if the staff should have some direction on the topic.

114
115 Mr. Stohr stated he feels there are other issues besides roosters including furniture, inoperable vehicles,
116 and downed trees that might be covered under a municipal ordinance. He respectfully suggested this type
117 of area might be incorporated in the City of Champaign if others would like to see these types of

118 ordinances enforced. He was not inclined to add to the workload of Planning & Zoning and the State
119 Attorney's office.

120
121 Mr. Patterson indicated he feels that in certain situations, if something is against the rules and people are
122 aware, they eventually start to comply without having reinforcement. He indicated we do not have a lot of
123 support enforcement. Kyle stated the municipalities have the ordinances, so it is not the only policy in the
124 state.

125
126 Mr. Esry stated he is not opposed to an ordinance that bans roosters. His concerns would be overgrown
127 yards & yards waste which would take precedence over roosters. He stated he would support the rooster
128 ordinance if needed but could also live without it.

129
130 Ms. Rogers spoke about her knowledge of rooster cases while working her last five years at the State
131 Attorney's office. She recalled only two cases of Ordinance violations. She believes the State Attorney's
132 office wouldn't necessarily be burdened by the enforcement.

133
134 Mr. Thorsland said the process of implementing an ordinance would be simple. He suggested bringing the
135 issue before the board and we can see how the public reacts. He feels it is not a priority but can be
136 discussed.

137
138 Mr. Hall stated there has only been two complaints including Mr. Davis's complaint and one in Dewey. He
139 suggested for the committee to limit the issue just as Mr. Davis recommends as a smaller focus having
140 more success. Several things to consider are limiting roosters within a 1000 ft of Home Rule municipality or
141 considering it to be effective in every residential district.

142
143 Mr. Thorsland prefers not to limit the ordinance to 1000 ft. of a residential district. He stated he would be
144 afraid that someone could be on the fringe of Dewey on an agriculture piece of land and not have the right
145 to farm. He stated being on the fringe of Savoy or Champaign is a different story. Mr. Thorsland
146 recommended keeping the discussion here.

147
148 Mr. Esry stated the ordinance can be written that wouldn't apply to a 1000 FT of a non- Home Rule area.
149 He suggested the people of Dewey would then have to live with it and the neighbors can deal with it
150 together. He said he believes it would be fair not to include the rest of the people out on the county who
151 would potentially have an issue in the future.

152
153 Mr. Patterson stated we have had two complaints and it makes sense if the complaint is within a home rule
154 municipality. He worries that if we aren't seeing more complaints, we are trying to solve a problem that is
155 not necessarily a problem which can cause trouble. He is hesitant but not completely opposed to all
156 residential but ultimately suggested to keep it to within 1000 FT of a Home Rule municipality.

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158 Mr. Thorsland stated he thinks we should start at Kyles suggestion. All board members agreed to move
159 forward with the rooster ordinance.

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VIII. New Business: Items to be approved by ELUC

- A. Draft letter to Illinois Environmental Protection Agency Regarding Notice of Application For Renewal of Federally Enforceable State Operating Permit [73020205] for Kraft Heinz Co. located at 1701 West Bradley Avenue, Champaign.

Mr. Thorsland read the letter and said it looks great and thanked John for drafting the letter.

Mr. Thorsland entertained a motion to approve the letter. Approved by Mr. Stohr and seconded by Mr. Patterson.

Mr. Esry stated he approved of the letter and indicated it is straight forward addressing the issues and asking them to do their job diligently.

Mr. Hall stated he would put the letter on County Board letter head and coordinate with the chair. He stated when the permit is available for public review, we are asking them to let us know so we can be a little more involved.

IX. New business: Items to Recommended to the County Board.

- A. **Zoning Case 086-AT-23.** Amend the Champaign County Zoning Ordinance as follows, In order to ensure compliance with Public Act 102-1123:

1. Add and/or amend definitions to be consistent with Public Act 102-1123: as described in Parts 1 and 2 of the legal advertisement.
2. Revise Section 6.1.4 WIND FARM SPECIAL USE PERMIT to establish an effective date for regulating previously authorized WIND FARMS, as described in Part 3 of the legal advertisement.
3. Add new Section 6.1.5 PROPOSED WIND FARM SPECIAL USE PERMIT to establish regulations applicable after an effective date for proposed WIND FARMS consistent with Public Act 102-1123, as described in Part 4 of the legal advertisement.
4. Renumber existing Section 6.1.5 to new Section 6.1.6 PHOTOVOLTAIC (PV) SOLAR FARM and establish an effective date for regulating previously authorized PHOTOVOLTAIC (PV) SOLAR FARMS, as described in Part 5 of the legal advertisement.
5. Add new Section 6.1.7 PROPOSED PHOTOVOLTAIC (PV) SOLAR FARM to establish regulations applicable after an effective date for proposed PHOTOVOLTAIC (PV) SOLAR FARMS consistent with Public Act 102-1123, as described in Part 6 of the legal advertisement.

Mr. Hall indicated there are some updates he received earlier today in the afternoon. He received an E-mail suggesting revisions from John Widener, Village of Mahomet President. If these revisions are approved, the Village of Mahomet would find the Solar Farm Special Use permit language to be acceptable and rescind their protest.

John stated he learned the Village of Saint Joseph is taking the same position as the Village of Mahomet if the committee finds the proposed change acceptable, they will rescind their protest as well. Philo is also possibly considering this amendment at their board meeting on Monday night. These results are a complete surprise to John and are positive.

205 Mr. Thorsland indicated he is agreeable to the changes in that he would like to make the municipalities
206 happy.

207
208 John spoke about the multicolored handout on the desks which shows how to propose the change that
209 should be made. It contains two sections of the ordinance. Mr. Widener had included the prohibition on
210 waivers as part of the paragraph D. In fact, there is a more relevant portion of the ordinance for that
211 prohibition should go. The yellow topics on the handout state everything Mr. Widener proposed including
212 requiring subdivision review unless it is specifically waived. This also prohibits that subdivision approval
213 from being waived. Once it is in place, it is a hardline prohibition that no solar farm can ask for waiver from
214 that requirement. The wording that is in blue, goes a little bit further to specify what is anticipated in the
215 subdivision approval. There should never be a need to build streets for a solar farm. They add very little
216 traffic. This makes it clear for plat review and sidewalk deferral. John related it is logical that a Village may
217 want sidewalks to be constructed on a solar farm property if and when development occurs on the far side.
218 There may be granting of easements for infrastructure and surface drainage, reasonable subdivision
219 application fees, or any other requirement that may be included as a special condition of special use
220 approval. There may be some time where even the County Board would agree that a street would need to
221 be constructed.

222
223 John left it up the committee to decide whether to adopt both proposed sections of the document.

224
225 Mr. Thorsland indicated the blue section in the Amendment is quite normal.

226
227 Mr. Patterson confirmed the distance is 1.5 miles from a municipality and the proposed amendment would
228 not clash with state law.

229
230 Mr. Esry stated he did not have an issue with the proposed amendment.

231
232 Mr. Thorsland said this ordinance would not violate the state public act. Mr. Thorsland related he would
233 like to be fair and move the ordinance from the ELUC committee to the full County board.

234
235 Mr. Stohr entertained a motion to move the ordinance from the ELUC committee to the full County board
236 with the proposed changes for discussion since the ELUC vote is split. Ms. Rogers seconded.
237 The committee voted to forward the entire proposed Amendment (yellow & blue highlights) to the County
238 Board meeting on October 19, which passed on a 4 to 1 vote.

239
240 **X. Other Business**

241 A. August was a very busy month for special permits. September has not been busy. A thank you to
242 Lori Busboom to assist the Zoning & Planning department while short staffed.

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244 B. Monthly Reports

245 i. September 2023 Received and Placed on File

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247 **XI. Chair's Report**

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249 None

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

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255 None

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257 XIII. Adjournment

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259 Chair Thorsland adjourned the meeting at 7:14 p.m.

John Hall

From: Megan R. Robison
Sent: Wednesday, October 25, 2023 1:20 PM
To: Aaron Esry; Chris Stohr; Emily Rodriguez; Eric Thorsland; Jilmala Rogers; John Farney; Kyle Patterson
Cc: John Hall
Subject: FW: Recycle Drop off for Glass

Hello,

I am forwarding the message below, from a constituent, to ELUC Members.

Thank you,

Megan Robison
Administrative Assistant
Champaign County Administrative Services Brookens Administrative Center
1776 E Washington Street
Urbana, IL 61802
www.co.champaign.il.us
mrobison@co.champaign.il.us
(217)384-3776 ext. 2127
(217)384-3896 Fax

-----Original Message-----

From: Terry McLaren <tmclaren01@gmail.com>
Sent: Wednesday, October 25, 2023 12:24 PM
To: County Board <CountyBoard@co.champaign.il.us>
Subject: Recycle Drop off for Glass

CAUTION: External email, be careful when opening.

It's very discouraging that Champaign County no longer has a drop off for recycling glass. While local municipalities require glass pickup, the many citizens who live outside the towns do not have a drop off location. Ideally, the 'County' would require all recyclers in the County to provide drop off locations for all recyclable materials. Currently NONE of the drop off locations accept glass.

How can we get this problem corrected?

Thank you,

Terry McLaren
Kerr Township



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

FILED

Filed: 09-10-2023

Champaign County Clerk

For Office Use Only

License No. 2024-ENT-43

Date(s) of Event(s) APRIL 18-20, 2024

Business Name: TAYLOR FEIDKAMP

License Fee: \$ 30.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 34.00

Checker's Signature: _____

Per Year (or fraction thereof):	\$ 100.00
Per Single-day Event:	\$ 10.00
Clerk's Filing Fee:	\$ 4.00

Checks Must Be Made Payable To: Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

217-414-5511
 MAIL TO 905 WARD ST
 URBANA IL 61801

- A. 1. Name of Business: Taylor Feidkamp
2. Location of Business for which application is made: URBANA, IL
1302 N COLER AVE, URBANA, IL, 61801
3. Business address of Business for which application is made: _____
4. Zoning Classification of Property: CR
5. Date the Business covered by Ordinance No. 55 began at this location: 4-18-4-20-2024
6. Nature of Business normally conducted at this location: DEMO DERBY
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): DEMO DERBY
8. Term for which License is sought (specifically beginning & ending dates): 4-18-2024-4-20-2024
(NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? NO
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: 4-18-2024
CHAMPAIGN COUNTY FAIR GROUNDS 1302 N COLER AVE URBANA
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE AND WILL BE RETURNED TO APPLICANT

B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, **place** and **date** of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant **MUST** furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

6

1. Name(s) of owner(s) or local manager(s) (include any aliases): Taylor Feldkamp
Date of Birth: REDACTED Place of Birth: Urbana IL
Social Security Number: REDACTED Citizenship: _____
If naturalized, state **place** and **date** of naturalization: Yes
2. Residential Addresses for the past three (3) years: _____

3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: _____ Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, **place and date** of naturalization: _____

Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

REDACTED

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this

10th

day of

Jan

20

23



Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Signature of President

Signature of Secretary

Signature of Manager or Agent

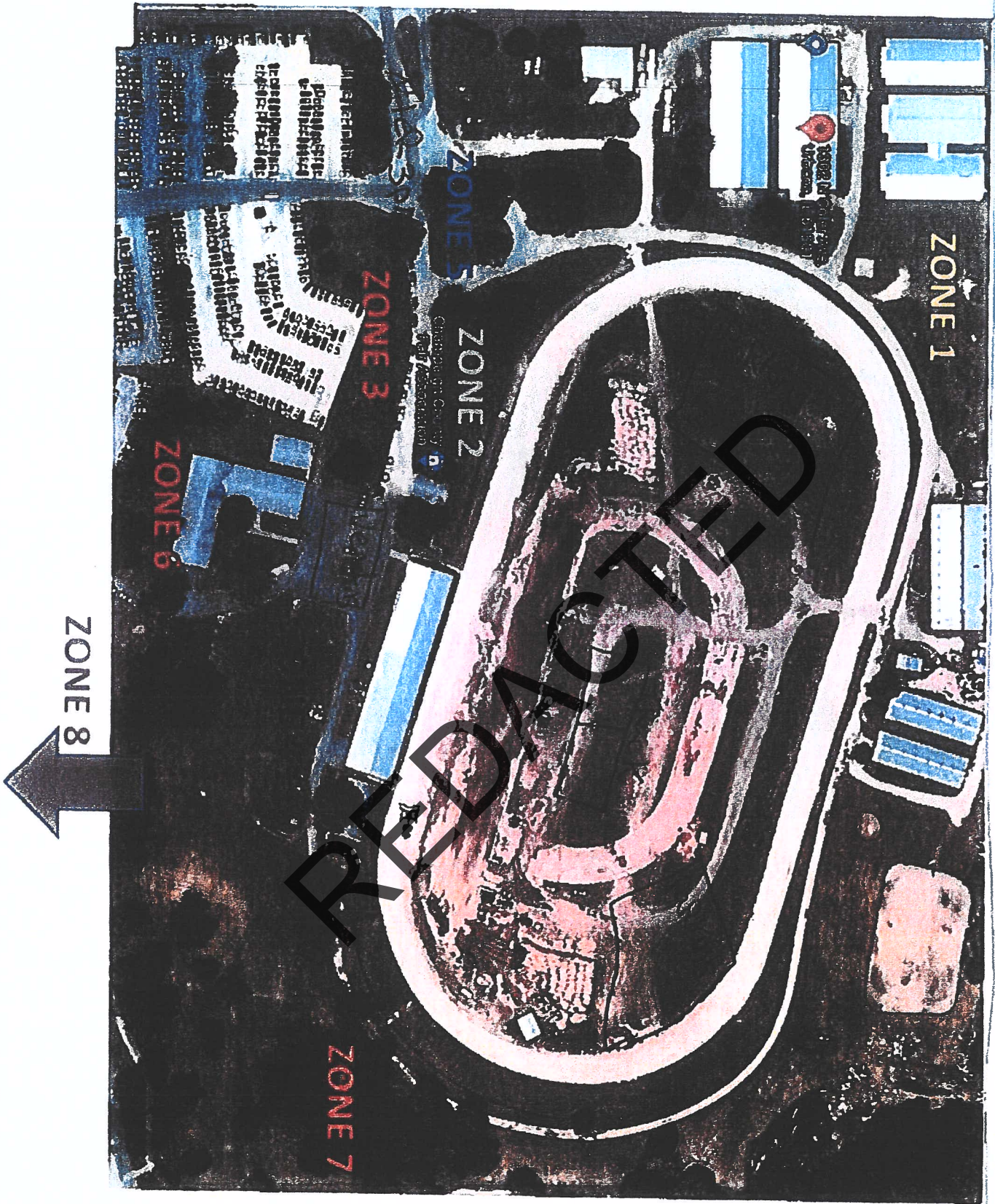
Subscribed and sworn to before me this

day of

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Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to _____, CHAMPAIGN COUNTY CLERK, _____, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.



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: **October 30, 2023**

RE: **Recommendation for County Board Special Use Permit
Cases 099-S-23 and 100-S-23**

Petitioner: **Pivot Energy, via agent Liz Reddington**

Request: **Case 099-S-23
Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Zoning District, 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 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.

**Case 100-S-23
Authorize a second 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, 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.

Location: **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.**

BACKGROUND

The petitioner would like to construct two 5-megawatt (MW) PV Solar Farms on one 90-acre property. Each PV Solar Farm requires a County Board Special Use Permit with waivers.

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND APPROVAL” of this County Board Special Use Permit at its October 12, 2023 meeting.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Pesotum, a municipality with zoning. The subject property is located within Pesotum Township, which does not have a Plan Commission.

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. The Village of Pesotum was notified of this option on October 13, 2023. P&Z Staff received an email from Joyce Ragle, Pesotum Village President, on October 23, 2023 stating that the Village chose to waive the need for a second ELUC meeting (Attachment C).

There are 14 approved special conditions for case 099-S-23 and 13 approved special conditions for case 100-S-23 listed below. Conditions A through M are the same for both cases, while case 099-S-23 also has condition N.

PUBLIC INPUT RECEIVED

The following is a summary of public comments received at the July 13, 2023 ZBA meeting:

- (1) Mr. Chris Hausman said he is a drainage commissioner that is in the affected area of this proposed project, and he is also a landowner that butts up against this property. He had a concern about the fence line being too close to the property line and how it might impact farming on adjacent land. He also said that protection of the drainage tile is important for future generations and for the productivity of the farmland that is counting on that drainage tile to drain. He said as one Drainage District commissioner, he believes that a 40-foot easement would be adequate to maintain that district tile.
- (2) Mr. Michael Boyer asked if it made any sense to replace that district tile in the section where the solar project is happening before it happens so that way the maintenance would be reduced on it during its proposed lifetime.

There were no comments received at the October 12, 2023 ZBA meeting.

DRAINAGE TILE CONCERNS MITIGATED

Pivot Energy completed a drainage tile survey for the subject property and submitted it to P&Z Staff on September 27, 2023. There were areas where the proposed solar racking overlapped Drainage District tile and mutual drainage tiles. After discussion with the Drainage District and P&Z Staff, Pivot Energy

submitted a revised Site Plan on October 11, 2023, showing a revised solar racking configuration that avoids all Drainage District and mutual drainage tiles (Attachment B).

During the October 12, 2023 ZBA meeting, John Hall, Zoning Administrator, expressed concern that the Drainage District easement would be established in the southern solar farm. Special condition N was added to Case 099-S-23 to ensure that the easement would be established by agreement between Pivot Energy and the Drainage District, and that the area can be accessed for tile maintenance.

APPROVED SPECIAL CONDITIONS

A. The approved site plan consists of the following documents:

- **Site Plan received October 11, 2023.**

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

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 required 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 the Environment and Land Use Committee 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 special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by Tuscola Township and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**

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

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. **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 "A2" by Moody's or a rating of "A-" by Kroll's 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. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 100-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

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

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **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 special condition stated above is required to ensure the following:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
1. **Maintain the pollinator plantings 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 special condition stated above is required to ensure the following:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- J. **The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**

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

The PV SOLAR FARM is constructed in compliance with the Ordinance requirements.

- K. **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.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- L. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended August 18, 2022.**

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

That the current version of the Zoning Ordinance has been referenced.

- N. **(ONLY FOR CASE 099-S-23) A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**

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

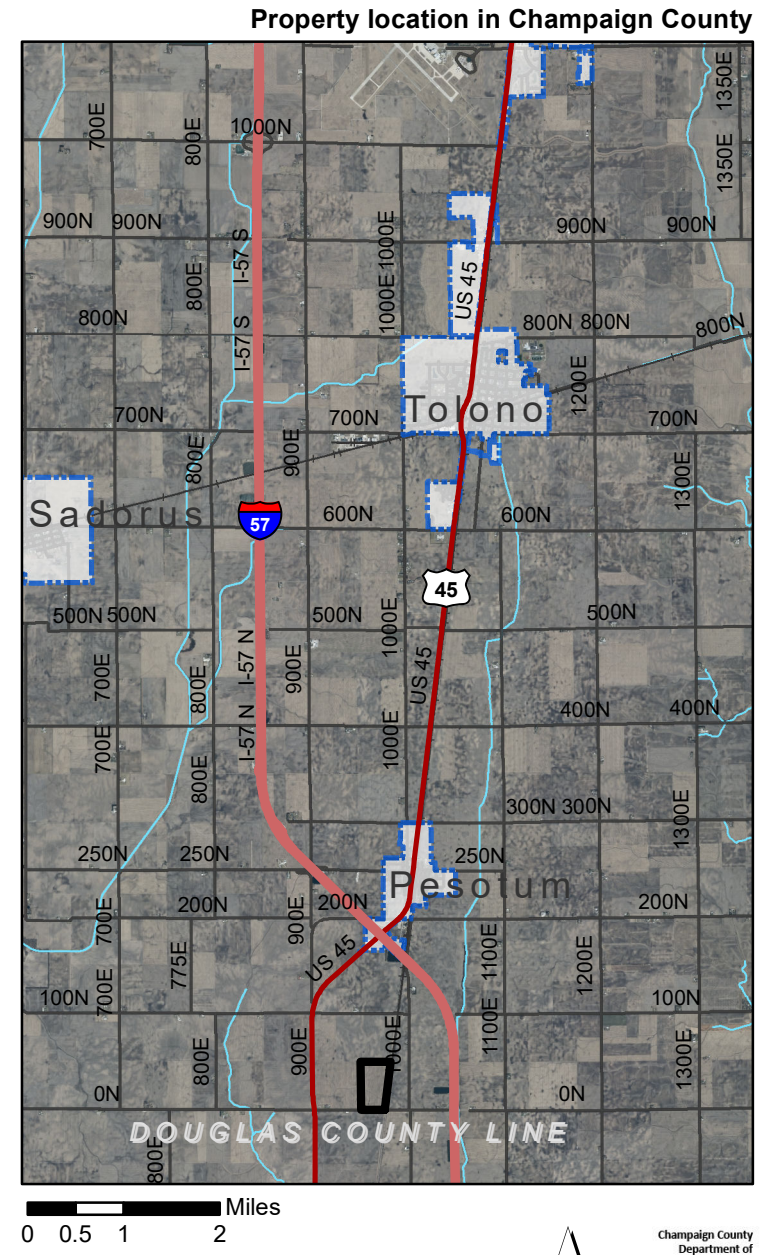
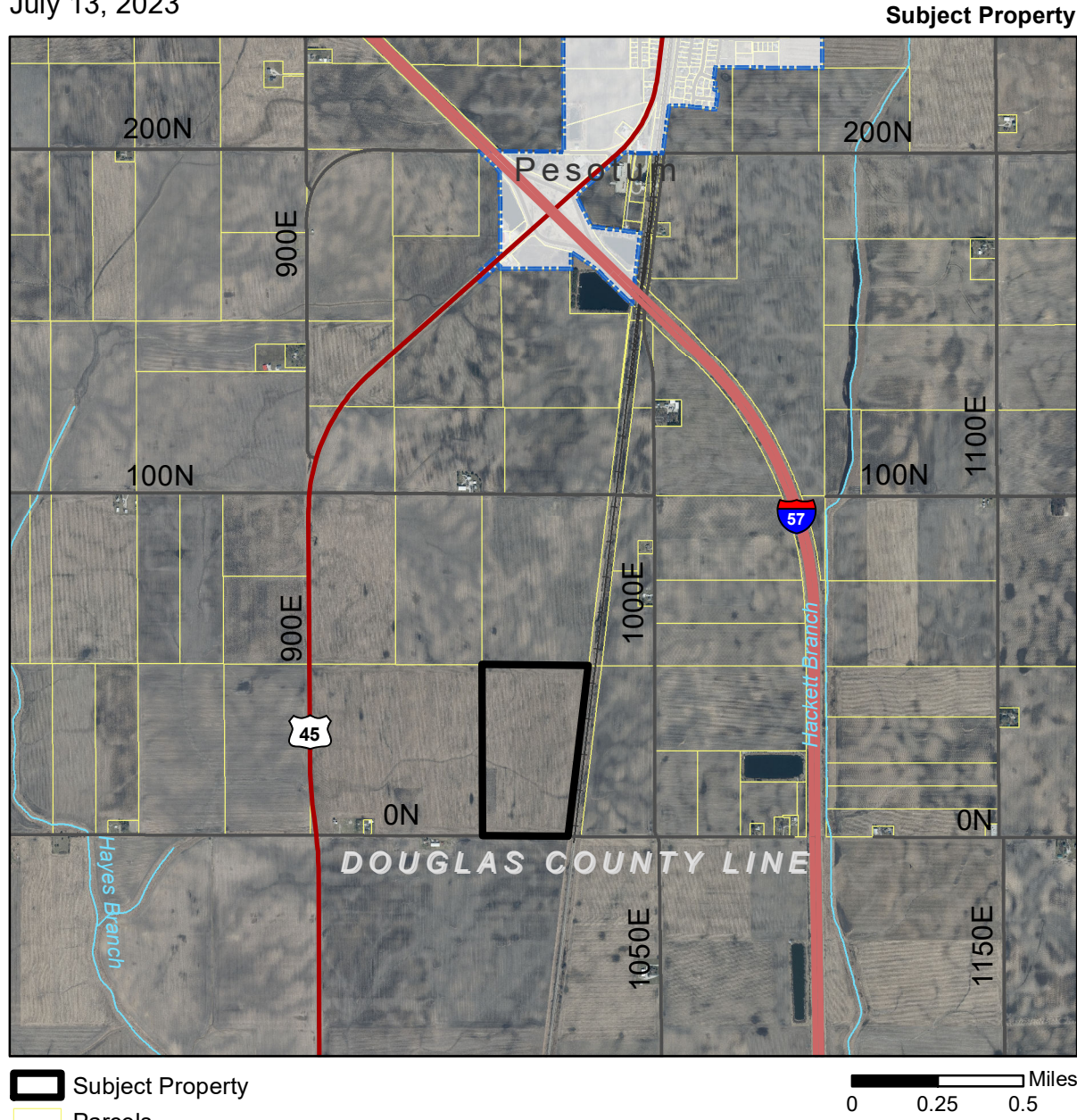
Adequate care is taken to protect the drainage district tile.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan received October 11, 2023
- C Email from Joyce Ragle, Village of Pesotum President, received October 23, 2023
- D Finding of Fact and Final Determination for Case 099-S-23 as approved by the ZBA on October 12, 2023
- E Finding of Fact and Final Determination for Case 100-S-23 as approved by the ZBA on October 12, 2023

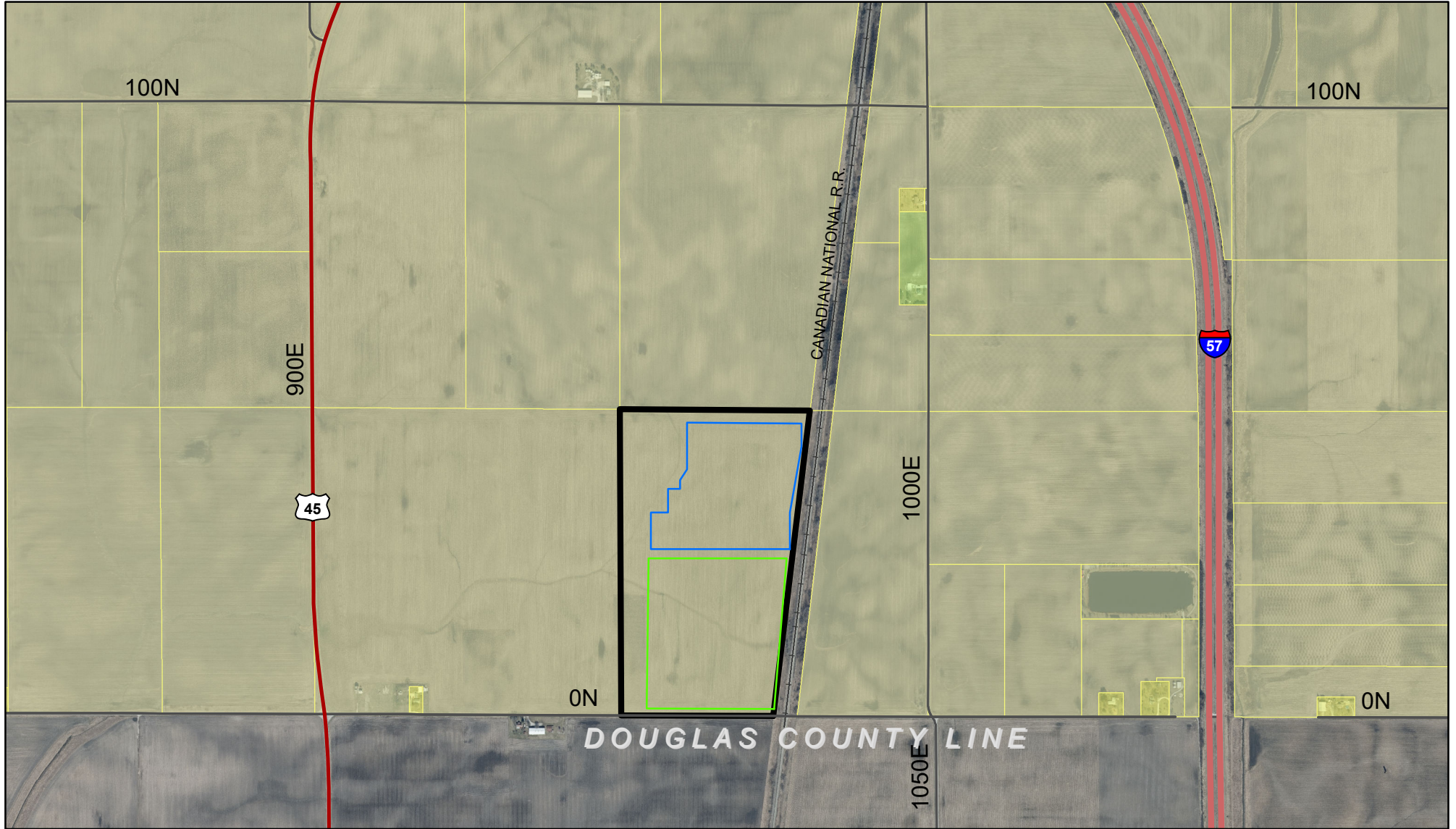
Location Map

Cases 099-S-23 & 100-S-23
July 13, 2023



Land Use Map

Cases 099-S-23 & 100-S-23
July 13, 2023



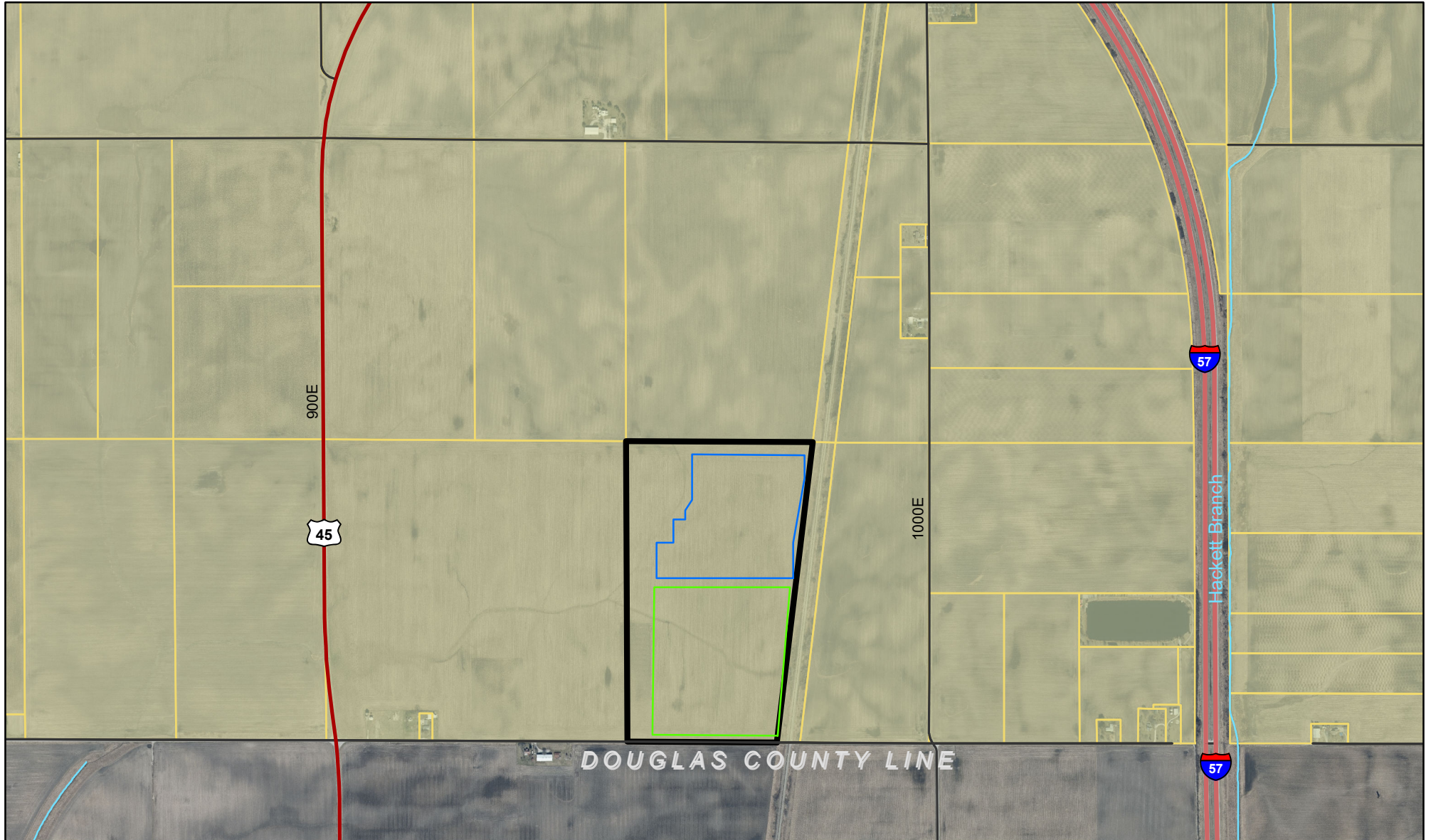
- Fenced area 1b
- Fenced area 1
- Subject Property
- Parcels
- Agriculture
- Ag/Residential
- Residential






0 300 600 1,200 Feet

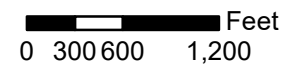
Champaign County
Department of
PLANNING &
ZONING

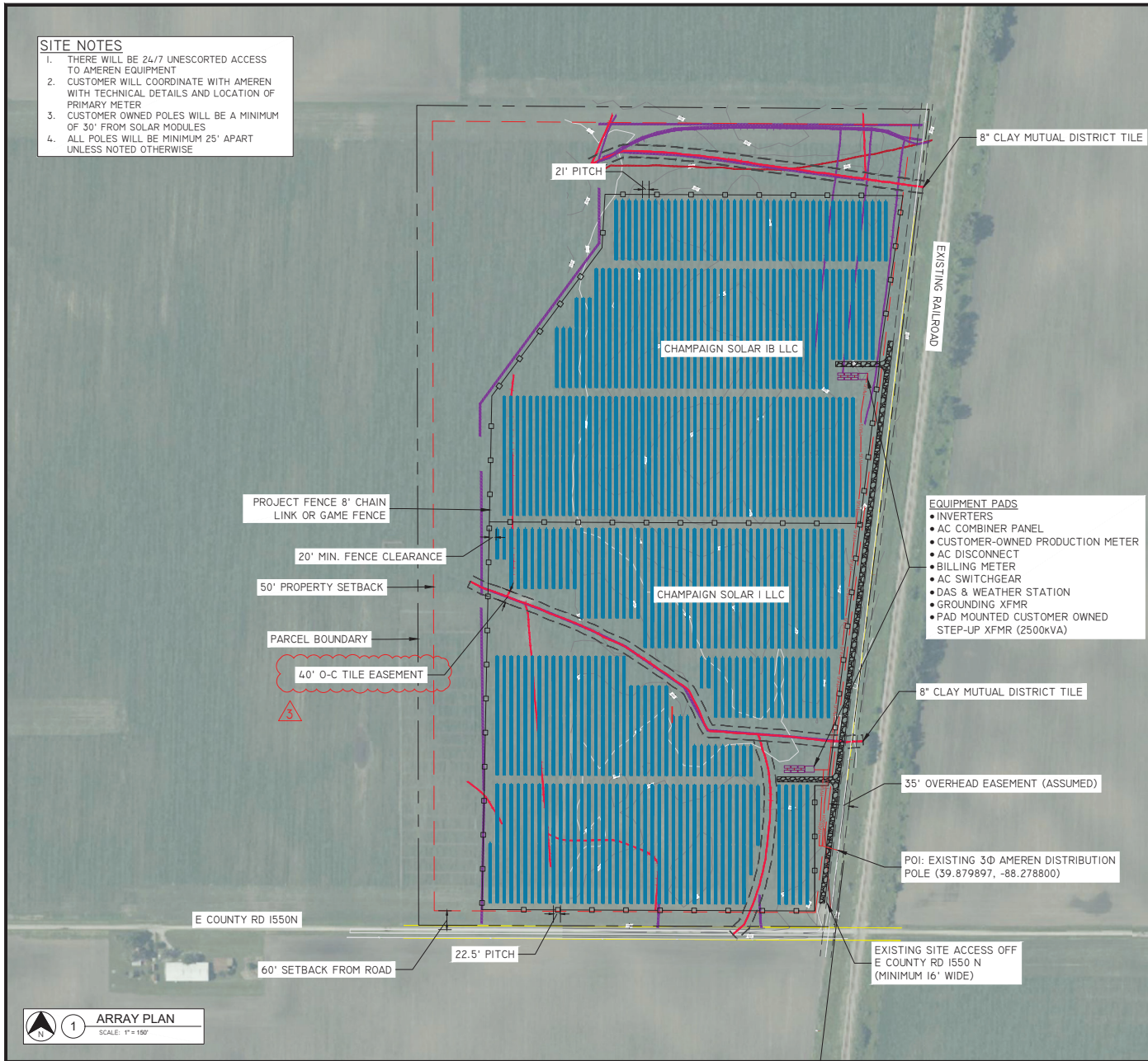
Zoning Map

Cases 099-S-23 & 100-S-23
July 13, 2023



-  Fenced area 1b
-  Fenced area 1
-  Subject Property
-  Parcels
-  AG-1 Agriculture

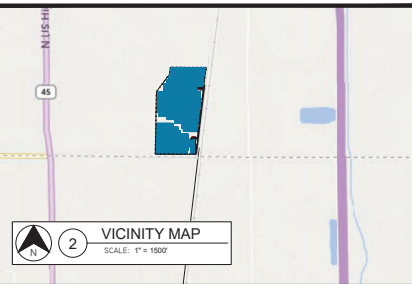




SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO AMEREN EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH AMEREN WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE

1 ARRAY PLAN
SCALE: 1" = 150'



- SYSTEM SPECIFICATIONS**
- SYSTEM SIZE: 13080.00kW_{DC} / 10000kW_{AC}
 - PV MODULE: (24000) TALESUN BIPRO TD7G72M-545 545W
 - INVERTER: (80) CPS SCHI25KTL-DO/LUS-600 125kW
 - RACKING: (12) ATI DURATRACK SINGLE-AXIS TRACKER
 - GROUND COVERAGE RATIO: 0.345
 - FENCED AREA: 59.5 ACRES
- SITE SPECIFICATIONS**
- PARCEL ID: 1832344.00001
 - ZONING SETBACKS: 26' PROPERTY / 60' ROAD / 1000' RESIDENTIAL
 - UTILITY: AMEREN
 - INTERCONNECTION SERVICE VOLTAGE: TBDKV
 - ASHRAE 2% AVG HIGH TEMP: 33°C
 - ASHRAE EXTREME LOW TEMP: -23°C

REV	DATE	DESCRIPTION
1	2023.08.15	DESIGN AROUND DISTRICT MUTUAL TILES
2	2023.08.15	OVERLAY ORIGIN TILE SURVEY
3	2023.10.10	60' ROAD / 24' PARCEL BOUNDARY & 1000' RESIDENTIAL SETBACK
0	2023.10.10	PRELIM DESIGN

RECEIVED
OCT 11, 2023
CHAMPAIGN COUNTY
PLANNING & ZONING

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.

CHAMPAIGN SOLAR I & IB LLC
130 880824 - 88.2803233
PESOTUM ILL. 61845

Pivot Energy
401 WEMATA ST., SUITE 200
DENVER, CO 80202
888-754-5155

DATE: 2023.10.10

E100 ARRAY PLAN

LEGEND

- ACCESS ROAD
- AREA OF INTEREST
- HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
- MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
- LOW VOLTAGE ELECTRICAL LINES
- FENCELINE
- PARCEL BOUNDARY
- FIRE ACCESSWAYS
- FLOOD PLAIN
- OBSTRUCTIONS
- SETBACKS
- TREE REMOVAL
- VEGETATIVE BUFFER
- WETLAND AREA

Susan Burgstrom

From: Village President <presidentvillage097@gmail.com>
Sent: Monday, October 23, 2023 1:06 PM
To: Susan Burgstrom
Subject: Re: Champaign County Zoning Cases 099-S-23 and 100-S-23 - response requested

Champaign County Zoning
Susan

The Village of Pesotum is waiving the requirement for a second ELUC meeting.

Thanks
Joyce
Village of Pesotum

Sent from my iPhone

On Oct 23, 2023, at 9:35 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Thanks Joyce. Could you please respond with a clarification that you waive the requirement for a second ELUC meeting, as we discussed on the phone?

Thanks,
Susan

From: Village President <presidentvillage097@gmail.com>
Sent: Monday, October 23, 2023 9:30 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: Re: Champaign County Zoning Cases 099-S-23 and 100-S-23 - response requested

Good Morning Susan,
The Village of Pesotum Trustees were advised of the 2 pending meetings and have decided to waive attendance at these meetings.
Thank you for the information.
Joyce Ragle
President
Village of Pesotum

Sent from my iPhone

On Oct 13, 2023, at 8:27 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Last night, the Champaign County Zoning Board of Appeals recommended approval of a PV Solar Farm proposed approximately 1 mile south of the Village of Pesotum in zoning cases 099-S-23 and 100-S-23. The next step is to forward the zoning cases to the County Environment and Land Use Committee (ELUC) for their recommendation. After the ELUC recommendation, the cases will go to the County Board for final approval or denial.

The Champaign County Zoning Ordinance provides an opportunity for municipalities with zoning ordinances that are within 1.5 miles of a proposed PV Solar Farm to require two ELUC meetings rather than one in order to give that municipality time to provide

comments. The Village can also waive that requirement in writing so that only one ELUC meeting is required.

The first ELUC meeting will be on November 9, 2023. If you do not waive the second ELUC meeting, it would be on December 7, 2023.

Materials from the ZBA meetings for these cases can be found online at:
http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php.

Could you please respond to this email whether you will require two ELUC meetings or if you will waive that requirement so only one ELUC meeting needs to be held?

Thanks,
Susan

Susan Burgstrom, AICP
Senior Planner
Champaign County Planning & Zoning
1776 E Washington St
Urbana, IL 61802
217-384-3708
www.co.champaign.il.us

<099_LocationMap.pdf>

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23*As approved by the ZBA on October 12, 2023***FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **099-S-23** held on **July 13, 2023, and October 12, 2023**, 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; the Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030; and there is an existing power line along the south side of CR 0N.
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.
 - b. Emergency services availability is **ADEQUATE** because: the subject property is approximately 2.9 miles from the Pesotum fire station, and the Pesotum Fire Protection District was notified of this case and no comments have been received.
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed project is surrounded by land in agricultural production and the nearest residence is about 1,080 feet from the PV SOLAR FARM fenced area.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: no part of the subject property is in the Special Flood Hazard Area; the proposed project must comply with the Storm Water Management and Erosion Control Ordinance; and a special condition has been added requiring an agreement between Pivot Energy and the Drainage District regarding drainage tiles.
 - e. Public safety will be **ADEQUATE** because: relevant jurisdictions were notified of this case, and no comments have been received.
 - f. The provisions for parking will be **ADEQUATE** because: no parking is required for a PV SOLAR FARM.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the site is reasonably well-suited in all respects 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.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

(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 a distance of 1.07 miles between a PV FARM and a municipality with zoning in lieu of the minimum required one and one-half miles:
 - (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 requested waiver (variance) is 71.3% of the minimum required, for a variance of 28.7%, and relevant jurisdictions have been notified of this case, 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: there is an interstate and interchange limiting visibility of the PV SOLAR FARM between the Village of Pesotum and the PV SOLAR FARM, and adjacent landowners within 250 feet of

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23*As approved by the ZBA on October 12, 2023*

the subject property were sent notification of the proposed project on June 28, 2023, and no comments have been received.

- (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 proposed waiver, the PV SOLAR FARM could not be located on the subject property.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioners were not aware of this separation requirement when they leased the land for the PV SOLAR FARM.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure.
- B. Regarding Part B of the proposed waivers, for inverters that are 42 feet from the PV SOLAR FARM fence in lieu of 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: the requested waiver (variance) is 15% of the minimum required, for a variance of 85%, and relevant jurisdictions have been notified of this case, 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 inverters have been placed as far away as possible from the nearest residences.
 - (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 inverters would have to be moved farther west, which is closer to the nearest residences.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioners placed the inverters where they are in order to maintain the greatest distance from the nearest residences.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure.
- C. Regarding Part C of the proposed waivers, 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:
- (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 requested waiver (variance) is 0% of the

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

minimum required, for a variance of 100%, and a special condition has been added requiring this information prior to approval of 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: the petitioner is working with Tuscola Township on either a waiver or a Roadway Upgrade and Maintenance Agreement, and a special condition has been added requiring this information prior to approval of a Zoning Use Permit.
- (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 proposed waiver, the Special Use Permit process might have to be extended in order to have sufficient time to prepare this document.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner is working with Tuscola Township to receive either an agreement or a waiver from this requirement.
- (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.

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 received October 11, 2023.**

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

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 required to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

- 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 the Environment and Land Use Committee 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 special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by Tuscola Township and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**

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

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. **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 "A2" by Moody's or a rating of "A-" by Kroll's 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.**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23*As approved by the ZBA on October 12, 2023*

5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 099-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

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

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **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 special condition stated above is required to ensure the following:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
1. **Maintain the pollinator plantings 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**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

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 special condition stated above is required to ensure the following:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- J. **The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**

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

The PV SOLAR FARM is constructed in compliance with the Ordinance requirements.

- K. **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.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- L. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended August 18, 2022.**

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

That the current version of the Zoning Ordinance has been referenced.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

- N. **A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**

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

Adequate care is taken to protect the drainage district tile.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

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 **099-S-23** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Champaign Solar 1 LLC**, to authorize the following as a Special Use on land in the AG-1 Agriculture Zoning District:

Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, and

SUBJECT TO 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 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.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan received October 11, 2023.**
- 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 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 the Environment and Land Use Committee 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**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23*As approved by the ZBA on October 12, 2023*

- Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**
- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by Tuscola Township and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**
- G. **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 “A2” by Moody’s or a rating of “A-” by Kroll’s 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. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State’s Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 8. **Any updates to the approved Site Plan from Case 099-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
- H. **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**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23*As approved by the ZBA on October 12, 2023*

- 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.**
- I. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
- 1. Maintain the pollinator plantings 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.**
- J. The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**
- K. 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.**
- L. A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 099-S-23

As approved by the ZBA on October 12, 2023

- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended August 18, 2022.**

- N. **A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23*As approved by the ZBA on October 12, 2023***FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **100-S-23** held on **July 13, 2023, and October 12, 2023**, 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; the Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030; and there is an existing power line along the south side of CR 0N.
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.
 - b. Emergency services availability is **ADEQUATE** because: the subject property is approximately 2.9 miles from the Pesotum fire station, and the Pesotum Fire Protection District was notified of this case and no comments have been received.
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed project is surrounded by land in agricultural production and the nearest residence is about 1,080 feet from the PV SOLAR FARM fenced area.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: no part of the subject property is in the Special Flood Hazard Area; the proposed project must comply with the Storm Water Management and Erosion Control Ordinance; and a special condition has been added requiring an agreement between Pivot Energy and the Drainage District regarding drainage tiles.
 - e. Public safety will be **ADEQUATE** because: relevant jurisdictions were notified of this case, and no comments have been received.
 - f. The provisions for parking will be **ADEQUATE** because: no parking is required for a PV SOLAR FARM.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the site is reasonably well-suited in all respects 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.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

(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 a distance of 1.07 miles between a PV FARM and a municipality with zoning in lieu of the minimum required one and one-half miles:
 - (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 requested waiver (variance) is 71.3% of the minimum required, for a variance of 28.7%, and relevant jurisdictions have been notified of this case, 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: there is an interstate and interchange limiting visibility of the PV SOLAR FARM between the Village of Pesotum and the PV SOLAR FARM, and adjacent landowners within 250 feet of

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23*As approved by the ZBA on October 12, 2023*

the subject property were sent notification of the proposed project on June 28, 2023, and no comments have been received.

- (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 proposed waiver, the PV SOLAR FARM could not be located on the subject property.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioners were not aware of this separation requirement when they leased the land for the PV SOLAR FARM.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure.
- B. Regarding Part B of the proposed waivers, for inverters that are 10 feet from the PV SOLAR FARM fence in lieu of 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: the requested waiver (variance) is 3.6% of the minimum required, for a variance of 96.4%, and relevant jurisdictions have been notified of this case, 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 inverters have been placed as far away as possible from the nearest residences.
 - (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 inverters would have to be moved farther west, which is closer to the nearest residences.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioners placed the inverters where they are in order to maintain the greatest distance from the nearest residences.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure.
- C. Regarding Part C of the proposed waivers, 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:
- (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 requested waiver (variance) is 0% of the

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

minimum required, for a variance of 100%, and a special condition has been added requiring this information prior to approval of 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: the petitioner is working with Tuscola Township on either a waiver or a Roadway Upgrade and Maintenance Agreement, and a special condition has been added requiring this information prior to approval of a Zoning Use Permit.
- (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 proposed waiver, the Special Use Permit process might have to be extended in order to have sufficient time to prepare this document.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner is working with Tuscola Township to receive either an agreement or a waiver from this requirement.
- (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.

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 received October 11, 2023.**

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

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 required to ensure the following:

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

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 the Environment and Land Use Committee 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 special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by Tuscola Township and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**

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

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. **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 "A2" by Moody's or a rating of "A-" by Kroll's 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**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

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. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State’s Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 100-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

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

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **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 special condition stated above is required to ensure the following:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
1. **Maintain the pollinator plantings 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).**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

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 special condition stated above is required to ensure the following:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- J. **The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**

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

The PV SOLAR FARM is constructed in compliance with the Ordinance requirements.

- K. **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.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- L. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended August 18, 2022.**

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

That the current version of the Zoning Ordinance has been referenced.

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

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 **100-S-23** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Champaign Solar 1b LLC**, to authorize the following as a Special Use on land in the AG-1 Agriculture Zoning District:

Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, and

SUBJECT TO 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.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. The approved site plan consists of the following documents:
 - Site Plan received October 11, 2023.**
- 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 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 the Environment and Land Use Committee 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**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23*As approved by the ZBA on October 12, 2023*

Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by Tuscola Township and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**
- G. **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 “A2” by Moody’s or a rating of “A-” by Kroll’s 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. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State’s Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 8. **Any updates to the approved Site Plan from Case 100-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
- H. **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.**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23*As approved by the ZBA on October 12, 2023*

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.**
- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
1. **Maintain the pollinator plantings 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.**
- J. **The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**
- K. **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.**
- L. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**
- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended August 18, 2022.**

FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 100-S-23

As approved by the ZBA on October 12, 2023

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

ATTEST:

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: **October 30, 2023**

RE: **Pivot Energy document requiring ELUC approval from Zoning Cases 099-S-23 & 100-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan including cost estimates for the 5 MW PV Solar Farms that are the subject of Zoning Cases 099-S-23 & 100-S-23**

Petitioner: **Pivot Energy, via agent Liz Reddington**

BACKGROUND

The petitioner, Pivot Energy, seeks Special Use Permit approval from the Champaign County Board to construct two 5-megawatt (MW) Photovoltaic (PV) Solar Farms south of the Village of Pesotum.

There is one document needing ELUC approval per the Zoning Ordinance. The Zoning Board of Appeals approved a special condition as part of Cases 099-S-23 and 100-S-23:

- **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 September 27, 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 074-S-22. The cost estimates from 074-S-22 were approved by ELUC at the May 4, 2023 ELUC meeting.

- Staff found that the cost estimates for the current case 099-S-23 were approximately 12% higher per megawatt than those in case 074-S-22.
- Staff found that the cost estimates for the current case 100-S-23 were approximately 32% higher per megawatt than those in case 074-S-22.

Although the DSRP cost estimates do not have completely comparable line-item descriptions, significant costs differences were found in the following areas:

	Case 074-S-22	Case 099-S-23	Case 100-S-23
Rack and post removal	\$37,693	\$126,000	\$126,000
Solar panel removal	\$106,314	\$56,755	\$56,755
Access road removal and restoration	\$9,229	\$31,360	\$110,915
Seeding	\$5,797	\$17,556	\$13,132
Overhead and administrative expenses	\$61,035	\$102,115	\$113,567

The cost differences could be attributed to the following:

- Rack and post removal: number of posts, weight of racks
- Solar panel removal: number of panels, per item cost estimate
- Access road removal and restoration: length of access road, case 074-S-22 described this as “Tilling 6" topsoil/scarifying access road and rough grading existing soil” while cases 099-S-23 and 100-S-23 described this as “Access road removal and restoration by square feet”
- Seeding: number of acres to reseed, unit price for seeding
- Overhead and administrative expenses: variety of line items

ATTACHMENTS

- A Case 099-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received September 27, 2023
- B Case 100-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received September 27, 2023
- C Approved cost estimate from Case 074-S-22 received March 24, 2023

CHAMPAIGN SOLAR 1 LLC PROJECT 5 MW (AC) SOLAR FACILITY DECOMMISSIONING AND SITE RECLAMATION PLAN

**E County Rd 1550 N,
Tuscola, IL 61953**



Prepared For:

Pivot Energy
1601 Wewatta St,
Suite 700,
Denver, CO 80202

Prepared By:

TRC
230 West Monroe Street
Suite 1840
Chicago, IL 60606

P/N: 540189.0000

July 2023

RECEIVED

SEP 27, 2023

CHAMPAIGN COUNTY
PLANNING & ZONING

Table of Contents

BACKGROUND 3

Owner/Operator 3

Facility Description..... 3

DECOMMISSIONING ACTIVITIES..... 4

Decommissioning Requirements 4

Schedule..... 5

Decommissioning During Construction (Abandonment of Project) 5

Decommissioning After Ceasing Operation 5

Offsite Impacts During Decommissioning 5

Dismantlement and Demolition 6

Disposal or Recycle..... 7

Removal of Landscape Materials and Site Stabilization 7

PERMITTING REQUIREMENTS FOR DECOMMISSIONING 8

SOLAR DECOMMISSIONING ESTIMATE 8

Champaign Solar 1 LLC

BACKGROUND

On behalf of Pivot Energy (Developer) and Champaign Solar 1 LLC (Operator/Owner), TRC has prepared this decommissioning plan and cost estimate (the Plan) for the Champaign Solar 1 facility (Facility), a photovoltaic (PV) facility, Solar Energy System (SES) or PV Solar Farm (Solar Farm) located on E County Rd 1550 N in Tuscola township in Champaign County, Illinois. The project site is located north of N 1450 E Rd and east of County Rd 950 E. The facility will consist of a 5-megawatt (MW) alternating current (AC) solar electrical array covering a total area of approximately 35 acres of an 89-acre parcel of agricultural land. The Facility will include ground-mounted, solar arrays, perimeter security fencing, concrete pads for transformers and switch gears, and a gravel access road. The Solar Farm will produce power using PV panels, mounted on ground support galvanized piles.

The purpose of this Plan is to provide the general scope of decommissioning work as well as a construction cost estimate for a decommissioning assurance mechanism of the Facility as described herein and subject to the Champaign County Zoning Ordinance, amended 08/18/2022 (Ordinance). This document outlines the decommissioning activities required to remove above-ground structures, debris, underground foundations, and cables and restore soil and vegetation after termination of operations of the solar farm. This decommissioning plan and cost estimate has been prepared in accordance with the Champaign County Zoning Ordinance for approval of the solar farm.

An attached estimate of decommissioning cost estimate was prepared under the supervision of a professional engineer licensed in Illinois. The opinion of probable costs is based on estimated quantities of site features, panels, racking, and electrical equipment from the conceptual layout and experience in the design and construction of energy facilities and are subject to final engineering. Costs generally include contractor fees, sitework removal & restoration, racking & module removal, power conditioning equipment removal, and corresponding salvage, which reflect the overall decommissioning process. The reported costs include labor, materials, taxes, insurance, transport costs, disposal fees, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the Bureau of Labor statistics along with previous decommission plan estimates completed for other similar projects.

Owner/Operator

Champaign Solar 1 LLC will be responsible for the ensuring completion of final civil and electrical engineering plans. TRC is the consultant responsible for the preparation of this independent decommissioning plan and cost estimate.

Facility Description

The Facility will consist of a 5 MW AC solar electricity generating facility with associated equipment which covers a total area of approximately 35 acres of an 89-acre parcel of agricultural land. The Facility will be secured within a security fence surrounding the solar panels and electrical equipment. The site can be accessed via lock-controlled gates located on the proposed gravel access road. The Facility will include the following site features:

Champaign Solar 1 LLC

- Total site development area with solar panels, associated electrical equipment, racking, and gravel access road of approximately 35 acres (fenced area with approximately 10,776 solar panels);
- One (1) - concrete electrical pad with a transformer, mounted inverter boxes, and switchgears;
- 20-foot wide gravel access road and turnaround;
- Seven (7)-foot chain-link Security fencing (encasing entire project area);
- Above-ground electrical wire conduits; and
- Underground electrical wire conduits.

DECOMMISSIONING ACTIVITIES

The Facility will be decommissioned by completing the following major steps:

1. Removal of modules, racking, and piles;
2. Removal of cabling, trays, and electrical equipment;
3. Removal of concrete pads, foundations, and debris;
4. Removal of the gravel access roads (if required by the landowner);
5. Site stabilization by placing soil and reseeding; and
6. Removal and Disposal or Recycling of materials

The procedures for decommissioning of the project will involve restoring soils and vegetation to agricultural productivity.

Decommissioning Requirements

Champaign Solar 1 LLC shall notify Champaign County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.

Champaign Solar 1 LLC agrees that the transfer of the applicant's financial interest in the Champaign Solar 1 facility shall in no way affect or change Champaign Solar 1 LLC'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 Champaign Solar 1 facility.

Champaign County and its authorized representatives have the right of entry onto the Champaign Solar 1 facility premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.

At the time decommissioning takes place, all parties of the decommissioning and site reclamation plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority

Champaign Solar 1 LLC

All parties of the decommissioning and site reclamation plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.

All parties of the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the Champaign Solar 1 facility or prior to ceasing production of electricity from the Champaign Solar 1, 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.

Champaign Solar 1 LLC shall provide financial assurance in the form of an irrevocable letter of credit in accordance with the Ordinance Section 6.1.5.Q.(4)

The PV SOLAR FARM SPECIAL USE Permit shall be deemed void should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction in accordance with the Ordinance Section 6.1.5.Q.(3) k.

The Applicant's obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance in accordance with the Ordinance Section 6.1.5.Q.(3) l.

The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of the decommissioning and site reclamation plan requirement shall not be capped by the amount of financial assurance in accordance with the Ordinance Section 6.1.5.Q.(3) m.

Schedule

The decommissioning process is estimated to take approximately two (2) months but may change depending on weather and soil moisture conditions and is intended to occur outside of the winter season. All of the activities will be conducted simultaneously when possible. It is expected that final seeding will require 2 to 4 months to establish adequate coverage and erosion control.

Decommissioning During Construction (Abandonment of Project)

If construction or operation activities cease prior to facility completion, with no expectation to restart for more than six (6) months, the project would be decommissioned as follows in this plan. Any installed components will be removed and managed, as per the following sections, and the site will be restored to a vegetated condition.

Decommissioning After Ceasing Operation

Properly maintained photovoltaic (PV) panels have an expected lifespan of thirty-five (35) years or more. At this time or if the facility has not been in operation and stops producing energy for a period of six (6) consecutive months, it shall be considered a "cessation or abandonment of operations." Installed components will be removed and reused/recycled where possible, and the

Champaign Solar 1 LLC

site restored in accordance with the activities discussed below. Champaign County shall have access to the project and to the funds to effect or complete decommissioning in the event an applicant, owner, or operator fails to complete decommissioning activities as directed by the Ordinance. which may result in the referral to the Champaign County's Zoning Administration. Champaign County shall also have the right to draw on the funds in accordance with Ordinance Section 6.1.1.A.(9) and Section 6.1.5.Q.(5). Champaign County shall have the right to transfer applicable solar development material, if abandoned by the owner, to a salvage firm.

Offsite Impacts During Decommissioning

As with the project's construction, noise levels during the decommission work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be eight (8) hours a day, during daylight. Also, as with the project's construction, road traffic in the area may increase temporarily due to crews and equipment movements. Further details of the on-site restoration are included in subsequent sections.

Champaign Solar 1 LLC

Dismantlement and Demolition

All decommissioning and Site Reclamation activities shall be done in accordance with the Ordinance Section 6.1.5.Q.(3)

Decommissioning shall include removal of all solar electric systems, buildings, ballasts, cabling, electrical components, roads, foundations, pilings, and any other associated facilities. This will include removal of all items identified in the decommissioning activities above.

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

The owner or operator shall notify the Champaign County Board of the proposed date of discontinued operations and plans for removal at least six (6) months prior to beginning decommissioning activities. The owner shall complete decommissioning activities within six (6) months.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the utility, all electrical connections to the system 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. Then panels, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. Disposal of these materials at a landfill will be governed by state and local laws, including the Code of Illinois Regulations governing waste disposal at local area landfills, which may be amended from time to time. Any materials deemed to be hazardous at the time of disposal will be handled and disposed according to applicable laws and regulations.

The PV mounting system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence, gates, access roads, equipment foundations, and underground cables; which will likely be removed or recycled.

Consultation with the landowner will determine if the access roads should be left in place for their continued use. If the access road is deemed unnecessary, the contractor will remove the access roads and all non-adaptable parts of the project to a minimum depth of 60" and restore this area with native soils and seeding. All concrete associated with the Facility on-site will be broken and removed in its entirety, and clean concrete will be crushed and disposed of or recycled off-site. Final stabilization thresholds on the entire site shall be met prior to approval of site decommissioning. Underground conduits and raceways are to be removed. Above ground lines and poles that are not owned by the utility will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil. Temporary sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility.

Champaign Solar 1 LLC

Erosion and sediment control measures are required during the decommissioning process. These measures include construction access, silt fence, concrete washout stations, and land stabilization. The owner/operator will restore the project location to a vegetated condition consistent with pre-construction conditions.

Disposal or Recycle

During the decommissioning phase, a variety of excess materials can be salvaged. A significant amount of the materials used in a solar facility are reusable, including copper, aluminum, galvanized steel, and the PV panels. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work with manufacturers, local subcontractors and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on site with landowner approval. Remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local waste management regulations.

A final site walkthrough with the appropriate local authorities will be conducted to verify removal of debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

Removal of Landscape Materials and Site Stabilization

The areas of the Facility that are disturbed (during decommissioning) will be subject to minor re-grading (no imported soil is anticipated), to establish a uniform slope and stabilization, including application of a selected grass seed mix to surfaces disturbed (estimated to be less than 50% of the site) during the decommissioning process. The seed mix is expected to be a blend of various fescue and/or rye grass seeds. The actual seed blend will depend on factors including availability and time of year that planting would occur.

The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original Champaign Solar 1 construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade. A qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill any concrete foundation excavations are of equal or greater quality than the native soils, unless excavated native soils are stored for backfill.

Champaign Solar 1 LLC

An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.

It is expected that soil and vegetation will be restored to pre-decommissioning conditions. Details will be discussed with the property owner, the Champaign Board, and the Champaign County Soil and Water Conservation District. Planting trees, shrubs, and other woody vegetation (re-forestation) or other beautification are not expected to be required and are not included in the costs. It is assumed that major site grading activities are not proposed as part of the project. Imported fill will be provided, if necessary, to restore to original conditions. Only minor grading is anticipated with regards to site restoration (from construction, demolition, and traffic damage) and access drives removal. All site stabilization activities will be completed in accordance with regulatory requirements and the approved Storm Water Pollution Prevention Plan (SWPPP) and NPDES Construction General Permit.

PERMITTING REQUIREMENTS FOR DECOMMISSIONING

Approvals are currently required prior to initiation of ground-disturbing activity. This cost estimate assumes the same approvals are required when decommissioning occurs in the future. The permitting requirements listed below will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time of decommissioning.

National Pollutant Discharge Elimination System (NPDES) Construction General Permit

U.S. Environmental Protection Agency - Ground disturbance of greater than 1 acre requires preparation of a Storm Water Pollution Prevention Plan, including erosion and sedimentation controls.

Building Permit

A building permit is required to construct the facility. A building permit must also be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

Permit Requirement Assumptions

No significant ground disturbance or grading associated with decommissioning, including temporary laydown areas, are required within areas subject to additional local, state, or federal permitting.

SOLAR DECOMMISSIONING ESTIMATE

The following items can be salvaged and recycled: fence material, racking piles, PV panels, miscellaneous tracker equipment, AC and DC wiring, combiner boxes, inverters, transformers, medium voltage equipment, electrical equipment posts, and customer owned utility poles.

The decommissioning cost estimate is based on 2023 Champaign County prevailing labor rates equipment rates and credits for salvaging project material using an average material price index over the last 5 years. The salvage value and equipment rates have been estimated using publicly available data from FEMA published Schedule of Equipment Rates. The salvage value rates have

Champaign Solar 1 LLC

been estimated using publicly available data (e.g., <http://fred.stlouisfed.org>), as well as industry provided actual salvage values and previous experience with similar projects. Five-year average salvage values were calculated based on price index interpolation.

The estimated costs utilize hourly and monthly rates listed below:

2023 Wages

- Labor at \$33.37/hr;
- Operating engineer at \$46.85/hr;
- Truck driver at \$45.27/hr;
- Electrician at \$50.66/hr;
- Skid steer rental at \$2,350.00/month;
- Excavator rental at \$4,925.00/month; and
- Dump truck rental at \$52.96/hr

2023 Salvage Values

- Steel (e.g., fence, racking, posts) at \$0.14/lb.;
- PV panels at \$5/panel;
- Electrical components (e.g., combiner boxes, inverters, transformer) at \$0.28/lb.;
- DC wiring (copper) at \$1.3/lb.; and
- AC wiring (copper and aluminum) at \$1.14/lb.

The estimated cost of construction activities associated with decommissioning using current wages is \$420,118. The material salvage value is \$126,720, 70% of which (\$88,704) is available as a decommissioning cost credit. The net decommissioning cost, accounting for 70% salvage value is estimated to be \$331,414. The detailed costs are attached.

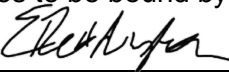
Champaign Solar 1 LLC

The attached preliminary decommissioning cost estimate is based on the construction development set created by Pivot Energy on September 27, 2022. Changes to the plans and construction may affect the scope and costs of Facility decommissioning. If required by the county, final decommissioning costs should be revised based on "As-Built" plans. The attached decommissioning cost estimate was prepared under the supervision of a registered professional engineer in the state of Illinois. The opinion of probable costs is based on experience in the design and construction of energy facilities and are subject to final engineering/construction.

If at any time in the future, the prevailing professionally accepted standards of economic feasibility of recycling and or environmental implications of hazardous waste changes to increase the costs associated with decommissioning, the cost estimate will be revised, and the bonds will need to be modified accordingly to cover said cost.

This opinion assumes a third-party contractor, experienced in the construction and decommissioning of photovoltaic facilities will lead the effort. The reported costs include labor materials, taxes, insurance, transport costs, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the United States Department of Agriculture (USDA) /the US Bureau of labor statistics for construction workers in 2023 along with previous decommissioning plan estimates completed for other similar projects.

Champaign Solar 1 LLC, by its duly authorized representative's signature below, hereby acknowledges that it has reviewed this Decommissioning and Site Reclamation Plan, and approves of the same, and agrees to be bound by the terms and conditions contained therein.

Authorized Representative: 

Print Name: Elizabeth Riddington

Title: Vice President of Development

Date: 7/31/2023

Champaign Solar 1

Decommissioning Cost Estimate

Task	Unit	Estimated Quantity	Cost per Unit 2023	Total Gross Cost 2023	Salvage Value 2023	Net Costs 2023
Engineering & Permitting	LS	1	\$ 11,250.00	\$ 11,250.00		\$ 11,250.00
Mobilization	LS	1	\$ 28,294.00	\$ 28,294.00		\$ 28,294.00
Silt Fence	LF	4,940	\$ 2.70	\$ 13,338.00		\$ 13,338.00
Access Road Removal & Restoration	SF	8,960	\$ 3.50	\$ 31,360.00		\$ 31,360.00
Equipment Pad & Restoration	EA	1	\$ 900.00	\$ 900.00		\$ 900.00
Seed Disturbed Areas (50% disturbed area)	AC	18.5	\$ 949.00	\$ 17,556.50		\$ 17,556.50
Fence Removal	LF	4,940	\$ 2.30	\$ 11,362.00	\$ (3,430.34)	\$ 7,931.66
Site Clean Up	AC	37	\$ 260.00	\$ 9,620.00		\$ 9,620.00
Rack and Post Removal	EA	1,800	\$ 70.00	\$ 126,000.00	\$ (63,000.00)	\$ 63,000.00
Remove Panels	EA	10,776	\$ 5.27	\$ 56,755.14	\$ (51,186.00)	\$ 5,569.14
AC Wiring-Direct Burial and Overhead	LF	3,500	\$ 0.26	\$ 901.51	\$ (359.10)	\$ 542.41
DC Wire Removal	LF	104,600	\$ 0.40	\$ 41,840.00	\$ (5,439.20)	\$ 36,400.80
Electrical Disconnect	EA	1	\$ 210.00	\$ 210.00		\$ 210.00
Combiner Box	EA	17	\$ 180.00	\$ 3,060.00	\$ (209.44)	\$ 2,850.56
Inverter	EA	20	\$ 180.00	\$ 3,600.00	\$ (542.08)	\$ 3,057.92
Transformer	EA	3	\$ 500.00	\$ 1,500.00	\$ (2,553.60)	\$ (1,053.60)
SUBTOTAL				\$ 357,547.15	\$ (126,719.76)	\$ 230,827.39
Other Costs						
Contractor Profit	%	8%		\$ 28,603.77		\$ 28,603.77
Contractor Overhead & Management	%	5%		\$ 17,877.36		\$ 17,877.36
Contractor Insurance	%	2%		\$ 7,150.94		\$ 7,150.94
County Administrative Costs	%	2.5%		\$ 8,938.68		\$ 8,938.68
SUBTOTAL				\$ 62,570.75		\$ 62,570.75
DECOMMISSIONING TOTAL				\$ 420,117.90		\$ 293,398.14

*Salvage values determined linearly interpolating relative material values over a five year span, and averaging the value

**Material labor cost estimated utilizing labor rates using the posted March, 1, 2023 Knox County prevailing wage (Foreman Hourly Rate) and FEMA 2019 schedule.

CHAMPAIGN SOLAR 1B LLC PROJECT 5 MW (AC) SOLAR FACILITY DECOMMISSIONING AND SITE RECLAMATION PLAN

**E County Rd 1550 N,
Tuscola, IL 61953**



Prepared For:

Pivot Energy
1601 Wewatta St,
Suite 700,
Denver, CO 80202

Prepared By:

TRC
230 West Monroe Street
Suite 1840
Chicago, IL 60606

P/N: 540189.0000

July 2023

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SEP 27, 2023

CHAMPAIGN COUNTY
PLANNING & ZONING

Table of Contents

BACKGROUND..... 3

Owner/Operator 3

Facility Description 3

DECOMMISSIONING ACTIVITIES..... 4

Decommissioning Requirements 4

Schedule 5

Decommissioning During Construction (Abandonment of Project) 5

Decommissioning After Ceasing Operation 5

Offsite Impacts During Decommissioning..... 5

Dismantlement and Demolition 6

Disposal or Recycle 7

Removal of Landscape Materials and Site Stabilization:..... 7

PERMITTING REQUIREMENTS FOR DECOMMISSIONING..... 8

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Champaign Solar 1B LLC

BACKGROUND

On behalf of Pivot Energy (Developer) and Champaign Solar 1B LLC (Operator/Owner), TRC has prepared this decommissioning plan and cost estimate (the Plan) for the Champaign Solar 1B facility (Facility), a photovoltaic (PV) facility, Solar Energy System (SES) or PV Solar Farm (Solar Farm) located on E County Rd 1550 N in Tuscola township in Champaign County, Illinois. The project site is located north of N 1450 E Rd and east of County Rd 950 E. The facility will consist of a 5-megawatt (MW) alternating current (AC) solar electrical array covering a total area of approximately 27 acres of an 89-acre parcel of agricultural land. The Facility will include ground-mounted, solar arrays, perimeter security fencing, concrete pads for transformers and switch gears, and a gravel access road. The Solar Farm will produce power using PV panels, mounted on ground support galvanized piles.

The purpose of this Plan is to provide the general scope of decommissioning work as well as a construction cost estimate for a decommissioning assurance mechanism of the Facility as described herein and subject to the Champaign County Zoning Ordinance, amended 08/18/2022 (Ordinance). This document outlines the decommissioning activities required to remove above-ground structures, debris, underground foundations, and cables and restore soil and vegetation after termination of operations of the solar farm. This decommissioning plan and cost estimate has been prepared in accordance with the Champaign County Zoning Ordinance for approval of the solar farm.

An attached estimate of decommissioning cost estimate was prepared under the supervision of a professional engineer licensed in Illinois. The opinion of probable costs is based on estimated quantities of site features, panels, racking, and electrical equipment from the conceptual layout and experience in the design and construction of energy facilities and are subject to final engineering. Costs generally include contractor fees, sitework removal & restoration, racking & module removal, power conditioning equipment removal, and corresponding salvage, which reflect the overall decommissioning process. The reported costs include labor, materials, taxes, insurance, transport costs, disposal fees, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the Bureau of Labor statistics along with previous decommission plan estimates completed for other similar projects.

Owner/Operator

Champaign Solar 1B LLC will be responsible for the ensuring completion of final civil and electrical engineering plans. TRC is the consultant responsible for the preparation of this independent decommissioning plan and cost estimate.

Facility Description

The Facility will consist of a 5 MW AC solar electricity generating facility with associated equipment which covers a total area of approximately 27 acres of an 89-acre parcel of agricultural land. The Facility will be secured within a security fence surrounding the solar panels and electrical equipment. The site can be accessed via lock-controlled gates located on the proposed gravel access road. The Facility will include the following site features:

Champaign Solar 1B LLC

- Total site development area with solar panels, associated electrical equipment, racking, and gravel access road of approximately 27 acres (fenced area with approximately 10,776 solar panels);
- One (1) - concrete electrical pad with a transformer, mounted inverter boxes, and switchgears;
- 20-foot wide gravel access road and turnaround;
- Seven (7)-foot chain-link Security fencing (encasing entire project area);
- Above-ground electrical wire conduits; and
- Underground electrical wire conduits.

DECOMMISSIONING ACTIVITIES

The Facility will be decommissioned by completing the following major steps:

1. Removal of modules, racking, and piles;
2. Removal of cabling, trays, and electrical equipment;
3. Removal of concrete pads, foundations, and debris;
4. Removal of the gravel access roads (if required by the landowner);
5. Site stabilization by placing soil and reseeding; and
6. Removal and Disposal or Recycling of materials

The procedures for decommissioning of the project will involve restoring soils and vegetation to agricultural productivity.

Decommissioning Requirements

Champaign Solar 1B LLC shall notify Champaign County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.

Champaign Solar 1B LLC agrees that the transfer of the applicant's financial interest in the Champaign Solar 1B facility shall in no way affect or change Champaign Solar 1B LLC'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 Champaign Solar 1B facility.

Champaign County and its authorized representatives have the right of entry onto the Champaign Solar 1B facility premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.

At the time decommissioning takes place, all parties of the decommissioning and site reclamation plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.

Champaign Solar 1B LLC

All parties of the decommissioning and site reclamation plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.

All parties of the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the Champaign Solar 1B facility or prior to ceasing production of electricity from the Champaign Solar 1B, 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.

Champaign Solar 1B LLC shall provide financial assurance in the form of an irrevocable letter of credit in accordance with the Ordinance Section 6.1.5.Q.(4)

The PV SOLAR FARM SPECIAL USE Permit shall be deemed void should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction in accordance with the Ordinance Section 6.1.5.Q.(3) k.

The Applicant's obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance in accordance with the Ordinance Section 6.1.5.Q.(3) l.

The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of the decommissioning and site reclamation plan requirement shall not be capped by the amount of financial assurance in accordance with the Ordinance Section 6.1.5.Q.(3) m.

Schedule

The decommissioning process is estimated to take approximately two (2) months but may change depending on weather and soil moisture conditions and is intended to occur outside of the winter season. All of the activities will be conducted simultaneously when possible. It is expected that final seeding will require 2 to 4 months to establish adequate coverage and erosion control.

Decommissioning During Construction (Abandonment of Project)

If construction or operation activities cease prior to facility completion, with no expectation to restart for more than six (6) months, the project would be decommissioned as follows in this plan. Any installed components will be removed and managed, as per the following sections, and the site will be restored to a vegetated condition.

Decommissioning After Ceasing Operation

Properly maintained photovoltaic (PV) panels have an expected lifespan of thirty-five (35) years or more. At this time or if the facility has not been in operation and stops producing energy for a period of six (6) consecutive months, it shall be considered a "cessation or abandonment of operations." Installed components will be removed and reused/recycled where possible, and the

Champaign Solar 1B LLC

site restored in accordance with the activities discussed below. Champaign County shall have access to the project and to the funds to effect or complete decommissioning in the event an applicant, owner, or operator fails to complete decommissioning activities as directed by the Ordinance which may result in the referral to the Champaign County's Zoning Administration. Champaign County shall also have the right to draw on the funds in accordance with Ordinance Section 6.1.1.A.(9) and Section 6.1.5.Q.(5). Champaign County shall have the right to transfer applicable solar development material, if abandoned by the owner, to a salvage firm.

Offsite Impacts During Decommissioning

As with the project's construction, noise levels during the decommission work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be eight (8) hours a day, during daylight. Also, as with the project's construction, road traffic in the area may increase temporarily due to crews and equipment movements. Further details of the on-site restoration are included in subsequent sections.

Champaign Solar 1B LLC

Dismantlement and Demolition

All decommissioning and Site Reclamation activities shall be done in accordance with the Ordinance Section 6.1.5.Q.(3)

Decommissioning shall include removal of all solar electric systems, buildings, ballasts, cabling, electrical components, roads, foundations, pilings, and any other associated facilities. This will include removal of all items identified in the decommissioning activities above.

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

The owner or operator shall notify the Champaign County Board of the proposed date of discontinued operations and plans for removal at least six (6) months prior to beginning decommissioning activities. The owner shall complete decommissioning activities within six (6) months.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the utility, all electrical connections to the system 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. Then panels, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. Disposal of these materials at a landfill will be governed by state and local laws, including the Code of Illinois Regulations governing waste disposal at local area landfills, which may be amended from time to time. Any materials deemed to be hazardous at the time of disposal will be handled and disposed according to applicable laws and regulations.

The PV mounting system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence, gates, access roads, equipment foundations, and underground cables; which will likely be removed or recycled.

Consultation with the landowner will determine if the access roads should be left in place for their continued use. If the access road is deemed unnecessary, the contractor will remove the access roads and all non-adaptable parts of the project to a minimum depth of 60" and restore this area with native soils and seeding. All concrete associated with the Facility on-site will be broken and removed in its entirety, and clean concrete will be crushed and disposed of or recycled off-site. Final stabilization thresholds on the entire site shall be met prior to approval of site decommissioning. Underground conduits and raceways are to be removed. Above ground lines and poles that are not owned by the utility will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil. Temporary sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility.

Champaign Solar 1B LLC

Erosion and sediment control measures are required during the decommissioning process. These measures include construction access, silt fence, concrete washout stations, and land stabilization. The owner/operator will restore the project location to a vegetated condition consistent with pre-construction conditions.

Disposal or Recycle

During the decommissioning phase, a variety of excess materials can be salvaged. A significant amount of the materials used in a solar facility are reusable, including copper, aluminum, galvanized steel, and the PV panels. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work with manufacturers, local subcontractors and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on site with landowner approval. Remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local waste management regulations.

A final site walkthrough with the appropriate local authorities will be conducted to verify removal of debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

Removal of Landscape Materials and Site Stabilization:

The areas of the Facility that are disturbed (during decommissioning) will be subject to minor re-grading (no imported soil is anticipated), to establish a uniform slope and stabilization, including application of a selected grass seed mix to surfaces disturbed (estimated to be less than 50% of the site) during the decommissioning process. The seed mix is expected to be a blend of various fescue and/or rye grass seeds. The actual seed blend will depend on factors including availability and time of year that planting would occur.

The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original Champaign Solar 1B construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade. A qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill any concrete foundation excavations are of equal or greater quality than the native soils, unless excavated native soils are stored for backfill.

Champaign Solar 1B LLC

An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.

It is expected that soil and vegetation will be restored to pre-decommissioning conditions. Details will be discussed with the property owner, the Champaign Board, and the Champaign County Soil and Water Conservation District. Planting trees, shrubs, and other woody vegetation (re-forestation) or other beautification are not expected to be required and are not included in the costs. It is assumed that major site grading activities are not proposed as part of the project. Imported fill will be provided, if necessary, to restore to original conditions. Only minor grading is anticipated with regards to site restoration (from construction, demolition, and traffic damage) and access drives removal. All site stabilization activities will be completed in accordance with regulatory requirements and the approved Storm Water Pollution Prevention Plan (SWPPP) and NPDES Construction General Permit.

PERMITTING REQUIREMENTS FOR DECOMMISSIONING

Approvals are currently required prior to initiation of ground-disturbing activity. This cost estimate assumes the same approvals are required when decommissioning occurs in the future. The permitting requirements listed below will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time of decommissioning.

National Pollutant Discharge Elimination System (NPDES) Construction General Permit

U.S. Environmental Protection Agency - Ground disturbance of greater than 1 acre requires preparation of a Storm Water Pollution Prevention Plan, including erosion and sedimentation controls.

Building Permit

A building permit is required to construct the facility. A building permit must also be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

Permit Requirement Assumptions

No significant ground disturbance or grading associated with decommissioning, including temporary laydown areas, are required within areas subject to additional local, state, or federal permitting.

SOLAR DECOMMISSIONING ESTIMATE

The following items can be salvaged and recycled: fence material, racking piles, PV panels, miscellaneous tracker equipment, AC and DC wiring, combiner boxes, inverters, transformers, medium voltage equipment, electrical equipment posts, and customer owned utility poles.

The decommissioning cost estimate is based on 2023 Champaign County prevailing labor rates equipment rates and credits for salvaging project material using an average material price index over the last 5 years. The salvage value and equipment rates have been estimated using publicly available data from FEMA published Schedule of Equipment Rates. The salvage value rates have

Champaign Solar 1B LLC

been estimated using publicly available data (e.g., <https://fred.stlouisfed.org>), as well as industry provided actual salvage values and previous experience with similar projects. Five-year average salvage values were calculated based on price index interpolation.

The estimated costs utilize hourly and monthly rates listed below:

2023 Wages

- Labor at \$33.37/hr;
- Operating engineer at \$46.85/hr;
- Truck driver at \$45.27/hr;
- Electrician at \$50.66/hr;
- Skid steer rental at \$2,350.00/month;
- Excavator rental at \$4,925.00/month; and
- Dump truck rental at \$52.96/hr

Salvage Values

- Steel (e.g., fence, racking, posts) at \$0.14/lb.;
- PV panels at \$5/panel;
- Electrical components (e.g., combiner boxes, inverters, transformer) at \$0.28/lb.;
- DC wiring (copper) at \$1.3/lb.; and
- AC wiring (copper and aluminum) at \$1.14/lb.

The estimated cost of construction activities associated with decommissioning using current wages is \$497,258. The material salvage value is \$125,809, 70% of which (\$88,066) is available as a decommissioning cost credit. The net decommissioning cost, accounting for 70% salvage value is estimated to be \$409,192. The detailed costs are attached.

Champaign Solar 1B LLC

The attached preliminary decommissioning cost estimate is based on the construction development set created by Pivot Energy on October 10, 2022. Changes to the plans and construction may affect the scope and costs of Facility decommissioning. If required by the county, final decommissioning costs should be revised based on "As-Built" plans. The attached decommissioning cost estimate was prepared under the supervision of a registered professional engineer in the state of Illinois. The opinion of probable costs is based on experience in the design and construction of energy facilities and are subject to final engineering/construction.

If at any time in the future, the prevailing professionally accepted standards of economic feasibility of recycling and or environmental implications of hazardous waste changes to increase the costs associated with decommissioning, the cost estimate will be revised, and the bonds will need to be modified accordingly to cover said cost.

This opinion assumes a third-party contractor, experienced in the construction and decommissioning of photovoltaic facilities will lead the effort. The reported costs include labor materials, taxes, insurance, transport costs, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the United States Department of Agriculture (USDA) /the US Bureau of labor statistics for construction workers in 2023 along with previous decommissioning plan estimates completed for other similar projects.

Champaign Solar 1B LLC, by its duly authorized representative's signature below, hereby acknowledges that it has reviewed this Decommissioning and Site Reclamation Plan, and approves of the same, and agrees to be bound by the terms and conditions contained therein.

Authorized Representative: 

Print Name: Elizabeth Reddington

Title: Vice President of Development

Date: 07/31/2023

Champaign Solar 1B Decommissioning Cost Estimate

Task	Unit	Estimated Quantity	Cost per Unit 2023	Total Gross Cost 2023	Salvage Value 2023	Net Costs 2023
Engineering & Permitting	LS	1	\$ 11,250.00	\$ 11,250.00		\$ 11,250.00
Mobilization	LS	1	\$ 28,857.70	\$ 28,857.70		\$ 28,857.70
Silt Fence	LF	4,650	\$ 2.70	\$ 12,555.00		\$ 12,555.00
Access Road Removal & Restoration	SF	31,690	\$ 3.50	\$ 110,915.00		\$ 110,915.00
Equipment Pad & Restoration	EA	1	\$ 900.00	\$ 900.00		\$ 900.00
Seed Disturbed Areas (50% disturbed area)	AC	14	\$ 938.00	\$ 13,132.00		\$ 13,132.00
Fence Removal	LF	4,650	\$ 2.30	\$ 10,695.00	\$ (3,228.96)	\$ 7,466.04
Site Clean Up	AC	28	\$ 260.00	\$ 7,280.00		\$ 7,280.00
Rack and Post Removal	EA	1,800	\$ 70.00	\$ 126,000.00	\$ (63,000.00)	\$ 63,000.00
Remove Panels	EA	10,776	\$ 5.27	\$ 56,755.14	\$ (51,186.00)	\$ 5,569.14
AC Wiring-Direct Burial and Overhead	LF	4,600	\$ 0.21	\$ 968.25	\$ (471.96)	\$ 496.29
DC Wire Removal	LF	88,800	\$ 0.40	\$ 35,520.00	\$ (4,617.60)	\$ 30,902.40
Electrical Disconnect	EA	1	\$ 210.00	\$ 210.00		\$ 210.00
Combiner Box	EA	17	\$ 180.00	\$ 3,060.00	\$ (209.44)	\$ 2,850.56
Inverter	EA	20	\$ 180.00	\$ 3,600.00	\$ (542.08)	\$ 3,057.92
Transformer	EA	3	\$ 500.00	\$ 1,500.00	\$ (2,553.60)	\$ (1,053.60)
SUBTOTAL				\$ 423,198.09	\$ (125,809.64)	\$ 297,388.45
Other Costs						
Contractor Profit	%	8%		\$ 33,855.85		\$ 33,855.85
Contractor Overhead & Management	%	5%		\$ 21,159.90		\$ 21,159.90
Contractor Insurance	%	2%		\$ 8,463.96		\$ 8,463.96
County Administrative Costs	%	2.5%		\$ 10,579.95		\$ 10,579.95
SUBTOTAL				\$ 74,059.67		\$ 74,059.67
DECOMMISSIONING TOTAL				\$ 497,257.75		\$ 371,448.11

*Salvage values determined linearly interpolating relative material values over a five year span, and averaging the value

**Material labor cost estimated utilizing labor rates using the posted March, 1, 2023 Knox County prevailing wage (Foreman Hourly Rate) and FEMA 2019 schedule.

Medanos Solar Champaign County, Illinois Decommissioning Estimate Pro Forma w/ Salvage						
The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet.						
Item	Quantity	Unit	Unit Price	Salvage Deduction (70% of Total)	Total Price (incl. markups)	Total Price
General Items						
Mobilization	1	LS		\$ -	\$16,540.00	\$ (16,540.00)
Supervision	210	HR	\$ 96.00000	\$ -	\$20,160.00	\$ (20,160.00)
Temporary Facilities	1	LS		\$ -	\$2,010.00	\$ (2,010.00)
Safety	1	LS		\$ -	\$1,360.00	\$ (1,360.00)
Legal Expenses	1	LS		\$ -	\$360.00	\$ (360.00)
General Liability Insurance	1	LS		\$ -	\$1,460.00	\$ (1,460.00)
Contractor's G&A	1	LS		\$ -	\$2,760.00	\$ (2,760.00)
General Items Subtotal						\$ (44,650.00)
Civil Items						
SWPPP, Erosion Control Measures (Disturbed Area)	53	Ac	\$670.00000	\$ -	\$35,175.00	\$ (35,175.00)
Seeding	3	Ac	\$1,932.45200	\$ -	\$5,797.36	\$ (5,797.36)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	1	Ac	\$9,229.41000	\$ -	\$9,229.41	\$ (9,229.41)
Remove and Recycle Chainlink Fence, 8' High	7,364	LF	\$5.51329	\$ 4,330.03	\$40,599.84	\$ (36,269.81)
Remove Power Pole	5	EA	\$869.53000	\$ -	\$4,347.65	\$ (4,347.65)
Civil Items Subtotal						\$ (90,819.23)
Electrical Items						
Removal and Recycle AC Cables	1,799	LF	\$0.95983	\$ 54.78	\$1,726.74	\$ (1,671.96)
Removal and Recycle DC Cables	171,173	LF	\$0.25764	\$ 5,212.23	\$44,101.90	\$ (38,889.67)
Backfill AC and DC trenches	104,358	LF	\$0.32658	\$ -	\$34,081.24	\$ (34,081.24)
Remove and Recycle Inverters	2	EA	\$2,346.040000	\$ 7,560.00	\$4,692.08	\$ 2,867.92
Removed and Recycle Photovoltaic Modules	17,400	EA	\$6.11000	\$ 161,251.80	\$106,314.00	\$ 54,937.80
Electrical Items Subtotal						\$ (16,837.16)
Structural Items						
Remove and Recycle Piles (10' W6x7 piles @ 25' OC assumed)	3,171	EA	\$6.5800	\$ 37,290.96	\$20,865.18	\$ 16,425.78
Remove and Recycle Support Assemblies	385,809	LB	\$0.043618	\$ 40,509.95	\$16,828.26	\$ 23,681.69
Structural Items Subtotal						\$ 40,107.47
Reclamation Items						
Contaminated Soils Testing	1	LS		\$ -	\$2,000.00	\$ (2,000.00)
Reclamation Monitoring and Maintenance	1	LS		\$ -	\$5,000.00	\$ (5,000.00)
Reclamation Items Subtotal						\$ (7,000.00)
				Subtotal:	\$ 256,209.74	\$375,408.66
					Inflation (1.5%/year):	\$ (41,344.74)
					County Administration Costs (2.5% before Salvage)	\$ (9,385.22)
					Total:	\$ (169,928.88)
					Total Cost/MW:	\$ (33,985.78)

- Notes:**
1. A site of similar size was used to derive potential quantities for erosion and sediment control (scaling from 36 MW to 5 MW). Quantities were determined by comparing "unit/MW" quantities directly.
 2. Labor productivity and unit rates were derived from RSMean Online (Heavy Construction, 2022 data).
 3. Labor, material, and equipment rates are based on the RSMean City Cost Index (CCI) for Champaign, IL.
 4. Material salvage values were based off of current US salvage exchange rates.
 5. Equipment rental rates were determined from local rental facilities.
 6. Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year).
 7. For PV Module Removal/Recycle labor and equipment costs are computed at present values, while salvage value is computed at 20 year depreciated values.
 8. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.87/LB (AC and DC Cables) and Steel @0.84/LF of fence, @\$1.05/pile, and @\$0.15/LB.
 9. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).
 10. Decommissioning quantities determined on 02/15/2023.



Date of Expiration: 11-30-23

MONTHLY REPORT for SEPTEMBER 2023¹

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in September and two were filed in September 2022. The average number of cases filed in September in the preceding five years was 2.6.

One Zoning Board of Appeals (ZBA) meeting was held in September and one case was completed. One ZBA meeting was held in September 2022 and one case was completed. The average number of cases completed in September in the preceding five years was 3.4.

By the end of September there were 16 cases pending. By the end of September 2022 there were 15 cases pending.

Table 1. Zoning Case Activity in September 2023 & September 2022

Type of Case	September 2023 1 ZBA meeting		September 2022 1 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	1	0
SFHA Variance	0	0	0	0
Special Use	2	0	1	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	1
Interpretation / Appeal	0	0	0	0
TOTALS	2	1	2	1
Total cases filed (fiscal year)	33 cases		34 cases	
Total cases completed (fiscal year)	30 cases		27 cases	
Cases pending*	16 cases		15 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 59.0% or the equivalent of 4.6 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in September.

Subdivisions

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

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 September can be summarized as follows:

- 12 permits for 14 structures were approved in September compared to 13 permits for 14 structures in September 2022. The five-year average for permits in September in the preceding five years was 16.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including August 2023, June 2023, May 2023, April 2023, 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, and January 2019).
- 2.6 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$4,546,889 was the reported value for the permits in September compared to a total of \$1,614,744 in September 2022. The five-year average reported value for authorized construction in September was \$1,427,058.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2023, August 2023, March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, May 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$12,840 in fees were collected in September compared to a total of \$3,696 in September 2022. The five-year average for fees collected in September was \$3,261.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2023, August 2023, May 2023, March 2023, 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, and October 2018).

Planning & Zoning Monthly Report
SEPTEMBER 2023

Table 2. Zoning Use Permits Approved in September 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				4	0	2,059,000
Other	2	0	\$72,954	30	0	2,407,538
SINGLE FAMILY Resid.: New - Site Built				11	7,148	4,381,000
Manufactured						
Additions	3	628	\$291,200	13	2,614	1,471,924
Accessory to Resid.	4	711	\$136,735	51	10,044	2,501,679
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	2.55 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural Neighborhood						
COMMERCIAL: New	1	11,318	4,046,000	6	40,656	18,382,780
Other				3	2,431	320,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	183	0	13	868	97,924
TOTAL APPROVED	12/14	12,840	4,546,889	131/143	63,761	31,621,845

* 12 permits were issued for 14 structures in September 2023; 11 permits require inspect. and Compl. Certif.

◇ 131 permits have been issued for 143 structures since 1/1/23.

NOTE: Home occupations and Other permits (change of use, temporary use) total 13 since 1/1/23, (this number is not included in the total number of structures).

5 Zoning Use Permit App. were *received* and *approved* in September 2023.

7 Zoning Use Permit App. *approved* in September 2023 had been *received* in prior months.

Planning & Zoning Monthly Report
SEPTEMBER 2023

- There were 5 lot split inquiries and 250 other zoning inquiries in September.
- Two sets of ZBA minutes were transcribed in September.

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 2023

	September 2023	2023 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: <div style="padding-left: 40px;">Outside of Municipal ETJ areas¹</div> <hr style="border-top: 1px dashed black;"/> <div style="padding-left: 40px;">Within Municipal ETJ areas²</div>	0.00 acres	0.0 acres
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	0.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 18 Zoning Compliance Inspections were made in September for a total of 260 Zoning Compliance Inspections so far in 2023.
- 3 Zoning Compliance Certificates were issued in September for a total of 69 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 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 September and can be summarized as follows:

Planning & Zoning Monthly Report
SEPTEMBER 2023

- 10 new complaints were received in September compared to 11 new complaints received in September 2022. No complaint was referred to another agency in September and no complaint was referred to another agency in September 2022.
- 51 enforcement inspections were conducted in September compared to 30 inspections in September 2022.
- One contact was made prior to written notification in September and one contact was made in September 2022.
- 52 investigation inquiries were made in September. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
- Nine complaints were resolved in September and 8 complaints were resolved in September 2022.
- 112 complaints were left open (unresolved) at the end of September.
- One new violation was added in September and one First Notice and no Final Notice was issued. In September 2022, no new violation was added and no First Notice and no Final Notice were issued. The budget anticipated a total of 10 First Notices for 2023.
- No case was referred to the State’s Attorney’s Office in September and none were referred in September 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- Five violations and nine complaints were resolved in September compared to four violations and eight complaints that were resolved in September 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 363 complaints and violations remain open at the end of September compared to 396 open complaints and violations at the end of September 2022.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in September 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.

APPENDICES

A Zoning Use Permit Activity In September 2023

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

C Zoning Compliance Certificates Issued in September 2023

Planning & Zoning Monthly Report
SEPTEMBER 2023

Table 4. Enforcement Activity During September 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14	9	8	10	12	10	10				82
Initial Complaints Referred to Others ²	2	0	0	0	0	0	0	0	0	0				0
Inspections	314	14	37	61	20	39	42	39	53	51 ⁷				356 ⁸
Phone Contact Prior to Notice	18	2	0	1	2	1	1	2	3	1				13
Complaints Resolved	60	7	1	11	4	5 ⁹	14	4	11	9 ⁹				66 ¹⁰
Open Complaints³	96	94	97	100	105	108	104	112	111	112				112
New violations	16	0	0	3	1	1	2	0	4	1				12
First Notices Issued	16	0	0	3	1	1	2	0	4	1				12
Final Notices Issued	1	0	0	0	0	0	0	1	1	0				2
Referrals to SAO ⁴	2	0	0	0	0	0	0	0	0	0				0
Violations Resolved ⁵	69	1	1	3	2	1	14	3 ¹¹	0 ¹¹	5 ¹¹				25 ¹²
Open Violations⁶	272	271	270	270	269	269	254	251	255	251				251¹³
TOTAL Open Complaints & Violations	368	365	367	370	374	377	358	363	366	363				363

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. Six of the 51 inspections performed were for the new complaints received in September 2023.
8. 75 of the 356 inspections performed in 2023 have been for complaints received in 2023.
9. Five of the complaints resolved in September 2023 were received in September 2023.
10. 21 of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in September were for complaints that had been received in September 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
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
SEPTEMBER 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
108-22-01 B-4	Lot 2 of Mapson’s Subdivision of Section 33, Somer Township; 3605 North Cunningham Avenue, Urbana, Illinois. P.I.N.: 25-15-33-276-012	Don Wheeler; <i>DDSJW Enterprises, Inc.; Steinmeyer Roofing; Shine District</i>	04/18/2022 04/22/2022 *Amended & Extended 05/05/2023 09/13/2023	Change the Use to establish a bar and gaming area, <i>Shine District</i> , in a portion of the existing building, construct an addition to the existing building, <i>Steinmeyer Roofing</i> , and authorize an additional 906 square feet of the original building (<u>1 structure</u>).
322-22-01 AG-1	Lot 1 of Orange Blossom Estates of Section 18 of Hensley Township; 700 County Road 2175 North, Champaign, Illinois. P.I.N.: 12-14-18-200-010	William and Roberta Edwards	11/18/2022 09/13/2023	Authorize an existing accessory ground-mounted PV Solar Array and an above-ground pool (<u>2 structures</u>).
322-22-02 RHO AG-1	Lot 1 of Orange Blossom Estates of Section 18 of Hensley Township; 700 County Road 2175 North, Champaign, Illinois. P.I.N.: 12-14-18-200-010	William and Roberta Edwards	11/18/2022 09/13/2023	Establish a Rural Home Occupation for <i>Ray’s Heating and Air Conditioning</i> .
208-23-01 AG-2	A 21.07-acre tract of land located in the N ½ of the NE ¼ of Section 27, Urbana Township; 2951 East Windsor Road, Urbana, Illinois. P.I.N.: 30-21-27-200-005	Donato Solar – Urbana 6, LLC	07/27/2023 09/25/2023	Construct a Data Center and a ±6 MW PV Solar Array. Cases: 079-S-22, 080-S-22, & 081-V- 22

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

Planning & Zoning Monthly Report
SEPTEMBER 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
243-23-01 AG-1	A 1.20-acre tract of land located in the SW Corner of the SW ¼ of Section 02, Compromise Township; 2286 County Road 2900 North, Gifford, Illinois. P.I.N.: 06-10-02-479-002	Christine Bruns	08/31/2023 09/05/2023	Construct a detached accessory garage.
250-23-01 R-1	Lot 43 of Twin Oaks 5 th Plat of Section 11, Mahomet Township; 1816 Lakeshore Drive, Mahomet, Illinois. P.I.N.: 15-13-11-227-006	Eric Hillman	09/07/2023 09/07/2023	Construct a detached accessory storage shed with a covered porch.
250-23-02 R-1	Lot 1 in a Replat of Lot 6 of Section 03, Urbana Township; 1607 Cherokee Lane, Urbana, Illinois. P.I.N.: 30-21-03-452-008	Nathan and Teresa Hoye	08/30/2023 09/07/2023	Construct a garage addition and other room additions to an existing single-family home.
251-23-01 AG-2	Lot 5 of Timberview West Subdivision of Section 16, Mahomet Township; 1206 Sharon Court, Mahomet, Illinois. P.I.N.: 15-13-16-103-025	John Scherer	09/08/2023 09/13/2023	Construct an addition to an existing single-family home and authorize an existing detached accessory yard shed and an above-ground pool (3 structures).




Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
SEPTEMBER 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
256-23-01 CR	2 tracts of land consisting of a 0.38-acre lot <u>and</u> 1.35-acre lot, <u>and</u> an adjacent 10-foot-wide strip to the west of the 0.38-acre lot. All tracts of land commencing in the NW corner of the SW ¼ of Section 33, South Homer Township; 2717 County Road 1250 North, Homer, Illinois. P.I.N.: 26-24-33-301-016, 035, 036, & 037	Chris Sturdyvin	09/13/2023 09/15/2023	Install an accessory ground-mounted PV Solar Array.
261-23-01	Under Review			
264-23-01 AG-1	Tract 1B of a Plat of Survey of the E ½ of Section 23, Newcomb Township <u>and</u> Parcel 2 of a Plat of Survey of Part of the NE ¼ of Section 23, Newcomb Township; 2653 County Road 500 East, Mahomet, Illinois. P.I.N.: 16-07-23-200-028 & 019	Travis Heath	09/21/2023 09/22/2023	Construct a detached accessory storage shed for personal use.
268-23-01 AG-1	A 40-acre tract of land located in the SW corner of the SW ¼ of Section 26, Rantoul Township; 2516 County Road 1600 East, Thomasboro, Illinois. P.I.N.: 20-09-26-300-004	Kevin and Linda Wolken	09/25/2023 09/29/2023	Install an accessory ground-mounted PV Solar Array.

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

Planning & Zoning Monthly Report
SEPTEMBER 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
270-23-01	Under Review			
271-23-01 R-1	Lot 5 of Lincolnshire Fields Northwest of Section 21, Champaign, Township; 2011 Bentbrook Drive, Champaign, Illinois. P.I.N.: 03-20-21-153-015	Julian Reif and Tatyana Deryugina	09/28/2023 09/29/2023	Construct an addition to an existing single-family home.

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

Planning & Zoning Monthly Report
SEPTEMBER 2023

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
SEPTEMBER 2023

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
09/21/2023	053-23-02	Lot 121 of Glenshire Subdivision No. 1, Section 16, Champaign Township. 4010 Danbury Dr, Champaign, Illinois PIN: 03-20-16-353-019	A single-family home with an attached garage
09/21/2023	143-23-01	Lot 59 of Rolling Acres IV Subdivision, Section 34, Champaign, Township. 2507 Berniece Dr, Champaign, Illinois PIN: 03-20-34-131-004	An above-ground swimming pool with a non-climbable fence, self-closing and self-latching gate
09/21/2023	034-23-01	A tract of land located in the SW Quarter of the SW Quarter of Section 32, Somer Township. 2808 N Lincoln Avenue, Urbana, Illinois. PIN: 25-15-32-300-016 & 017	A detached storage building for use by Mack's Twin City Recycling.
*Zoning Compliance Inspection based on the current aerial photography			