



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

MINUTES – Approved as Distributed January 4, 2024

DATE: Thursday, November 9, 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)	
	John Farney
Kyle Patterson	
Emily Rodriguez	
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator) and Liz Dillingham (Recording Secretary)

Others Present: Public Participation-Elizabeth Reddington

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:36 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. October 5, 2023 – Regular Meeting

MOTION by Mr. Esry to approve the minutes of the October 5, 2023, regular meeting, seconded by Ms. Rogers. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

V. Public Participation

Elizabeth Reddington-Discussed Zoning Cases 099-S23 and 100-S-2023 in detail.

Ms. Reddington stated the projects would have ground mounted solar gardens which have been approved by the State of Illinois. Utility customers can subscribe to the capacity that is generated from the systems to save on their energy bills. The property tax revenue would significantly increase as well.

These projects will encourage work force training and development programs. Farmland will be preserved and the projects will be noted as a harmonious neighbor based on no emissions or pollutions that come from the technology they would be installing. This by nature is renewable energy to help the environment. Ms. Reddington explained the systems size and generation. No noise can be heard outside the fence. Native vegetation and pollinator species will be planted throughout the array in the fenced in area, creating a natural habitat and decreased mowing. The site will become resilient to downpours and helps with stormwater management plans. At the end of the systems life, they will de-commission the system according three things; the solar lease, adhering to the Department of Agricultural Impact Mitigation Act, and the decommissioning plan according to counties zoning ordinance. This includes removing all modules, equipment, cables, and concrete foundations for the equipment pads. The timeline to de-commission will be 2 months long. Any equipment that can be recycled, will be. The site will be returned to the original condition.

VI. Communications

None

VII. New Business: Items for Information Only

A. E-mail from Terry McLaren

Mr. Esry responded to his e-mail. Mr. Esry indicated he noticed people are abusing the recycling bins in St. Joseph dumping trash into the cardboard bins.

VIII. New business: Items to be approved by ELUC

A. Recreation & Entertainment License: Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 4/18/24- 4/20/24.

Mr. Esry asked Mr. Hall if there had been problems at previous events. The Sheriff had signed off approving the event.

Mr. Hall stated the previous promoter had a negative event. Since Mr. Feldkamp purchased the event, there has not been negative reports.

Mr. Esry motioned to approve the event and seconded by Mr. Stohr.

Mr. Stohr inquired as to the redaction on page #12. Mr. Hall stated the redacted information was to remove personal information from the promoter in the original application.

Upon a voice, motioned carried to approve the Demolition Derby.

IX. New Business: Items to be recommended to the County Board

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

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

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

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

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

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

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

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

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

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

Mr. Thorsland stated the packet was put together very well and it was much appreciated.

Mr. Hall stated the petitioner did an especially good job on the tile mapping. Mutual tiles were identified as well as some drainage district tile. The plan was revised to stay away from those tiles. An easement will be created for the drainage district tile that must be documented as part of the permitting. Mr. Hall agreed it has been a good application.

Mr. Stohr inquired about the requests for waiver of the minimum separation distances that are big. He wanted to know if it would cause difficulties with an adjoining property.

Mr. Hall said the closest house is almost 1000 FT away, but less than 1000 FT away and they waived the requirement for screening, so he did not see it being a problem.

Mr. Stohr inquired about the request for a separate waiver for the distance from the municipality.

Mr. Hall stated the municipality waived the ordinance requirement for a second ELUC meeting, and they haven't provided any comments which he takes to be a good sign.

Ms. Reddington stated a road use agreement will be forthcoming from Douglas County. The property is on the Champaign & Douglas County line.

Mr. Esry asked about the AC/DC use with Ms. Reddington explaining the process.

Mr. Thorsland stated he appreciated her explanation.

MOTION by Mr. Thorsland to approve A,B,C,& D, together. Mr. Patterson moved to approve; Ms. Rodriguez seconded. Mr. Esry mentioned keeping this topic off the consent agenda. Mr. Thorsland agreed and explained to Ms. Reddington the process. Upon voice vote, the **MOTION CARRIED** unanimously.

X. Other Business

A. October 2023 Monthly Reports

Mr. Hall stated permits & cases should be slowing down.

XI. Chair's Report

None

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

None

XIII. Adjournment

Chair Thorsland adjourned the meeting at 7:03 p.m.