



**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois

Thursday, January 8, 2026 - 6:30 p.m.

Shields-Carter Meeting Room

Bennett Administrative Center, 102 E. Main St., Urbana

**Committee Members:**

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

John Farney

Jennifer Locke

Emily Rodriguez

Jilmala Rogers

Monique Settles

**Agenda**

**Page #**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Agenda/Addendum**

**IV. Approval of Minutes**

A. December 4, 2025 – Regular Meeting

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**V. Public Input**

**VI. Communications**

**VII. New Business: Items for Information Only**

A. Aaron Steinke email

5 - 11

B. Notice of Proposed Wireless Communication Tower Adjacent to 4014 East Anthony Drive, Urbana.

12 - 16

**VIII. New Business: Items to be Approved by ELUC**

A. **Annual Hotel/Motel License:** Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/26 – 12/31/26.

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B. **Recreation & Entertainment License:** Champaign County Fair with Calendar of Events, 1302 North Coler Avenue, Urbana. 01/01/26 – 12/31/26.

18 - 23

C. **Recreation & Entertainment License:** Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/26 – 12/31/26.

24 - 28

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

A. **Zoning Case 177-S-25.** A request by Somer Township Solar 1 LLC c/o New Leaf Energy via agent Tom Ryan and participating landowner James Heimbürger Trustee to authorize a Community PV Solar Farm with a nameplate capacity of 4.99 megawatts and totaling 27.68 acres lying north of East Ford Harris Road and west of North Lincoln

29 - 62

*All meetings are at the Bennett Administrative Center – 102 E Main Street in Urbana – unless otherwise noted. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.*



CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE (ELUC)  
January 8, 2026, Agenda

Avenue and east of the Canadian National Rail line with PIN 25-15-20-300-006 and commonly known as farmland owned by James M. Heimbürger Trust, with the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B. (2)a.(a).

Part B: 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 Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part C: A waiver for locating the PV Solar Farm 160 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.

- B. **Decommissioning and Site Reclamation Plan for Zoning Case 177-S-25.** A request by Somer Township Solar 1 LLC c/o New Leaf Energy via agent Tom Ryan and participating landowner James Heimbürger Trustee to authorize a Decommissioning and Site Reclamation Plan for the Community PV Solar Farm in Zoning Case 177-S-25. 63 - 92
- C. **Zoning Case 181-AM-25.** A request by owner Fred Otten and Vaishali Patel of Pranam MAA LLC to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a .51-acre parcel in the Southwest Quarter of the Southwest Quarter of Section 10, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, on the south side of University Ave. and more commonly known as 2205 E. University Ave., Urbana, Illinois. 93 - 102
- X. **Other Business**
  - A. Monthly Reports - None
- XI. **Chair's Report**
- XII. **Designation of Items to be Placed on the Consent Agenda**
- XIII. **Adjournment**





**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE  
County of Champaign, Urbana, Illinois**

**MINUTES – Pending Approval**

DATE: Thursday, December 4, 2025  
TIME: 6:30 p.m.  
PLACE: Shields-Carter Meeting Room  
Bennett Administrative Center  
102 E. Main St., Urbana, IL 61801

**Committee Members**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Vice-Chair)	Monique Settles
John Farney	Eric Thorsland (Chair)
Jennifer Locke	
Emily Rodriguez	
Jilmala Rogers	

**County Staff:** John Hall (Zoning Administrator) and Megan Robison (Recording Secretary)

**Others Present:** None

**I. Call to Order**

Committee Vice-Chair Esry called the meeting to order at 6:31 p.m.

**II. Roll Call**

Roll call was taken, and a quorum was declared present.

Ms. Rodriguez entered the meeting at 6:32 p.m.

**III. Approval of Agenda/Addendum**

**MOTION** by Mr. Farney to approve the agenda; seconded by Ms. Locke. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. October 9, 2025 – Regular Meeting

**MOTION** by Ms. Rogers to approve the minutes of October 9, 2025; seconded by Ms. Locke. Upon vote, the **MOTION CARRIED** unanimously.



**V. Public Input**

None

**VI. Communications**

Mr. Esry informed everyone that several board members have been contacted by a company that wants to place a large data center on approximately 200 acres in Champaign County.

**VII. New Business: Items for Information Only**

A. Letter from J. Beverly regarding the use of biosolids on farms and parks

Information only

B. Letter from Bernard Bryson regarding the use of biosolids on farms and parks

Information only

C. Illinois Environmental Protection Agency (IEPA) Notice of Application for Renewal of Clean Air Act Permit for Guardian West located at 1306 East University Avenue, Urbana

Mr. Esry noted that this is an informational notice that is sent annually.

**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. 4/14/26 – 4/18/26

**MOTION** by Mr. Farney to approve a recreation and entertainment license for a Demo Derby at the Champaign County Fairgrounds; seconded by Ms. Locke. Upon vote, the **MOTION CARRIED** unanimously.

B. Scheduling of Solar Farm Zoning Cases pursuant to Senate Bill 25 (Energy Omnibus) that adopted new State siting standards for wind, solar and energy storage systems and a Siting Appeals Board within the Illinois Commerce Commission

Mr. Hall stated this bill has added a 60-day time limit from the time of application to the close of the public hearing and noted the timeline is very hard to meet for bigger counties with several zoning cases. He clarified that many items may need to be placed on the ELUC agenda before the Zoning Board of Appeals has taken action or cause



petitioners to wait twice as long to get a decision. The memo also mentions the separation for energy storage systems. The Zoning Board of Appeals had issues with smoldering batteries only being separated by a few hundred feet and Mr. Hall detailed the reasons why. He would like to get feedback from the Committee on how to move forward.

Ms. Rodriguez would like to get the information as soon as possible. Ms. Locke would rather remove something from an agenda rather than having to call a special meeting to meet a deadline. She also clarified that there are no penalties listed for not meeting the deadlines. Mr. Esry stated the process would most likely be completed sooner than a lawsuit could be brought against the County.

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

A. Zoning Case 179-AM-25. A request by Michael Stoller d.b.a. CU Jiu Jitsu LLC to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on Lots 301, 302, 303, 304, 318, 319 and 320 in Wilber Heights Subdivision in Section 31 of Somer Township, and more commonly known at 2408 N. Market St., Champaign, Illinois.

**MOTION** by Mr. Farney to recommend County Board approval of an ordinance approving Zoning Case 179-AM-25; seconded by Ms. Rogers.

Mr. Esry noted that Michael Stoller and Kelly Tang were present if the Committee Members had any questions. Mr. Hall stated the Zoning Board of Appeals had approved this request unanimously and Mr. Esry believes this is a great use of a building that is not currently being used.

Upon vote, the **MOTION CARRIED** unanimously.

B. Zoning Case 178-AT-25. Amend the Champaign County Zoning Ordinance as to add a temporary 12-month safety moratorium on Carbon Sequestration Activity as described in the legal advertisement.

**MOTION** by Ms. Locke to recommend County Board approval of an ordinance approving Zoning Case 178-AT-25; seconded by Ms. Rogers.

Ms. Locke mentioned that Dr. Stohr would like to wait to hold another meeting of the Task Force until they receive the HTEM Mapping results. Mr. Hall stated the results will be presented during the January County Board meeting.

Upon vote, the **MOTION CARRIED** unanimously.



**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE (ELUC)  
December 4, 2025, Minutes**

**X. Other Business**

A. Monthly Reports

None

**XI. Chair's Report**

None

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

IX. A. and B.

**XIII. Adjournment**

Vice-Chair Esry adjourned the meeting at 6:53 p.m.



**John Hall**

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**Subject:** FW: Burning Laws in Champaign Co. | Illinois | Harmful Wood Smoke Emissions Inquiry

**From:** Aaron Steinke <[aaron.j.steinke@gmail.com](mailto:aaron.j.steinke@gmail.com)>

**Sent:** Thursday, December 4, 2025 9:45 PM

**To:** [info@illinoispolicy.org](mailto:info@illinoispolicy.org)

**Cc:** [outreach@illinoispolicy.org](mailto:outreach@illinoispolicy.org); Champaign County Elections <[elections@champaigncountyclerkil.gov](mailto:elections@champaigncountyclerkil.gov)>; [ICDDInfo@illinois.gov](mailto:ICDDInfo@illinois.gov)

**Subject:** Burning Laws in Champaign Co. | Illinois | Harmful Wood Smoke Emissions Inquiry

Greetings,

I am writing to request an audience regarding burning laws in densely populated areas. Who would I need to speak to regarding?

My info:

Aaron J. Steinke  
2607 Applewood Rd.  
Champaign, IL 61822  
cell: 217-419-6725

I feel like this is an area of concern that is largely ignored. While they're are broad reaching laws about how big factory and business emissions, there is not much oversight at a residential level. Here's a bit more about my background and why I'm bugging you with this. I live in the Cherry Hills subdivision just outside of Champaign city limits. Although not technically within the City of Champaign, this is a very densely populated area with homes basically right on top of one another.

I have a neighbor that regularly burns wood in their fireplace. They do so 3-5 nights per week, 6-7 months out of the year. They do not just burn on cold nights either and will randomly burn on 50, 60 or even 70 degree days. When they burn, it dumps smoke into our yard like an 1800s locomotive and we can't go outside or so much as crack a window. I have 5-year-old twin sons that love to play outside and we have lost many beautiful days in the yard to our neighbor's chimney smoke. It completely overtakes our property and renders it unusable.

The smoke was also regularly infiltrating our home. I will have had to spend close to \$50K in home renovations to prevent infiltration of this toxic wood smoke in my living space by the time it's said and done. I've had to replace all of our windows, a front door, bathroom exhaust fans (it would seep in through the bathroom), door seals, encapsulate the basement (my wife's home office is down there so that's really not cool) and air seal the attic among other things. Also had to install several air purifiers throughout the home as well as two separate air scrubbers in-line in our HVAC system. I also have to use MERV-13 hospital grade charcoal activated furnace filters that cost me \$100/month during burn seasons so this toxic air doesn't get sucked through our HVAC system and distributed into our home.

Most people don't realize it, but wood smoke is toxic to breathe - 12x more harmful on lungs than cigarette smoke ([source](#), [source](#), [source](#)). Especially young lungs. My sons have had myriad of respiratory issues in their lifetime and I'm sure some of it is as a result of breathing in my neighbor's smoke. It was penetrating our home before I had a chance to get on top of it and figure out what was happening. It's odd to me that we have laws banning smoking in and near most public areas in Illinois, but it's okay for this person to dump their chimney smoke directly into my yard and the law is unable or unwilling to get involved because the neighbor is doing the burning "inside the home." I'm also fairly certain



based on the acridness and awful smells, he was not just burning seasoned wood in there either and was likely burning yard waste, trash, scrap wood from his wood shop or whatever else. The smoke smell is quite pungent and when his fireplace is in use, you can't so much as walk to the mailbox and back without your clothes smelling like you've been sitting in front of a campfire all night. It's *that* strong.

It also does not help that his chimney sits right on top of our property and our property is at a slightly higher elevation than theirs so the smoke is just going to settle down in our yard and hang there indefinitely. I've tried reasoning directly with the neighbor, but he's largely dismissive of the impact his habit has on our lives and insists that he "has it cleaned and inspected every year" so it's not his problem. He did eventually agree to put a 3' extension on the chimney pipe to at least get it in compliance with 10-3-2 chimney height recommendations, but that didn't really solve the issue and from his perspective, he's basically decided it's not his problem anymore.

I've spoken with as many people as I can think of about the issue including:

Norman Davis (I believe he's no longer in office)

Champaign Township Supervisor

[supervisor@champaigntownship.com](mailto:supervisor@champaigntownship.com)

217-352-9433

**Notes:** Agreed it was a nuisance and cited the Clean Air Act which establishes the right to clean and breathable air for all Americans. But then just advised me to contact John Hall at the township.

John Hall

Champaign County Zoning and Planning

[jhall@champaigncountyil.gov](mailto:jhall@champaigncountyil.gov)

217-384-3708

**Notes:** Came out and smelled it once and agreed it was quite awful smelling, but didn't think much could be done. Advised calling the EPA or the Fire Department (but when I spoke to the Fire Marshal, he didn't really seem confident they'd be able to do much of anything since it was coming from inside the home).

Robert Simmons

Deputy Fire Marshal

Champaign Fire Department

217-403-7212

[robert.simmons@champaignil.gov](mailto:robert.simmons@champaignil.gov)



**Notes:** He basically said since the burning was coming from inside the home, there wasn't really anything they could do. If the guy inadvertently burned his house down as a result of negligent fireplace use, he could be charged for insurance fraud if he tried to claim that. But there were otherwise no laws preventing the homeowner from burning whatever he wanted in there, old furniture, tires, trash, whatever and the Fire Marshal has no authority to force them to get a yearly inspection/cleaning or use proper seasoned wood.

Christopher Castle

Phone: 217-278-3109

Environmental Protection Specialist

Field Operations, Bureau of Land

[Christopher.Castle@illinois.gov](mailto:Christopher.Castle@illinois.gov)

**Notes:** Was very empathetic to the situation, but this was out of the EPA's wheelhouse as they deal largely with bigger factories and businesses and their emissions/environmental impact. Advised I take detailed notes with my outdoor air quality monitor (which I have done) and go "Citizen Scientist."

I also contacted the City of Champaign Neighborhood Services, but since we're technically not within the city limits they were not able to help. Also contacted our HOA. Despite some verbiage in the covenants about "[noxious activity](#)" being prohibited, they're pretty much defunct. Happy to collect our fees though. I've also spoke with multiple lawyers. That's a route I'm prepared to go, but I feel like this is likely a much bigger statewide issue than one neighbor vs neighbor civil suit. More on that later...

Long story short - when this guy runs his fireplace 3-5 days/evenings per week 7 months per year, we just can't use our yard, sit outside, our kids can't play outside without hacking and coughing and getting physically ill (one of my sons ended up in the ER with an asthmatic lungs closing event this past April) and it's cost me around \$50,000 to keep his smoke from entering our home. That seems completely ridiculous.

I'd argue woodburning fireplaces just should not be allowed to be a thing in densely populated areas unless it's a polar vortex and the power is out. These people can afford to just use their HVAC and these properties are right on top of one another. It's not like they're dirt poor or we live out in the sticks. Nobody should have to live like this and be at the mercy of their neighbor's burning habits. And if we just try to sell the home, the property value is going to be diminished if the potential buyer finds out we live next door to someone with a Paul Bunyan fixation. Quite frankly, we were here first and should not have to move. There should be a law for this in densely populated areas because not everyone is going to be able to afford \$50K in home renovations just to keep a neighbor's smoke out either.



I'm not saying woodburning should be prohibited outright, but if it's that important to someone, they should have to move out to the country where it won't affect neighbors. Same as cigarettes. Nobody is saying you can't smoke, just don't do it in a public space where it affects others. Nobody in a town truly *needs* to burn wood for heat in the year 2025 either. We put in a direct vent sealed gas fireplace over the summer and I'll admit, I enjoy the ambience of it and the warmth on a chilly night, but I wouldn't run it if I thought it was smoking out my neighbors and causing their children to have serious health problems.

I'd argue that if I wanted to erect a 100' HAM radio tower in my backyard that wouldn't really harm anyone besides being a goofy eyesore. But I'm willing to bet there would be a dozen HOA and Champaign Co. laws zeroed in on that effort and it would be immediately shot down. But anyone with a fireplace can pollute their neighbors' properties and literally make their neighbors' children physically ill, potentially with long term health consequences, and that's somehow okay because "it's coming from within the home." I feel like most reasonable people would agree that's unacceptable.

Here's a list of local ordinances:

**Champaign Co. Local Burning** - (lots of restrictions on open burning but nothing regarding chimney emissions)

[https://www.co.champaign.il.us/planningandzoning/pdf/open\\_burning\\_restrictions.pdf](https://www.co.champaign.il.us/planningandzoning/pdf/open_burning_restrictions.pdf)

**Nuisance Ordinance** - (Sec. 3.2D. and Sec. 3.2N seem most applicable)

[https://www.co.champaign.il.us/planningandzoning/PDF/forms/Ordinance\\_Nuisance.pdf](https://www.co.champaign.il.us/planningandzoning/PDF/forms/Ordinance_Nuisance.pdf)

**EPA Open Burning**

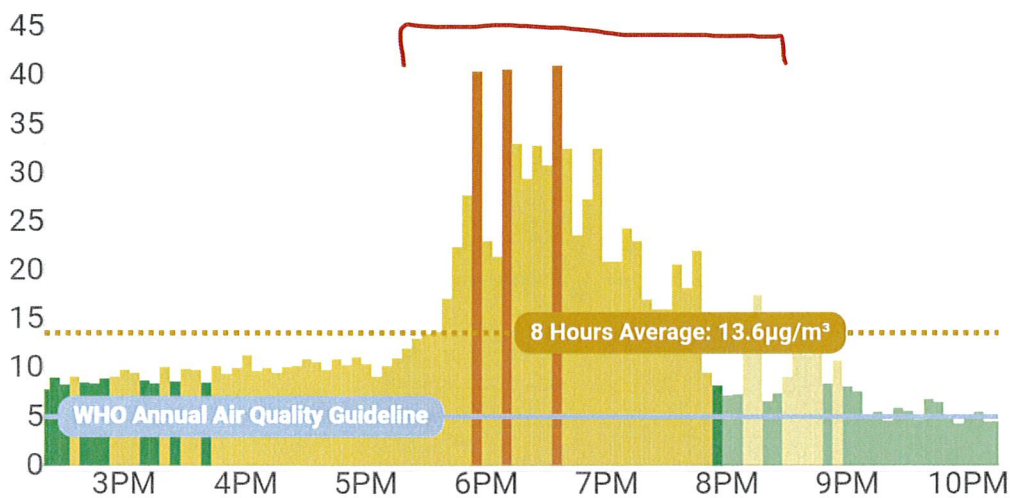
<https://epa.illinois.gov/content/dam/soi/en/web/epa/documents/air/permits/openburn/open-burning-brochure.pdf>

To give you an idea of some of the hard data of what this can look like, here's an air quality reading of harmful PM2.5 particulate from my front porch during a particularly strong fireplace burning event:



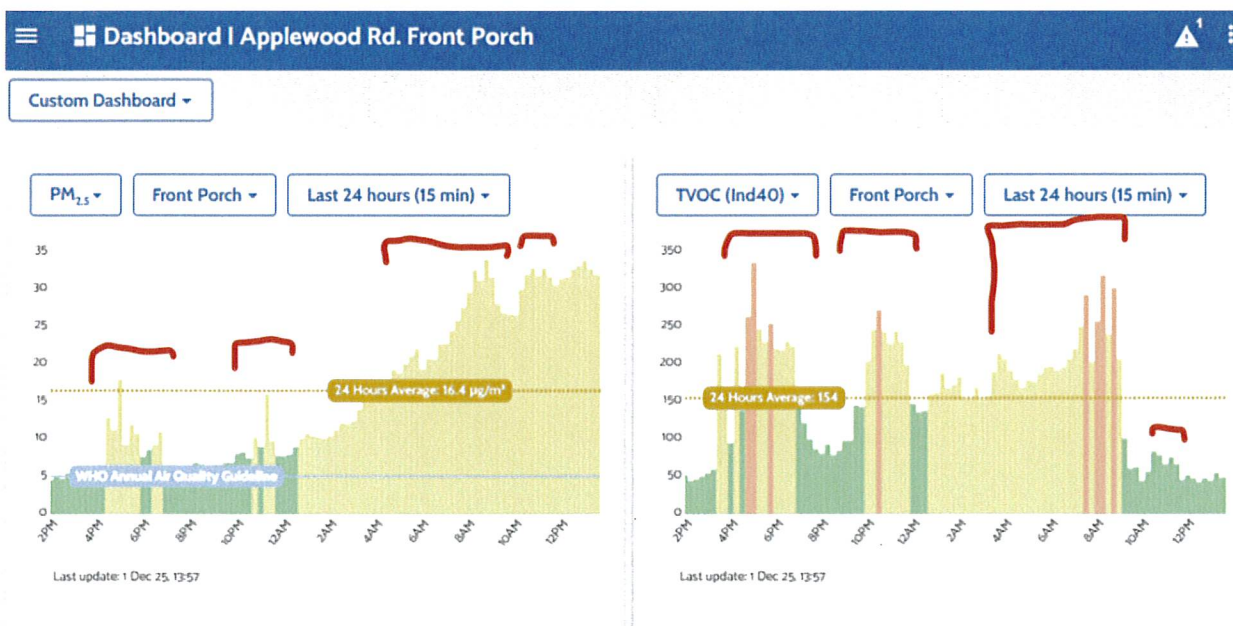
# Outdoor PM<sub>2.5</sub> (µg/m<sup>3</sup>)

Last 8 hours (5 min) ▼



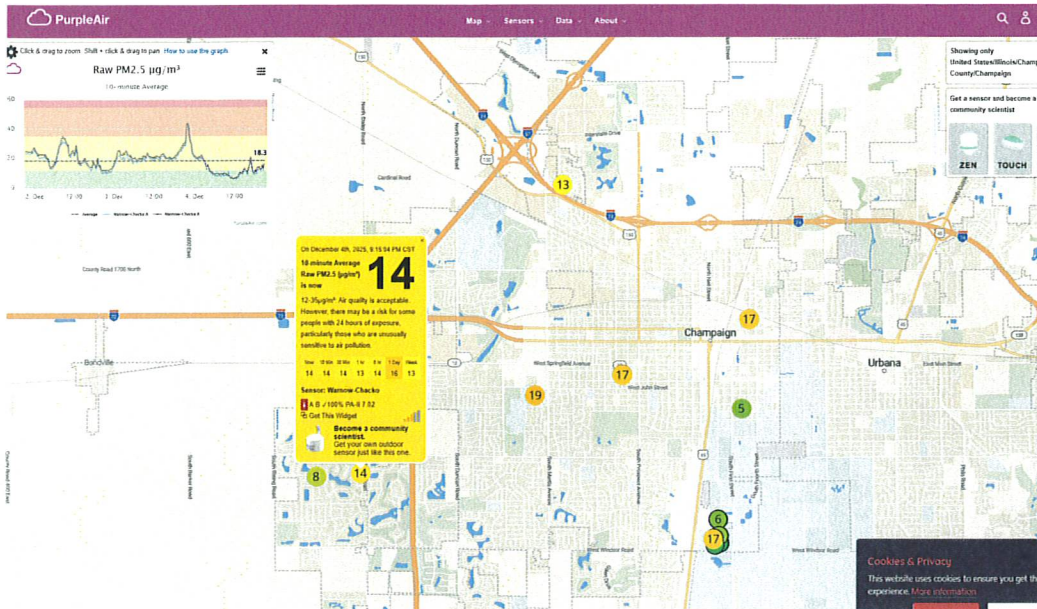
Last update: 29 Nov 24, 22:20

So when this happens, I basically have to seal my home up like an oxygen tent and we just can't go outside, sit on our porch or even crack a window. If he were just grilling for an hour, I could totally look the other way, but this is typically more of an all-day event when he gets on a burn marathon. Here's another example of PM<sub>2.5</sub> / VOC (Volatile Organic Compound) readings during his burning:



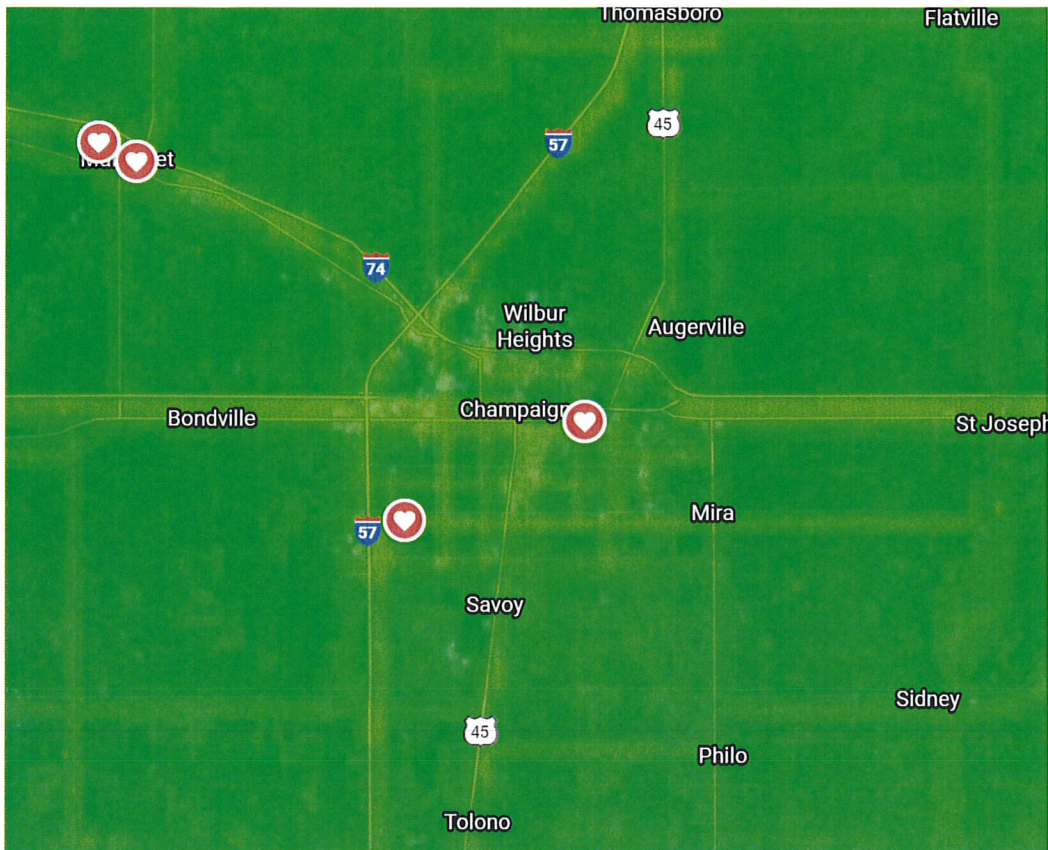


As I mentioned earlier, my suspicion is this is likely more of a widespread issue than anyone realizes. This reading of local Purple Air AQ meters ([source](#)) from 9:19pm on 12/4/2025 shows inconsistent but spiked PM2.5 readings across town. Normally these would be pretty consistent. If it's a reading of 2 on one meter, it's going to be a reading of 2 everywhere. But here you're seeing some places where it's lower while it's spiked at different numbers elsewhere. This is likely due to some meters being closer to a neighbor who is burning wood.



In general air quality tonight in Champaign Co. is in the green according to Google Maps (shown below, [source](#)), so these random spikes on smaller local monitors are likely due to local sources of smoke. What I'm saying is this isn't something environmental like wildfire smoke rolling in from Canada (although it's just as toxic, if not more so potentially).





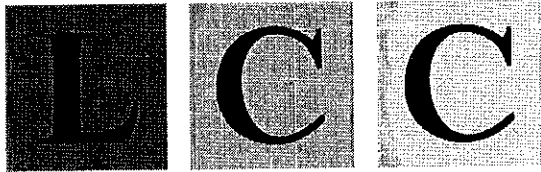
While I appreciate the potential resistance to overregulation and government overreach in the lives of citizens, I also feel that in this case it's truly a matter of public health. People's respiratory health should not be at the mercy of their neighbor's habits. And I sincerely appreciate the traditionalist history of the great American home and the woodburning fireplace is a big part of that. I get it. But we know more now than we did 100, 50 or even 20 years ago. Wood smoke is just as harmful as cigarettes and people shouldn't be forced to breathe in their neighbor's smoke pollution just because they want to save a few bucks on their heat bill.

I would argue that when you consider the health ramifications of wood smoke, it's no different than limiting cigarette use in public spaces.

Thank you for your attention on this matter and I look forward to your reply.

Best regards,  
Aaron J. Steinke





## **TELECOM SERVICES**

10700 W. Higgins Rd., Ste. 240,  
Rosemont, IL 60018  
847 608-6300 Office  
847 608-1299 Fax  
[www.lcctelecom.com](http://www.lcctelecom.com)

Champaign County Board  
102 E. Main St.  
Urbana, IL 61801

November 12, 2025

Dear Members of the Board:

Please be advised that I serve as an agent for Tillman Infrastructure and AT&T Mobility. This correspondence serves as Tillman Infrastructure and AT&T's notice required under section 55 ILCS 5/5-12001.1 of the Illinois Compiled Statutes when a wireless communication facility is to be constructed in unincorporated areas of Illinois.

The proposed location is Parcel 302-111-200-024 at E. Anthony Dr., Urbana, IL 61802, and the facility will improve AT&T Mobility's data services in the area. AT&T proposes to mount antennas on a 155'-0" tall self-supporting lattice tower with a 10'-0" lightning rod for a total tower height of 165'-0" to be owned by Tillman Infrastructure. In addition, there will be related equipment cabinets on a concrete pad within an approximately 10,000 square foot (100' x 100') lease area. Additional information on the facility is as follows:

1. Tillman Infrastructure is the company responsible for the construction of the facility. Tillman's address is 152 W. 57th Street, New York, New York 10019 and its phone number is (773) 914-9898 or (212) 706-1677.
2. Champaign County, IL is the governmental entity responsible for the issuance of any necessary local permits for this facility.
3. A site plan and location map are attached showing where the parcel of land is located and where the telecommunications facility will be located on that parcel.
4. The property index number and address of the parcel where the telecommunications facility is to be located is Parcel 302-111-200-024 at E. Anthony Dr., Urbana, IL 61802.

If you have any questions, please feel free to contact me at 224-803-6451 or [jburchfield@lcctelecom.com](mailto:jburchfield@lcctelecom.com).

Sincerely,

John Burchfield  
Sr. Manager - Zoning, LCC Telecom Services  
10700 W Higgins Rd. Suite 240  
Rosemont, IL 60018



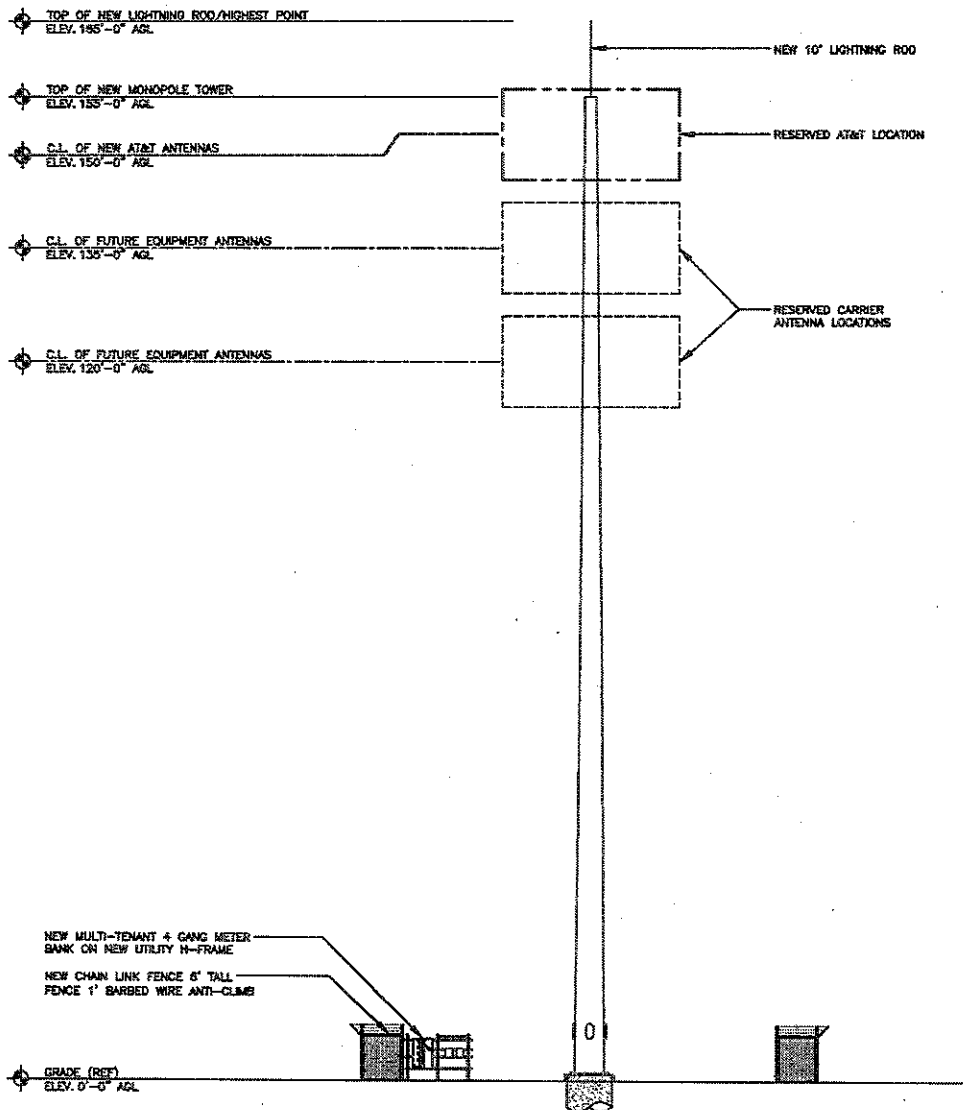








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ELEVATION

SCALE  
1"=10'

**ILLMAN**  
INFRASTRUCTURE

**LCC**  
TELECOM SERVICES

**WESTCHESTER**  
SERVICES LLC

604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
FAX: 847-277-0080  
EMAIL: AED@westchesterservices.com

**JOHN M. BANKS**  
ARCHITECT

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX: 847-277-0080  
EMAIL: JMBANKS@WESTCHESTERSERVICES.COM

REGULATORY LEASE EXHIBIT  
NOT FOR CONSTRUCTION

DRAWN BY: DJE  
CHECKED BY: MJC

REV	DATE	DESCRIPTION
B	06/28/25	LEASE EXHIBIT
C	07/25/25	LEASE EXHIBIT
D	08/11/25	LEASE EXHIBIT

THIS LE IS PRELIMINARY IN NATURE AND WILL BE SWAPPED OUT WITH METES AND BOUNDS WHEN SURVEY IS COMPLETED - UNLESS THAT IS ON FIRST PAGE OF LEASE ATTACHMENT AND THIS IS SECOND PAGE

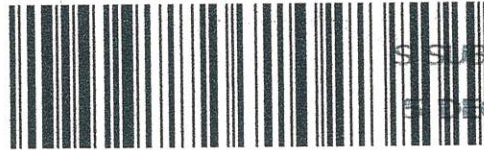
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SHEET TITLE  
ELEVATION

SHEET NUMBER  
LE-3



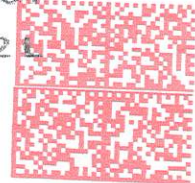
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LCC Telecom Services  
10700 West Higgins Road, Suite 240  
Rosemont, IL 60018



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5 DEC 2025 PM 2 L



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FIRST-CLASS  
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**\$010.**

12/02/2025  
043M30234

Champaign County Board  
102 E. Main St.  
Urbana, IL 61801





STATE OF ILLINOIS,  
Champaign County  
Application for Hotel/Motel License

Application for License under County Ordinance No. 5 Providing for the  
Licensing and Regulation of Public Lodging Facilities within the County.

FOR OFFICE USE ONLY	
License No.:	2026 H - 1
Business Name:	Urbana Motel Inc
License Fee:	\$ 200.00
Filing Fee:	\$ 4.00
TOTAL FEE:	\$ 204.00
Clerk:	PC

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy.

**In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. **All checks should be made payable to the Champaign County Clerk.**

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: URBANA MOTEL INC MOTEL 6
- Location of Place of Business for which application is made: 1906 N CUNNINGHAM AVE  
URBANA, IL 61802
- Number of rooms available: 80
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:
 

NAME	AGE	ADDRESS
Pravin Patel	60	1906 N Cunningham Ave
- Is applicant a citizen of the United States of America? ☒ Yes ☐ No  
Place of birth: INDIA  
If naturalized, place and date of naturalization: USA
- The applicant intends to operate or maintain the above business at: URBANA MOTEL INC (MOTEL 6)

**AFFIDAVIT**

PRAVIN PATEL, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

*[Signature]*

Signature of Applicant

Signed and sworn to before me this 23rd day of December, 2025.



Signature of Applicant

*[Signature]*

Notary Public:

It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ \_\_\_\_\_





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

**FILED**

DEC 18 2025

CHAMPAIGN COUNTY CLERK

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)

For Office Use Only

License No.

2026-ENT-21

Date(s) of Event(s)

ANNUAL

Business Name:

Champaign Co. Fair Assoc.

License Fee:

\$ 100.00

Filing Fee:

\$ 4.00

TOTAL FEE:

\$ 104.00

Checker's Signature: \_\_\_\_\_

**Filing Fees:**

Per Year (or fraction thereof):  
Per Single-day Event:  
Clerk's Filing Fee:

\$ 100.00  
\$ 10.00  
\$ 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:

- A.
1. Name of Business: Champaign Co. Fair Assoc.
  2. Location of Business for which application is made: PO Box 544 Urbana, IL 61903
  3. Business address of Business for which application is made: 1302 N. Water Ave Urbana, IL 61801
  4. Zoning Classification of Property: \_\_\_\_\_
  5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
  6. Nature of Business normally conducted at this location: County fairgrounds
  7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): County fair - demo tractor pulls, concerts, carnival
  8. Term for which License is sought (specifically beginning & ending dates): 01/01/2024 - 12/31/2024
- (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? Own
  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: n/a
  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: See attached Date of Birth: \_\_\_\_\_  
Place of Birth: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
Residence Address: \_\_\_\_\_  
Citizenship: \_\_\_\_\_ If naturalized, **place** and **date** of naturalization: \_\_\_\_\_  
PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): See attached

Date of Birth: \_\_\_\_\_ Place of Birth: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Citizenship: \_\_\_\_\_  
If naturalized, state **place** and **date** of naturalization: \_\_\_\_\_

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:

The Champaign County Fair Association

2. Date of Incorporation: March 20, State wherein incorporated: IL

1958



Recreation & Entertainment License Application  
Page Three

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

n/a

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

1302 N. Coler Ave. Urbana, IL 61801

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

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

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: \_\_\_\_\_

PHONE # \_\_\_\_\_

EMAIL: \_\_\_\_\_

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.

attached



**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

**AFFIDAVIT**

(Complete when applicant is a Corporation)

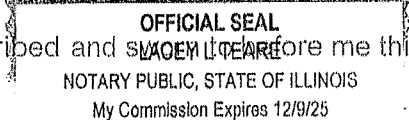
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/9/25

\_\_\_\_\_  
Signature of Manager or Agent

\_\_\_\_\_  
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



**Name:** Terry Lemke  
**Title:** Board President  
**Address:** 1321 Kenneth Dr., Rantoul, IL 61866  
**Phone:** (217)979-3073  
**SSN:** REDACTED  
**Driver's License:** REDACTED  
**DOB:** REDACTED  
**Percentage Owned:** 0%

**Name:** Martin Teare  
**Title:** Board Vice President  
**Address:** 4932 E 3800 North Rd., Rankin, IL 60960  
**Phone:** (217)841-1844  
**SSN:** REDACTED  
**Driver's License:** REDACTED  
**DOB:** REDACTED  
**Percentage Owned:** 0%

**Name:** Christine Wallace  
**Title:** Board Secretary  
**Address:** 2691 CR 1000 E, Champaign, IL 61822  
**Phone:** (217)493-2100  
**SSN:** REDACTED  
**Driver's License:** -  
**DOB:** REDACTED  
**Percentage Owned:** 0%

**Name:** Pamela Barham  
**Title:** Board Treasurer  
**Address:** 2451 Clayton Blvd., Champaign, IL 61822  
**Phone:** (217)840-1114  
**SSN:** REDACTED  
**Driver's License:** REDACTED  
**DOB:** REDACTED  
**Percentage Owned:** 0%









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**

Filing Fees:  
DEC 16 2025

*Joan Ammons*

CHAMPAIGN COUNTY CLERK

For Office Use Only

License No. 2026-ENT-35

Date(s) of Event(s) ANNUAL

Business Name: Hudson Farm

License Fee: \$ 100

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

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:

- A. 1. Name of Business: Hudson Farm Weddings & Events LLC
2. Location of Business for which application is made: 1341 E. R. 1800E Urbana, IL 61802
3. Business address of Business for which application is made: 1341 E. R. 1800E Urbana, IL 61802
4. Zoning Classification of Property: Business
5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
6. Nature of Business normally conducted at this location: Weddings, Fundraisers, Birthday, Anniversary Parties, Bridal & Baby Showers
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Bands, DJ, Yard games, Outdoor Weddings
8. Term for which License is sought (specifically beginning & ending dates): 1-1-26 through 12-31-26

(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: Joyce Hudson and Cecil Hudson expires 3-1-26
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: Daniel R. Hudson Date of Birth: REDACTED  
Place of Birth: Urbana, IL Social Security No.: REDACTED  
Residence Address: 1001 W. University Ave Champaign, IL 61820  
Citizenship: US Citizen If naturalized, place and date of naturalization:  
PHONE #: 217-840-0373 EMAIL: info@hudsonfarmweddings.com

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.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Joyce Hudson  
Date of Birth: REDACTED Place of Birth: Beardstown, IL  
Social Security Number: REDACTED Citizenship: US Citizen  
If naturalized, state place and date of naturalization:  
2. Residential Addresses for the past three (3) years: 1341 C.R. 1800E  
Urbana, IL 61802  
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: UNFI, Inc  
Transportation Supervisor  
2611 N Lincoln Ave  
Urbana, IL 61803

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:  
Hudson Farm Wedding & Events, LLC  
2. Date of Incorporation: 5-13-2014 State wherein incorporated: Illinois



Recreation & Entertainment License Application  
Page Three

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:

1341 C.R. 1800E  
Urbana, IL 61802

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: Joyce A. Hudson Title: President, Treasurer  
Date elected or appointed: 5-3-14 Social Security No.: REDACTED  
Date of Birth: REDACTED Place of Birth: Beardstown, IL  
Citizenship: US  
If naturalized, place and date of naturalization: \_\_\_\_\_

PHONE # \_\_\_\_\_

EMAIL: \_\_\_\_\_

Residential Addresses for past three (3) years: 1341 C.R. 1800E  
Urbana, IL 61802

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

UNFI Inc.  
Transportation Supervisor  
2611 N Lincoln Ave.  
Urbana, IL 61803

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.

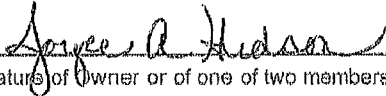


**AFFIDAVIT**

(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 16<sup>th</sup> day of December, 2025





Notary Public

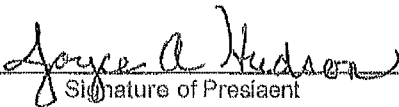
**AFFIDAVIT**

(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.



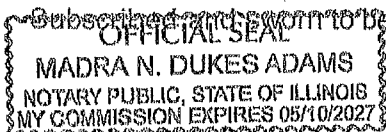
Signature of President



Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 16<sup>th</sup> day of December, 2025

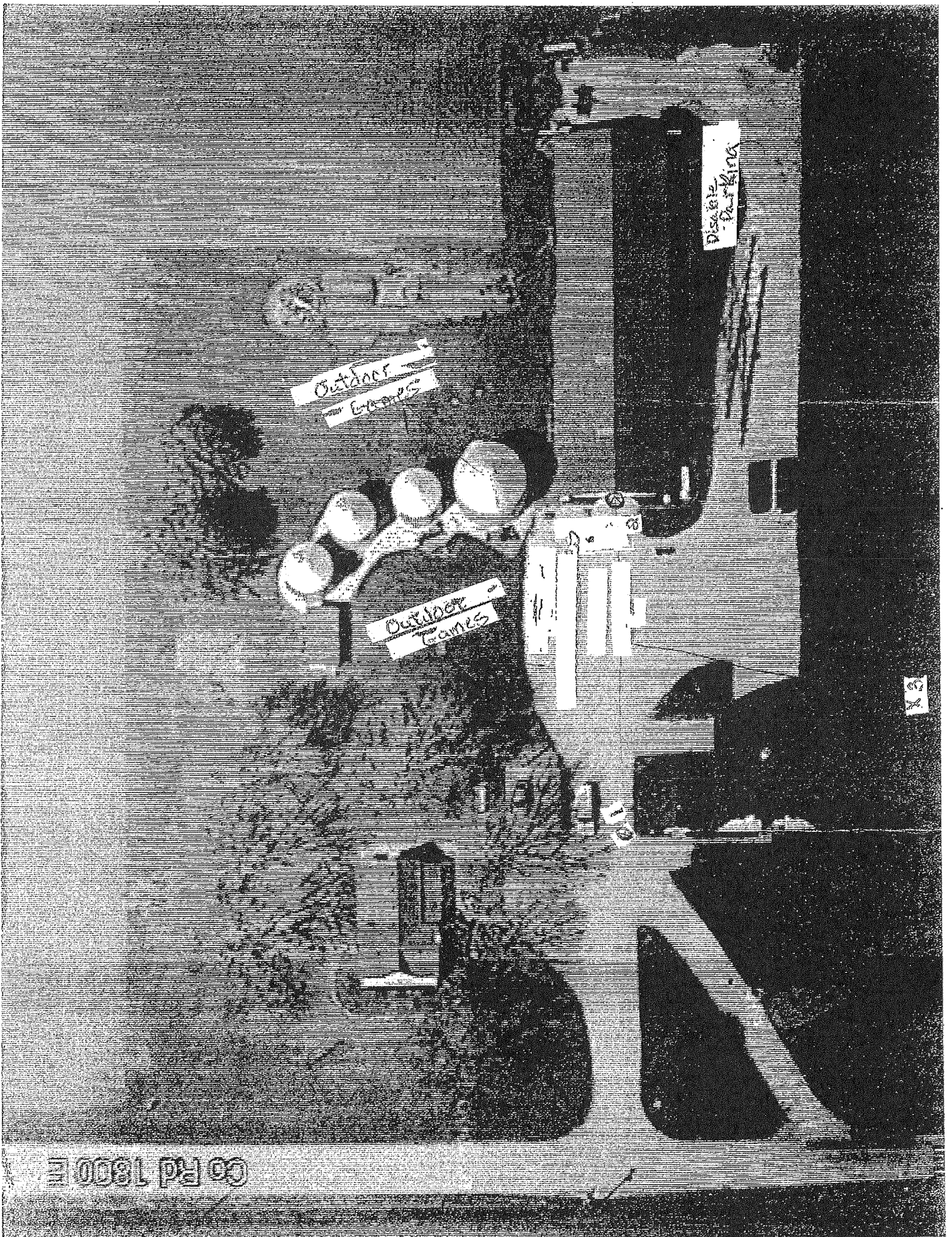




Notary Public

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**

Bennett Administrative Center  
102 E. Main Street  
Urbana, Illinois 61801

(217) 384-3708  
zoningdept@  
champaigncountyil.gov  
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**  
**Charlie Campo, Senior Planner**

Date: **December 30, 2025**

RE: **Recommendation for County Board Special Use Permit**  
**Cases 177-S-25**

Petitioner: **Somer Township Solar 1 LLC, c/o New Leaf Energy, via agent Tom Ryan,**  
**and participating landowner James Heimbürger Trustee**

Request: **Case 177-S-25**  
**Authorize a Community PV Solar Farm with a total nameplate capacity**  
**of 4.99 megawatts (MW), including access roads and wiring, in the AG-2**  
**Zoning District, and including the following waivers of standard**  
**conditions:**

**Part A: A waiver for locating the PV Solar Farm less than one and**  
**one-half miles from an incorporated municipality with a**  
**zoning ordinance per Section 6.1.5 B.(2)a.(a).**

**Part B: 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 Zoning Board of Appeals, per**  
**Section 6.1.5 G.(1).**

**Part C: A waiver for locating the PV Solar Farm 160 feet from a non-**  
**participating lot that is 10 acres or less in area in lieu of the**  
**minimum required separation of 240 feet between the solar**  
**farm fencing and the property line, per Section 6.1.5 D.(3)a.**

Location: **Approximately 27.68 acres lying north of East Ford Harris Road West of**  
**North Lincoln Avenue and east of the Canadian National Rail line with**  
**PIN 25-15-20-300-006, described as The South Third of that part of the**  
**Southwest Quarter of Section 20, Township 20 North, Range 9 East of the**  
**Third Principal Meridian, situated in Somer Township in Champaign**  
**County, Illinois, lying East of the Center Line of the Illinois Central Gulf**  
**Railroad, now Canadian National Railroad, being tax parcel 25-15-20-**  
**300-006 containing 27.68 acres, commonly known as farmland owned by**  
**James M. Heimbürger Trust.**

---

## BACKGROUND

The petitioner applied for a Special Use Permit to construct a 4.99 (MW) Community Photovoltaic (PV) Solar Farm on a 27.68-acre site on the north side of E. Ford Harris Road and west side of N. Lincoln Ave. in Somer Township. The petitioners request waivers from standard conditions for the Special Use Permit. A PV Solar Farm located less than one and one-half miles from an incorporated municipality is required to have a minimum of two public hearings held 28 days apart, before the Zoning Board of Appeals (ZBA) unless that requirement is waived by the municipality. The project is then required to be heard at two



Environment and Land Use Committee (ELUC) meetings unless that requirement is waived by the municipality before it can move on to final determination by the County Board. The City of Urbana has not submitted a waiver for this requirement. Public Act 102-1123 requires a final decision within 30 days of the close of a public hearing for a solar farm.

## **STATUS**

The ZBA held the first public hearing on this case on October 16, 2025. The Case was continued to the December 11, 2025, meeting. At the December 11, 2025, meeting the ZBA voted 4 to 0 to recommend approval.

## **ZONING ORDINANCE CONFLICT WITH 55 ILCS 5/5-12020**

The Champaign County Zoning Ordinance requires two hearings at ELUC held 30 days apart to allow comments from any relevant municipal authority unless that requirement is waived by the municipal authority. State law requires the County to decide on the Special Use Permit not more than 30 days after the close of the public hearing at the ZBA.

## **PROJECT CONFORMANCE WITH 55 ILCS 5/5-12020**

State law requires that a County must approve a development that meets the requirements of 55 ILCS 5/5-12020. This project meets those requirements. The Findings of Fact by the ZBA for this case were all affirmative.

## **WAIVERS**

The four requested waivers to the standard conditions are as follows:

1. A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a.(a).
  - A. Zoned municipalities do not have protest rights in Special Use Permit cases. Notice was sent by the Department to the City of Urbana. A copy of the Special Use permit application was provided to the City of Urbana. A public hearing for a PV Solar Farm within one and one-half miles of a municipality with zoning shall occur at a minimum of two Board meetings no less than 28 days apart unless the requirement is waived by the relevant municipality. The City of Urbana has not submitted a waiver for this requirement.
2. 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 Zoning Board of Appeals, per Section 6.1.5 G.(1).
  - A. A Roadway Upgrade and Maintenance Agreement will be required prior to the approval of a Zoning Use Permit for construction. The petitioner has been working with the City of Champaign and Somer Township regarding the haul route and a Roadway Upgrade and Maintenance Agreement. A Special Condition for this requirement has been included.
3. A waiver for locating the PV Solar Farm 160 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.



- A. The subject property is adjacent to a rail line at the southwest corner of the property on the south side of Ford Harris Road. The rail line right-of way is broken up into parcels that are less than 10 acres in area. The solar farm fencing is 160 feet from the rail line right-of-way property line. The petitioner is requesting a setback of 160 feet in lieu of the required 240 feet. If the rail line was mapped as a right-of-way and not individual parcels the maximum required separation would be 60 feet.

## **PROPOSED SPECIAL CONDITIONS**

- A. **The approved site plan consists of the following documents:**
- **Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 2025.**

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 necessary to ensure the following:

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

- D. **A signed Decommissioning and Site Reclamation Plan that has been approved by 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:

**That the Special Use Permit complies with Ordinance requirements and as authorized by waiver.**

- E. **Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Champaign Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, 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.**

- F. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**
- 1. A qualified Drain Tile Contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.**
  - 2. Desktop mapping and field reconnaissance shall identify all areas where drain tile are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.**
  - 3. Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.**
  - 4. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
  - 5. All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.**
  - 6. Any tile found shall be protected from disturbance.**
  - 7. All mutual drain tiles shall be protected from construction disturbance and a 40- foot wide no construction area shall be centered on all mutual drain tiles.**
  - 8. A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval**
  - 9. Future access shall be guaranteed for maintenance of all mutual drain tiles.**

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

**The identification and protection of existing underground drainage tile and to allow ongoing maintenance of mutual drain tiles.**

- 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. An irrevocable letter of credit (or surety bond, if a waiver is received) 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 within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

3. **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.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **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.**
6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan from Case 175-S-25 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:

**That 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.**
4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the district.**

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

**That 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 and any required visual screening 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:

**That 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. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**

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

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



**ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Finding of Fact and Final Determination for Case 177-S-25 as approved by the ZBA on December 11, 2025
- C Revised Site Plan received December 2, 2025

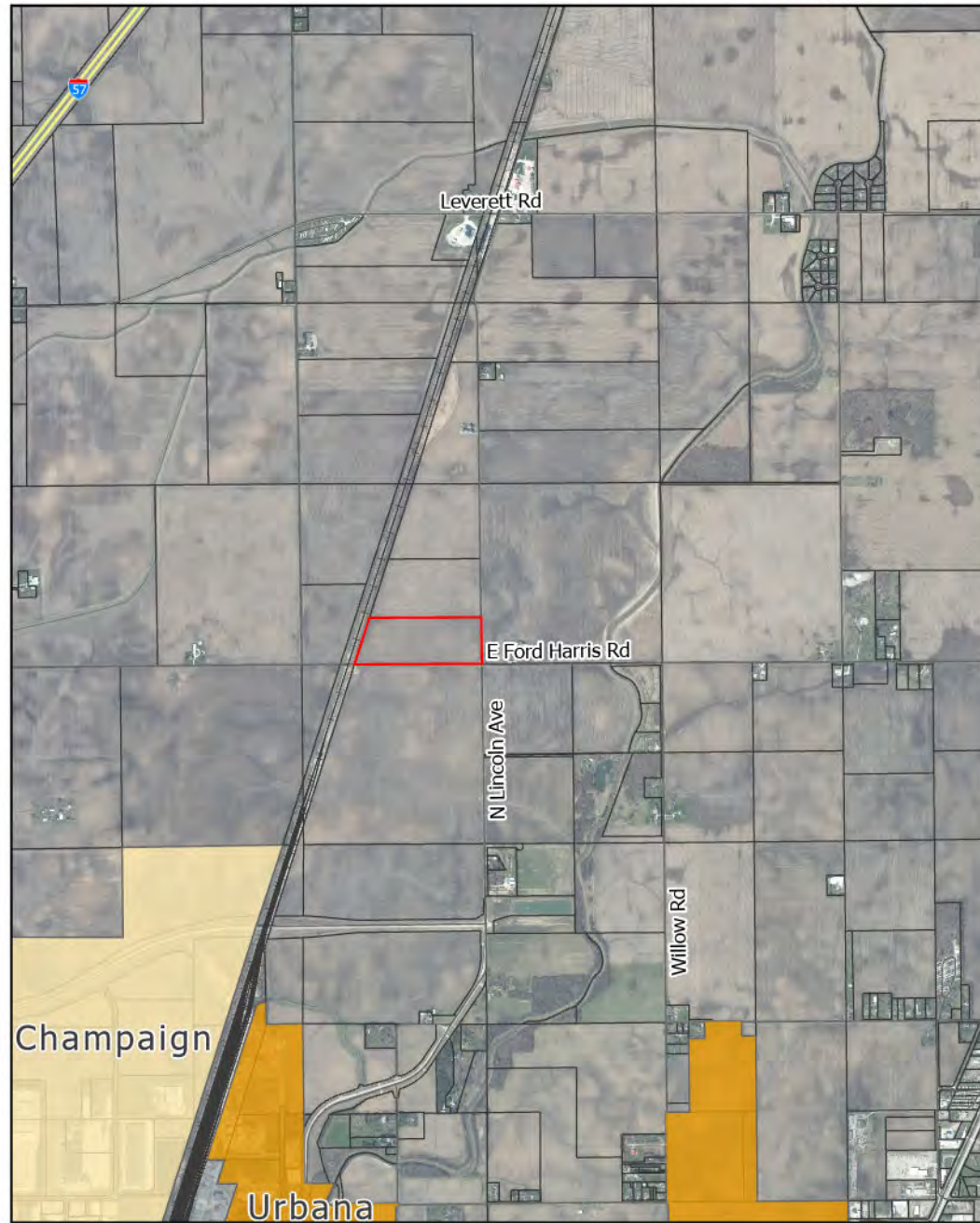


# Location Map

Case 177-S-25

October 16, 2025

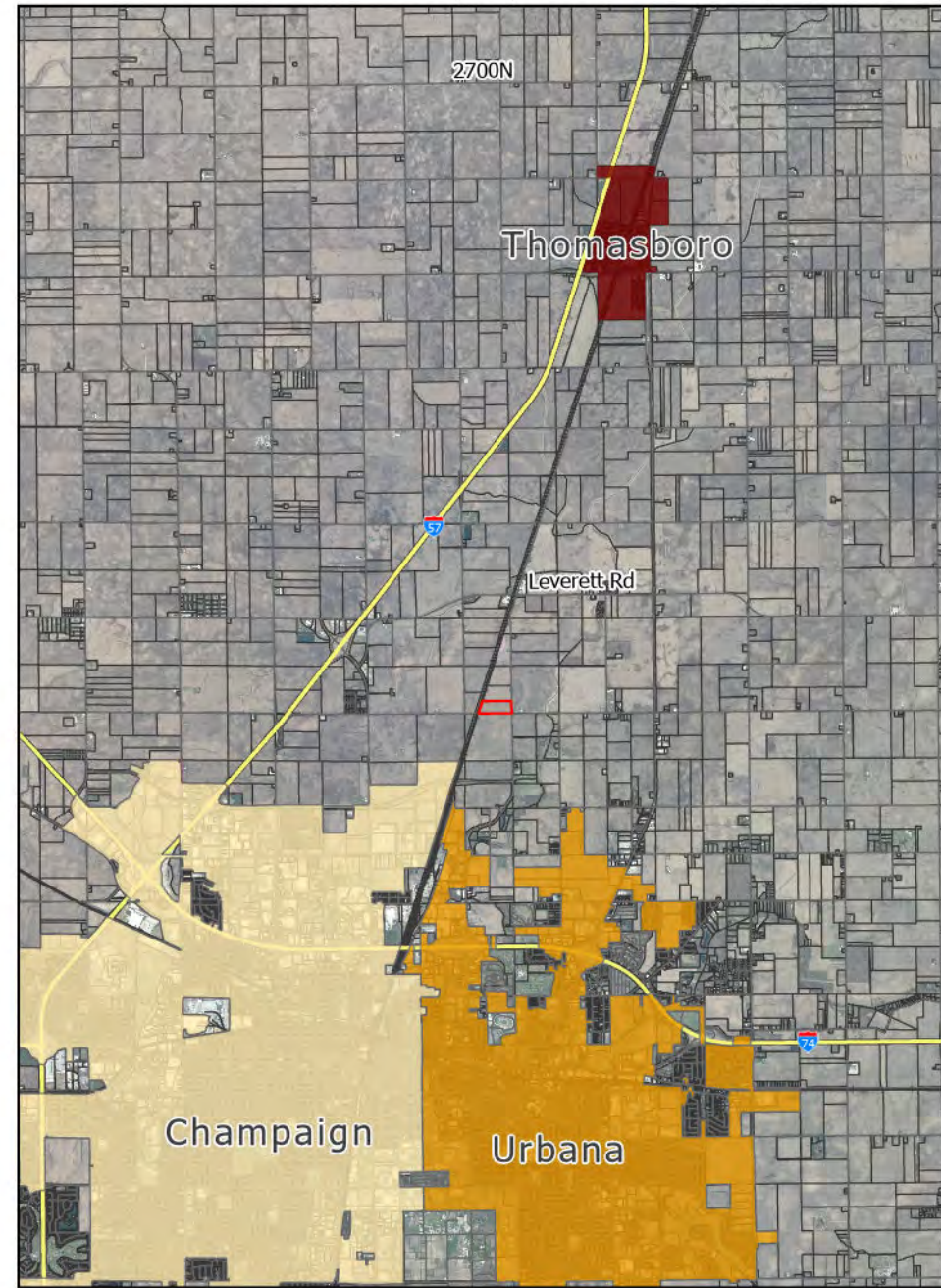
Subject Property



 Subject Parcel

0 0.5 1  
Miles

Property location in Champaign County



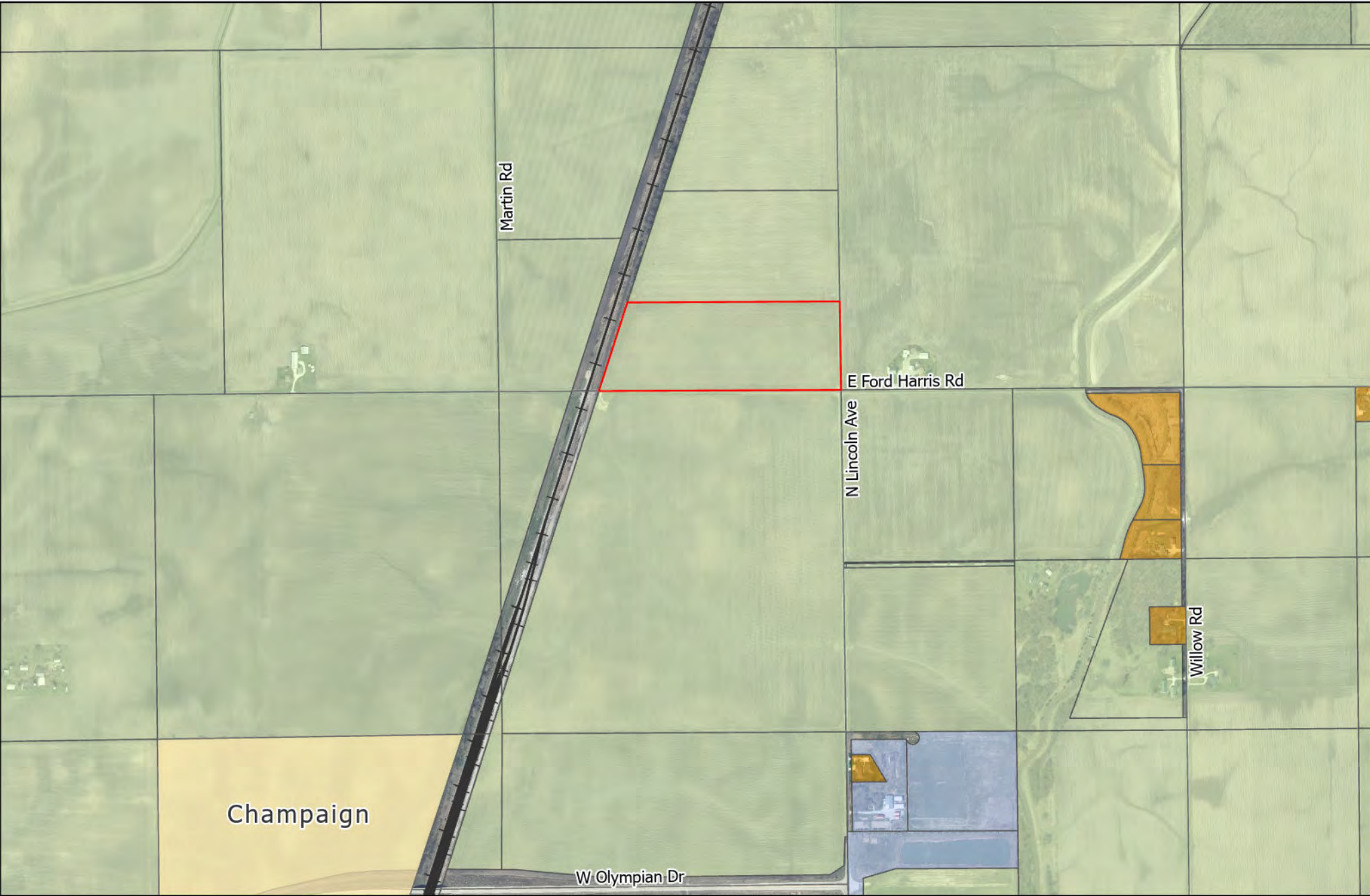
0 2 4  
Miles



# Land Use Map

Case 177-S-25

October 16, 2025



- Subject Parcel
- Agriculture
- Residential
- Major Rural Specialty Business

01,0002,000

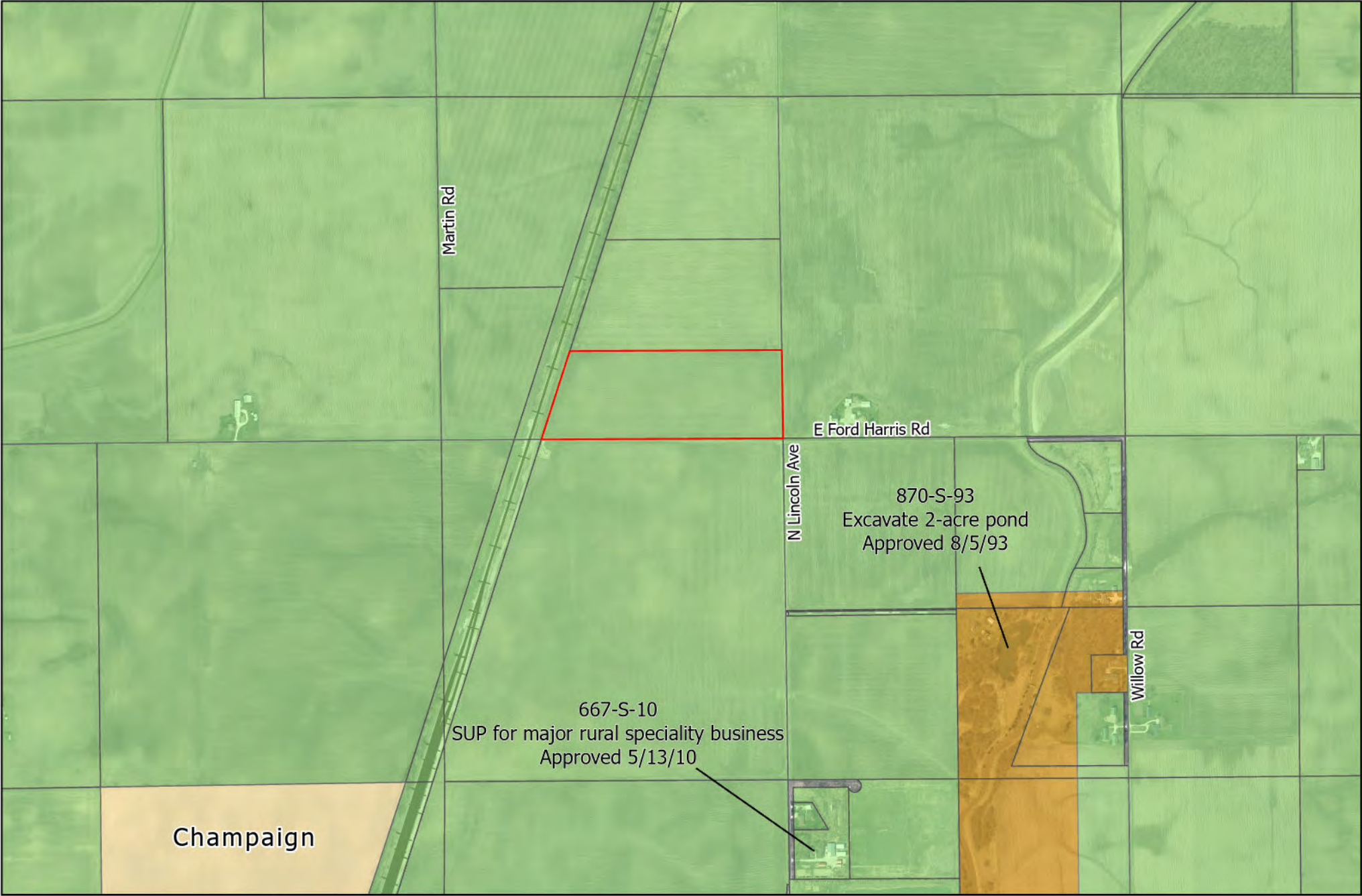
Feet

N

37

PLANNING & ZONING





Subject Parcel

CR Conservation Recreation

AG-2 Agriculture

01,0002,000

Feet

N

38

PLANNING & ZONING



## FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25

*As approved by the ZBA on December 11, 2025*

### FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **177-S-25** held on **October 16 and December 11, 2025**, 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.
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 6.4 road miles from the Thomasboro Fire Protection District station, and a notice regarding the Special Use Permit application was sent to the Thomasboro Fire Protection District 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 to the north, south and east, and a railroad line to the west and the nearest residence is approximately 640 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 and the proposed project must comply with the Storm Water Management and Erosion Control Ordinance.
  - 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 177-S-25

*As approved by the ZBA on December 11, 2025*

*(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 and including the locations of inverters which are 246 feet from the south fence line and 272.2 feet from the north fence line as shown on the site plan received December 2, 2025
- 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 separation distance of less than one and one-half miles from an incorporated municipality:
  - (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 nearest area of the solar farm is approximately .98 miles from the City of Urbana, the requested waiver (variance) is 65% of the minimum required, for a variance of 35%, relevant jurisdictions have been notified of this case, the City of Urbana has not submitted any objection to this development and neighboring landowners have been notified of this case, and no comments have been received.



## FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25

*As approved by the ZBA on December 11, 2025*

- (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 location has access to the powerlines along Ford Harris Rd. and is separated from the farmland to the west by the railroad.
  - (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 location has access to the powerlines along Ford Harris Rd. and takes advantage of the railroad to provide separation to the property to the west.
  - (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 because: without the proposed waiver, the PV SOLAR FARM could not be located on the subject property.
- B. Regarding Part B 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 Zoning Board of Appeals:
- (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 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 the Somer Township Highway Commissioner 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 the Somer Township Highway Commissioner to receive either an agreement or a waiver from this requirement.



## FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25

*As approved by the ZBA on December 11, 2025*

- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: roadway agreements take time to establish, and that timeframe is not entirely in the control of the petitioner.
- C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 160 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line:
  - (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 66% of the minimum required, for a variance of 33%, 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 adjacent lot less than 10 acres is a railroad right-of-way near the southwest corner of the development.
  - (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 southwest corner of the array area would have to be moved northeast 80 feet, which could affect the feasibility of the project.
  - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: railroad right-of-way is not typically considered a property under 10 acres.
  - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: without the proposed waiver the southwest corner of the array area would have to be moved northeast 80 feet, which could affect the feasibility of the project.

### 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:**
  - Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 2025.

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.**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

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. **A signed Decommissioning and Site Reclamation Plan that has been approved by 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:

**That the Special Use Permit complies with Ordinance requirements and as authorized by waiver.**

- E. **Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Somer Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, 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.**

- F. **Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**
1. **A qualified Drain Tile Contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.**
  2. **Desktop mapping and field reconnaissance shall identify all areas where drain tiles are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.**
  3. **Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

4. **Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
5. **All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.**
6. **Any tile found shall be protected from disturbance or repaired and/or relocated in a manner consistent with AIMA and the Zoning Ordinance.**
7. **All mutual drain tiles shall either be relocated outside of the array area or shall be protected from construction disturbance and a 40- foot wide no construction area shall be centered on all mutual drain tiles.**
8. **A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval.**
9. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**

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

**The identification and protection of existing underground drainage tile and to allow ongoing maintenance of mutual drain tiles.**

**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. **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 within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
3. **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.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

**Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**

6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan from Case 177-S-25 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.**
  4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the District.**

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).**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

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. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**

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 177-S-25**

*As approved by the ZBA on December 11, 2025*

### **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 **177-S-25** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Somer Township Solar 1 LLC, c/o New Leaf Energy**, to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning District:

**Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), including access roads and wiring,**

#### **SUBJECT TO THE FOLLOWING WAIVERS OF STANDARD CONDITIONS:**

**Part A: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a.(a).**

**Part B: 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 Zoning Board of Appeals, per Section 6.1.5 G.(1).**

**Part C: A waiver for locating the PV Solar Farm 160 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.**

#### **SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:**

- A. The approved site plan consists of the following documents:**
  - **Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 2025.**
- 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. A signed Decommissioning and Site Reclamation Plan that has been approved by 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.**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

- E. Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Somer Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, shall be submitted at the time of application for a Zoning Use Permit.**
- F. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**

  - 1. A qualified Drain Tile Contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.**
  - 2. Desktop mapping and field reconnaissance shall identify all areas where drain tiles are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.**
  - 3. Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.**
  - 4. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
  - 5. All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.**
  - 6. Any tile found shall be protected from disturbance or repaired and/or relocated in a manner consistent with AIMA and the Zoning Ordinance.**
  - 7. All mutual drain tiles shall either be relocated outside of the array area or shall be protected from construction disturbance and a 40- foot wide no construction area shall be centered on all mutual drain tiles.**
  - 8. A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval.**
  - 9. Future access shall be guaranteed for maintenance of all mutual drain tiles.**
- 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.**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

2. **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 within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
  3. **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.**
  4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
  5. **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.**
  6. **The telephone number for the complaint hotline required by 6.1.5 S.**
  7. **Any updates to the approved Site Plan from Case 177-S-25 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.**
  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.**
  4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the District.**
- 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:**



## **FINDINGS OF FACT AND FINAL DETERMINATION FOR CASE 177-S-25**

*As approved by the ZBA on December 11, 2025*

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. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**

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

SIGNED:

ATTEST:

Cynthia Cunningham, Interim Chair  
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date



\\BOX\SALESFORCE\OPPORTUNITIES\OFF EAST FORD HARRIS RD-CHAMPAIGN\CAD\_OFF EAST FORD HARRIS ROAD - CHAMPAIGN\SUP\_OFF EAST FORD HARRIS RD-CHAMPAIGN\I\ SHEETS\ T-1 TITLE SHEETS.DWG

# BID PLAN SET

## SOMER TOWNSHIP SOLAR 1, LLC

Off East Ford Harris RD-Champaign,IL, CHAMPAIGN, IL 61822  
6754.32 KWDC STC RATED SOLAR ELECTRIC SYSTEM

RECEIVED

DEC 2, 2025

CHAMPAIGN COUNTY  
PLANNING & ZONING

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



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WWW.NEWELENERGY.COM

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BID SET  
OFF EAST FORD HARRIS RD  
CHAMPAIGN, IL 61822

PROJECT NUMBER:  
120-2596

REV  
DATE  
DRAWN  
CHECKED  
RELEASE LEVEL

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	08/06/25	BP	AW	FIELD SET

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

T-1.0

51  
TITLE PAGE

### GENERAL NOTES

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
- WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
- UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
- THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

### PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A TRACKER MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND UTILITY REQUIREMENTS.

### SYSTEM DESCRIPTION

SYSTEM SIZE (KWDC STC)	6,754.32	SYSTEM SIZE (KWAC)	4,990
MODULES	(11448) VSUN590N-144BMH	INVERTER(S)	(20) SOLECTRIA XGI 1500-250 (LIMITED TO 249.5KW)
STC RATING (WDC)	590	RACKING QUANTITY	(94) 1X72, (97) 1X48, (1) 1X24
MODULES PER STRING	24	AZIMUTH	180
# OF STRINGS	477	TILT ANGLE	+/- 52°
RACKING	ATI DURATRACK HZ V3	ESTIMATED FOUNDATIONS	384
RACKING LEADING EDGE HEIGHT (FT)	2.0	PITCH (FT)	15.5

### LOCATION MAP



### AERIAL VIEW



### APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL BUILDING CODE  
UL-1703 - SOLAR MODULES  
UL-1741 - INVERTERS, COMBINER BOXES  
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES  
UL-3703 - STANDARD FOR SOLAR TRACKERS

### PROJECT DIRECTORY

PROJECT OWNER  
SOMER TOWNSHIP SOLAR 1, LLC  
55 TECHNOLOGY DR STE 102  
LOWELL, MA 01851

LAND OWNER / HOST  
JIM HEIMBURGER  
217-722-1025  
2401 CLAYTON BLVD APT 312  
CHAMPAIGN, IL 61822

AUTHORITY HAVING JURISDICTION  
CHAMPAIGN COUNTY  
102 EAST MAIN STREET  
URBANA, IL 61801

UTILITY  
AMEREN

CIVIL ENGINEER  
FIRM: NEW LEAF ENERGY, INC  
CONTACT: KEVIN HUMAN  
PHONE: 847-514-0046

DESIGN ENGINEER  
FIRM: NEW LEAF ENERGY, INC.  
CONTACT: BLAISE PINGREE  
PHONE: (207)-808-3802

ELECTRICAL ENGINEER  
FIRM: NEW LEAF ENERGY, INC.  
CONTACT: AHARON WRIGHT, P.E.  
PHONE: (978) 221-3081

### GENERAL ABBREVIATIONS

(E)	EXISTING	MFR	MANUFACTURER
AHJ	AUTHORITY HAVING JURISDICTION	MOD	SOLAR MODULE
AL	ALUMINUM	NS	NORTH-SOUTH
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARY	ARRAY	OAE	OR APPROVED EQUAL
BLDG	BUILDING	OC	ON CENTER
NLE	NEW LEAF ENERGY	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OFCL	OWNER FURNISHED CONTRACTOR
DAS	DATA ACQUISITION SYSTEM		INSTALLED
DIA	DIAMETER	PCS	POWER CONVERSION SYSTEM
DO	DITTO	PV	PHOTOVOLTAIC
EW	EAST-WEST	PVC	POLY VINYL CHLORIDE
ESS	ENERGY STORAGE SYSTEM	SCH	SCHEDULE
ESU	ENERGY STORAGE UNIT	SS	STAINLESS STEEL
FBO	FURNISHED BY OTHERS	SSS	SOLAR SUPPORT STRUCTURE
FF	FORWARD FACING	STC	STANDARD TEST CONDITIONS
GALV	GALVANIZED	TBD	TO BE DETERMINED
HDG	HOT DIP GALVANIZED	TP	TAMPER PROOF
HVAC	HEATING VENTILATION AND AIR CONDITIONING	TYP	TYPICAL
ID	INSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
		VIF	VERIFY IN FIELD
		WP	WEATHER PROOF

REV 1.0

### DRAWING LIST

Sheet Number	Sheet Title
	BID
T-1.0	TITLE PAGE
	CIVIL
C-0.0	CIVIL NOTES
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	GRADING AND EROSION CONTROL PLAN
C-4.0	CIVIL DETAILS IL
C-5.0	DECOMMISSIONING PLAN
C-6.0	LANDSCAPE PLAN
	ELECTRICAL
E-0.0	ELECTRICAL NOTES
E-1.0	ELECTRICAL SITE PLAN
E-3.1	AC SINGLE LINE DIAGRAM
E-4.0	ELECTRICAL SCHEDULES



## GENERAL CIVIL NOTES

## APPROVALS

1. SPECIAL USE PERMIT IN PROGRESS..

## GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM OWNER. "SUBCONTRACTOR" IS THE EPC PROVIDER'S INSTALLATION SUBCONTRACTORS (INCLUDING SITE WORK SUBCONTRACTOR) AND CIVIL ENGINEER OF RECORD (CEOR) IS THE EPC PROVIDER'S DESIGNATED CIVIL ENGINEER.
2. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY BOWMAN PERFORMED ON JUNE 12, 2025. HORIZONTAL DATUM IS REFERENCED TO THE ILLINOIS STATE GRID, EAST ZONE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD 88.
3. THERE IS NO GUARANTEE THAT ALL THE EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT LIMITS ARE ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK. A DIG SAFE TICKET NUMBER INDICATING ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED SHALL BE OBTAINED PRIOR TO COMMENCING WORK. CONTACT "JULIE" AT 1-800-892-0123 AND PROVIDE 72 HOURS NOTICE TO RECEIVE A TICKET NUMBER.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE ELECTRIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
5. TOWN APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
6. PRIOR TO CONSTRUCTING THE SITE ENTRANCES ONTO EAST FORD HARRIS ROAD, THE CONTRACTOR SHALL OBTAIN A HIGHWAY/DRIVEWAY PERMIT FROM THE APPLICABLE AHJ.
7. SUBCONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
8. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR/CEOR FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
9. AREAS USED AS FOR PARKING DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, REGRADING, LOAMING AND SEEDING. IN NO CASE SHALL PARKING AREAS, LAYDOWN AREAS, CONSTRUCTION TRAILERS, AND PORTABLE TOILETS BE LOCATED WITHIN A WETLAND RESOURCE AREA AND/OR ANY BUFFER ZONES.

### SITE PREPARATION NOTES

1. AREAS DESIGNATED FOR TREE CUTTING SHALL BE CUT ONLY. NO GRUBBING OR STRIPPING OF TOPSOIL IS NECESSARY UNLESS SPECIFICALLY SHOWN OTHERWISE AND APPROVAL HAS BEEN GIVEN BY THE CONTRACTOR.
2. TREE CLEARING AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH APPROVED LOCAL, STATE, AND FEDERAL PERMITS. TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR'S PROJECT MANAGER OR SITE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK ON-SITE.
3. SEASONAL TREE CLEARING RESTRICTIONS MAY BE REQUIRED FOR ENDANGERED SPECIES PROTECTION. THE CONTRACTOR SHALL REFER TO THE TREE CLEARING PLAN FOR ANY RESTRICTIONS.
4. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
5. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
6. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
7. THE SUBCONTRACTOR(S) SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. TEMPORARY CONSTRUCTION HAUL ROADS SHALL BE USED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE CONTRACTOR. THE USE OF SEPARATION FABRICS SHALL BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAUL ROADS SHALL BE MAINTAINED DURING CONSTRUCTION WITH APPROPRIATE EROSION CONTROL AND STORMWATER REDUCTION MEASURES. ONCE REMOVED, THE SUB-BASE AREA SHOULD BE DECOMPACTED WITH A YORK RAKE, LOAM REPLACED, AND RESEDED.
9. THE SITE ACCESS ROADS ARE DESIGNED TO MEET STATE FIRE CODE FOR FIRE TRUCK ACCESS. MEANS AND METHODS FOR ACCOMMODATING LARGER CONSTRUCTION DELIVERY VEHICLES MUST BE DETERMINED BY THE CONTRACTOR.
10. THE PROPOSED ROAD DESIGN SHOWN IN THESE PLANS SHALL BE CONSIDERED THE FINAL DESIGN CONDITION. ADDITIONAL MEANS AND METHODS OF CONSTRUCTION DEEMED NECESSARY BY THE OWNER OR CONTRACTOR SHALL BE DESIGNED BY OTHERS AND INCLUDED IN THE INITIAL EPC BID PRICE (INCLUDING, BUT NOT LIMITED TO: TEMPORARY HAUL ROADS, WIDENED OR LENGTHENED ROADS AND TURN OUT AREAS FOR LARGER CONSTRUCTION AND DELIVERY VEHICLES, TEMPORARY PARKING AND LAYDOWN AREAS, MODIFIED GRADING TO SUPPORT CONSTRUCTION AND DELIVERY VEHICLES, ETC.).

## EROSION AND SEDIMENT CONTROL MEASURES

1. A NPDES PERMIT SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBANCE.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY CHAMPAIGN COUNTY OR THEIR REPRESENTATIVE AND THE CONTRACTOR/CEOR BEFORE CONSTRUCTION BEGINS.
4. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
5. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODABLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
9. PRIOR TO SEEDING, ACCESS AISLES, TEMPORARY STAGING, STORAGE, AND PARKING AREAS ARE TO BE DE-COMPACTED AND RESTORED PER THE SWPPP.
10. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL: VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.

1. SEDIMENT BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
2. CLEAN OUT PROJECT DRAINAGE FEATURES AND STRUCTURES (I.E. CULVERTS, BASINS, SWALES, ETC.) AFTER COMPLETION OF CONSTRUCTION.
3. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
4. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/CEOR DIRECTION.
5. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
6. DAMAGED OR DETERIORATED EROSION AND SEDIMENT CONTROL ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/CEOR.
7. THE CONTRACTOR'S SITE SUPERINTENDENT IS RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND DIRECTING REPAIR ACTIVITIES. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES TWICE EVERY SEVEN (7) CALENDAR DAYS (IF GREATER THAN 5 ACRES IS TO BE DISTURBED AT ANY ONE TIME) OR ONCE EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF ANY STORM EXCEEDING 1/2 INCH PRECIPITATION, IN ACCORDANCE WITH THE NPDES REQUIREMENTS. DAMAGED AND INEFFECTIVE EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
8. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE. REFER TO DETAILS.
9. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
10. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/CEOR.
11. GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
12. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. NO RE-FUELING SHALL OCCUR WITHIN 100 FEET OF ANY WETLAND RESOURCE AREA AND 200 FEET FROM RIVERFRONT. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
13. THE COST OF REPAIRING EROSION CONTROL MEASURES OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
14. EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
15. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM FORMING.
16. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS IS INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S NPDES PERMIT STORMWATER POLLUTION PREVENTION PLAN.

## LAYOUT AND MATERIAL NOTES

1. THE CONTRACTOR SHALL HAVE PERIMETER FENCE, ELECTRICAL TRENCHES, AND RACKING STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY INSTALLATION OF RACKING OR TRENCHES.
2. EXCESS TRENCH MATERIAL SHALL BE PLACED ON THE SIDES OF THE TRENCH AND PLACED AT OR NEAR THE SAME LOCATION AS WHERE EXCAVATED. TOPSOIL REMOVED SHALL BE PLACED ON TOP AND LIGHTLY COMPACTED.
3. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRIC CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.

### GRADING NOTES

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, SUBCONTRACTOR(S) SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, PUBLIC ROADWAYS, AND ELECTRICAL EQUIPMENT AREAS.

### PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE DRAWINGS.
2. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
4. PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
5. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF CONTRACTOR/CEOR.

## SAFETY NOTES


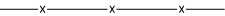






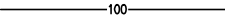
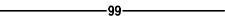












1. CONTRACTOR SHALL IDENTIFY POTENTIAL HAZARDS WITHIN THE SCOPE OF WORK AND INCLUDE THEM IN THE SITE SPECIFIC SAFETY PLAN (SSSP).
2. SAFETY HEALTH AND ENVIRONMENTAL INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSE ONLY AND IS NOT NECESSARILY COMPREHENSIVE; CONTRACTOR SHALL CONSULT CONSTRUCTION-LEVEL PLANS.
3. CONTRACTOR SHALL IDENTIFY AND TAKE ACTION ON SITE ACCESS HAZARDS, SUCH AS STEEP GRADES, OBSTRUCTED SIGHT, STOPPING DISTANCE, ETC. INCORPORATE IN SITE SPECIFIC SAFETY PLAN (SSSP).







## ABBREVIATIONS

BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BVM	BORDERING VEGETATED WETLAND
CB	CONCRETE BOUND
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DH	DRILL HOLE
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
ECB	EROSION CONTROL BARRIER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GG	GAS GATE
HDPE	HIGH-DENSITY POLYETHYLENE
HW	HEADWALL
ILSF	ISOLATED LANDS SUBJECT TO FLOODING
ISW	IRON PIPE
ISW	ISOLATED WETLANDS (FEDERAL JURISDICTION)
LA	LANDSCAPED AREA
LOW	LIMIT OF WORK
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
ROW	RIGHT-OF-WAY
SB	STONE BOUND
TEL	TELEPHONE CABLE
TYP	TYPICAL
UP	UTILITY POLE
WG	WATER GATE

REV 1.1

## LEGEND

- |   |                            |
|---|----------------------------|
|    | ROAD (GRAVEL)              |
|    | FENCE LINE                 |
|    | PROPERTY LINE              |
|    | FLOW DIRECTION             |
|    | BANK LINE/FLAG             |
|    | WETLAND LINE/FLAG          |
|  | (E) MAJOR CONTOUR          |
|  | (E) MINOR CONTOUR          |
|  | PROPOSED MAJOR CONTOUR     |
|  | PROPOSED MINOR CONTOUR     |
|  | WETLAND BUFFER ZONE        |
|  | RIVERFRONT AREA            |
|  | 100-YEAR FLOOD HAZARD AREA |
|  | TREELINE                   |
|  | SILT FENCE                 |
|  | SILT SOCK                  |
|  | STORM PIPE                 |
|  | ELECTRICAL TRENCH          |
|  | OVERHEAD ELECTRIC          |
|  | SEWER LINE                 |
|  | WATER LINE                 |
|  | GAS MAIN                   |

- |   |                                |
|---|--------------------------------|
| -23A  | ASSESSORS MAP-LOT              |
|  | SIGN                           |
|  | UTILITY POLE (WITH GUY ANCHOR) |
|  | HYDRANT                        |
|  | WATER VALVE                    |
|  | INDIVIDUAL TREE                |
|  | PROPERTY MARKERS               |

NOTE: ITALIC FONTS INDICATE EXISTING CONDITIONS.  
STANDARD FONTS INDICATE PROPOSED CONDITIONS.

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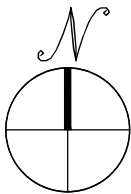
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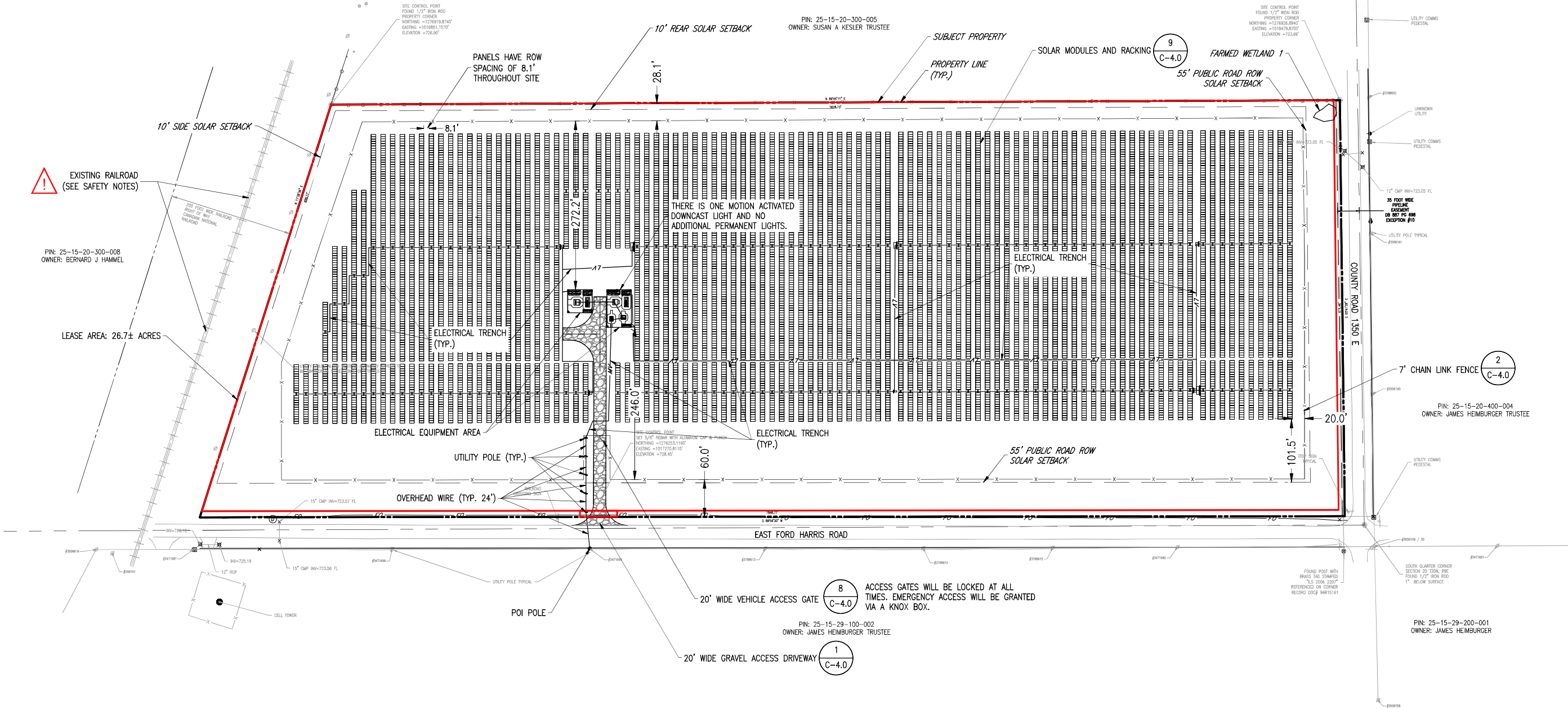
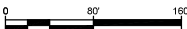


C:\Users\khuman\_newleafenergy\Box\Salesforce\Opportunities\Off East Ford Harris RD-Champaign,IL\CAD\_Off East Ford Harris Road - Champaign\SUP\_Off East Ford Harris RD-Champaign,IL\Sheets\C-2.0 LAYOUT AND MATERIALS PLAN.dwg, 11/10/2025 3:51:11 PM, DWG To PDF.pc3



# LAYOUT AND MATERIALS PLAN

SCALE: 1" = 80'



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LAYOUT AND MATERIALS  
PLAN



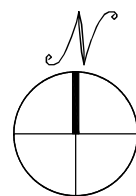
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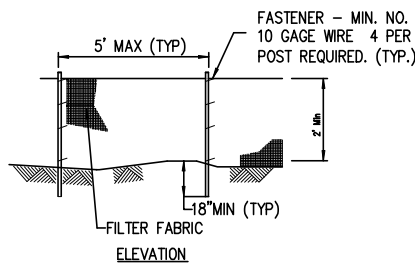
C-3.0  
56  
GRADING AND EROSION  
CONTROL PLAN



SCALE: 1" = 80'



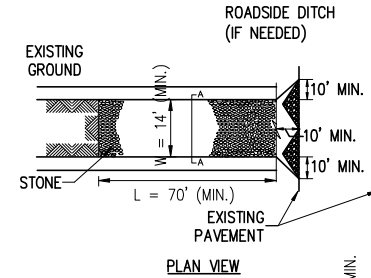




- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
  2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION I 592 GEOTEXTILE TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
  3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

7 SILT FENCE

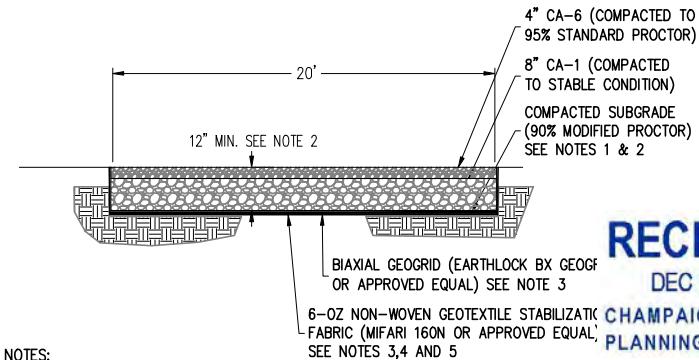
SCALE: NTS



- NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
  2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
  3. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. TWO-WAY TRAFFIC WIDTHS SHALL BE INCREASED A MINIMUM OF 4 FEET FOR TRAILER TRAFFIC.
  4. DEPENDING ON THE TYPE OF VEHICLE OR EQUIPMENT, SPEED, LOADS, CLIMATIC AND OTHER CONDITIONS UNDER WHICH VEHICLES AND EQUIPMENT OPERATE AN INCREASE IN THE MINIMUM WIDTHS MAY BE REQUIRED.
  5. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

4 STABILIZED CONSTRUCTION ENTRANCE

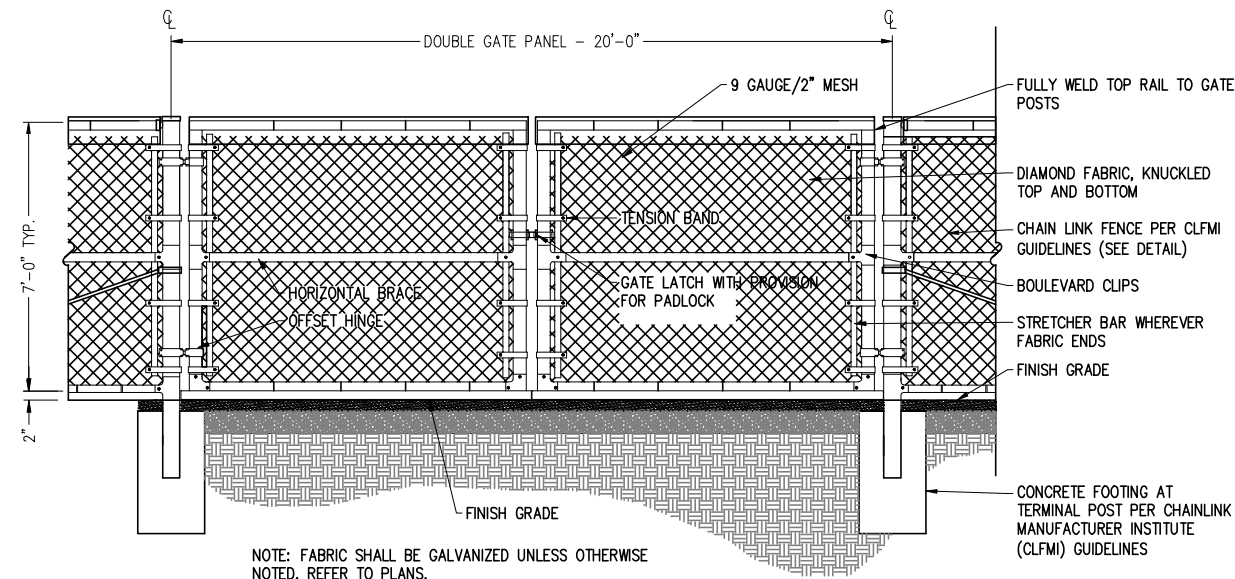
SCALE: NTS



- NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
  2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION CRITERIA.
  3. SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
  4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
  5. SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.

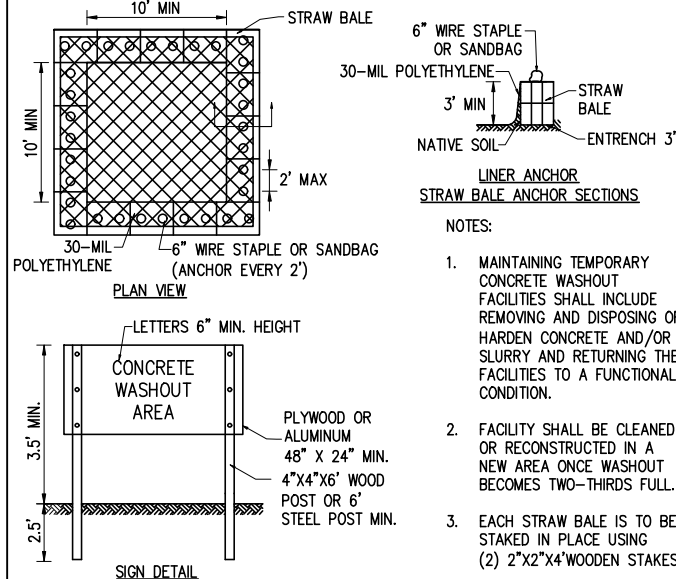
1 GRAVEL ACCESS ROAD

SCALE: NTS



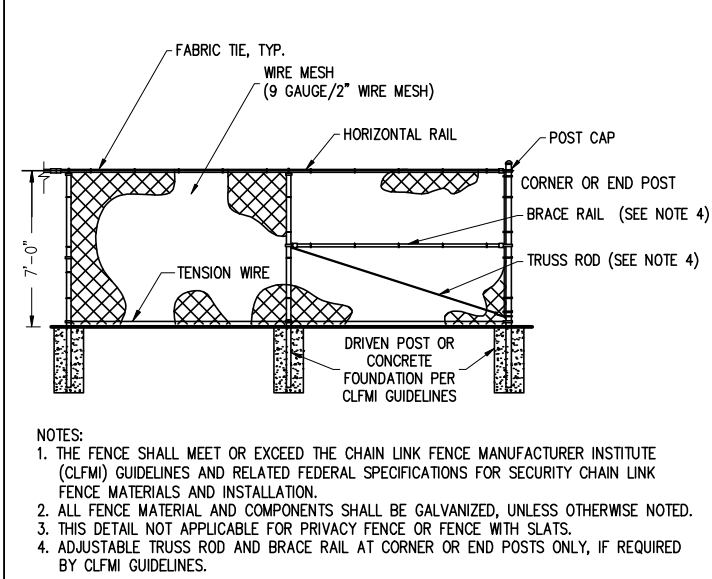
8 VEHICLE GATE

SCALE: NTS  
XD\_LOW\_FENCE\_VEHICLE\_GATE\_7' OR 8' 07-25-2017



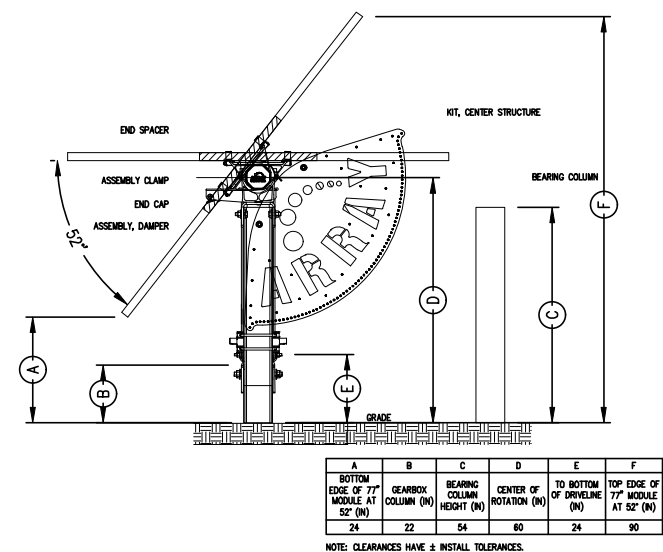
5 CONCRETE WASHOUT

SCALE: NTS



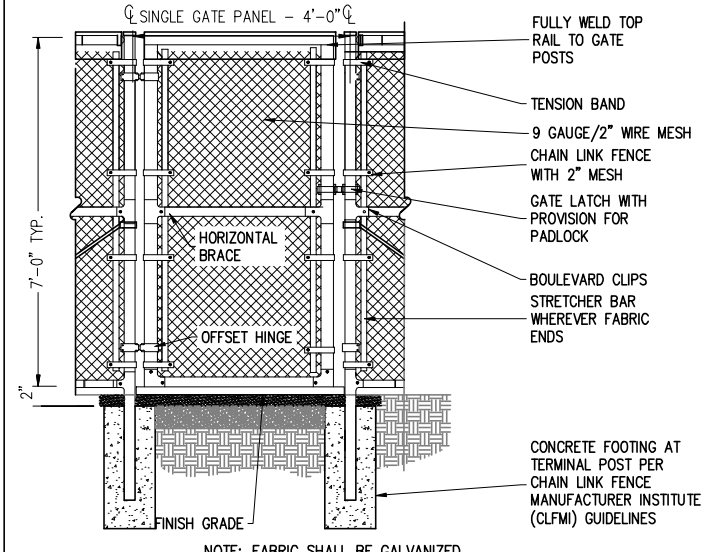
2 CHAIN LINK FENCE

SCALE: NTS



9 VERTICAL MOUNT MOTOR CLEARANCES

SCALE: N.T.S.  
XD\_STRUCT\_ARRAY\_ELEVATION 2018-02-15



3 4' MAN GATE

SCALE: NTS  
XD\_CIVIL\_SITE\_CONSTRUCTION\_4' WALK THROUGH GATE 07-25-2017

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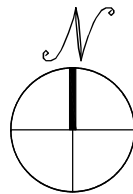
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<b>C-4.0</b> 56 CIVIL DETAILS	

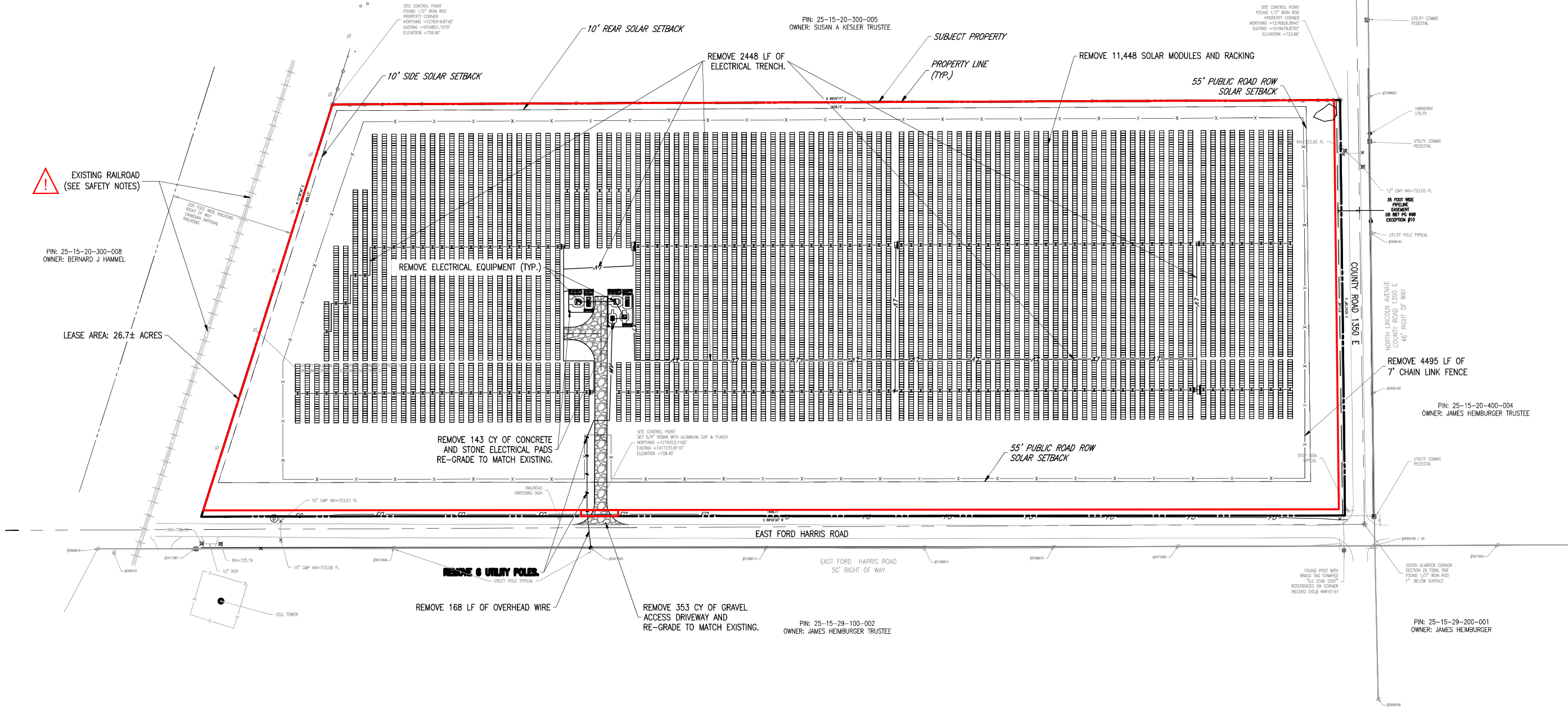
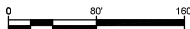


\\BOX\SALESFORCE\OPPORTUNITIES\OFF EAST FORD HARRIS RD-CHAMPAIGN\CAD\OFF EAST FORD HARRIS ROAD - CHAMPAIGN\SUB OFF EAST FORD HARRIS ROAD - CHAMPAIGN\I\ SHEETS\ C-5.0 DECOMMISSIONING PLAN.DWG



## DECOMMISSIONING PLAN

SCALE: 1" = 80'



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DECOMMISSIONING PLAN

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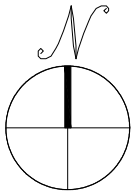
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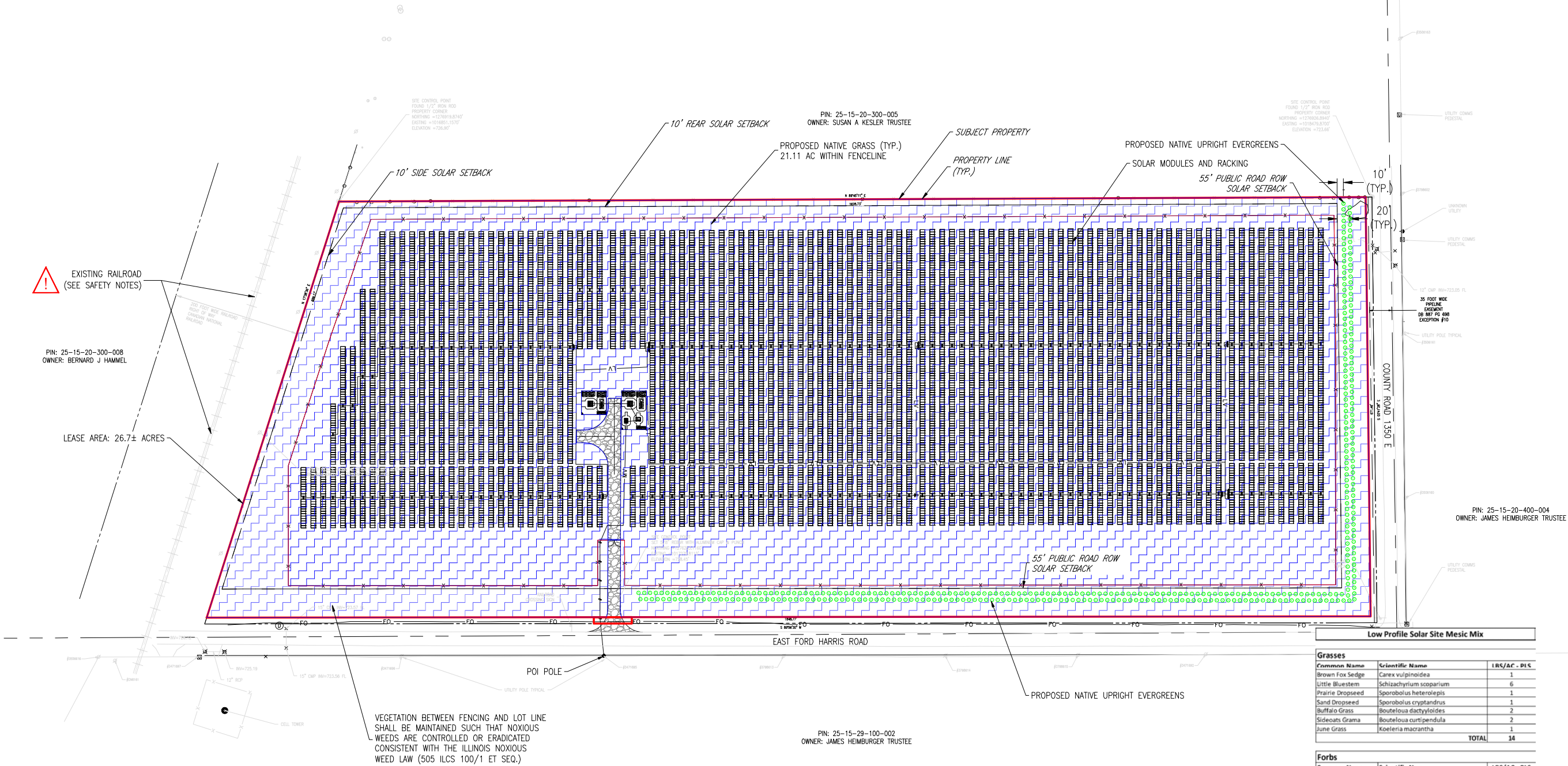


\\BOA\CAD\OFF EAST FORD HARRIS ROAD - CHAMPAIGN\SUB OFF EAST FORD HARRIS RD-CHAMPAIGN\11\_SHEETS\ C-6.0 LANDSCAPE PLAN.DWG



## LANDSCAPE PLAN

SCALE: 1" = 80'



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
●	TBD	385	TBD NATIVE EVERGREEN	TBD NATIVE EVERGREEN	B & B	5' HT. MIN

Low Profile Solar Site Mesic Mix		
Grasses		
Common Name	Scientific Name	LBS/AC - PLS
Brown Fox Sedge	Carex vulpinoidea	1
Little Bluestem	Schizachyrium scoparium	6
Prairie Dropseed	Sporobolus heterolepis	1
Sand Dropseed	Sporobolus cryptandrus	1
Buffalo Grass	Bouteloua dactyloides	2
Sideoats Grama	Bouteloua curtipendula	2
June Grass	Koeleria macrantha	1
TOTAL		14
Forbs		
Common Name	Scientific Name	LBS/AC - PLS
Black-eyed Susan	Rudbeckia hirta	1
Gray Goldenrod	Solidago nemoralis	0.24
Lanceleaf Coreopsis	Coreopsis lanceolata	0.24
Ohio Spiderwort	Tradescantia ohioensis	0.25
Partridge Pea	Chamaecrista fasciculata	0.75
Prairie Alumroot	Heuchera richardsonii	0.1
Prairie Creeper	Drymonia arguta	0.1
Purple Prairie Clover	Dalea purpurea	0.9
Sky Blue Aster	Symphoricarum oolentangiense	0.06
White Prairie Clover	Dalea candida	0.72
Wild Bergamont	Monarda fistulosa	0.2
Wild Garlic	Allium canadense	0.25
Yellow Cone Flower	Ratibida pinnata	0.5
TOTAL		5.31
Temporary Cover		
Common Name	Scientific Name	LBS/AC - PLS
Common Oat	Avena sativa	64
TOTAL		64
All native seed mixes shall be installed with a granular form of arbuscular mycorrhizal fungi (AMF) inoculant formulated for native prairie at the rate specified per acre by the manufacturer. (Such as Restoration Technologies International AM 120 Mycorrhizal Inoculum, or comparable)		

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C-6.0  
58  
LANDSCAPE PLAN

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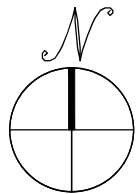
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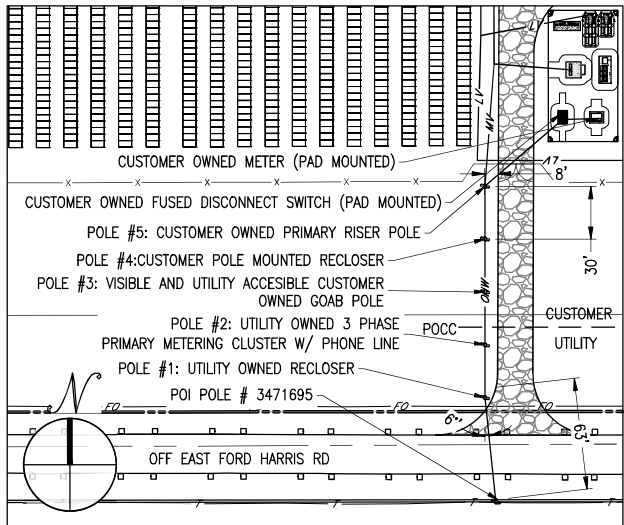
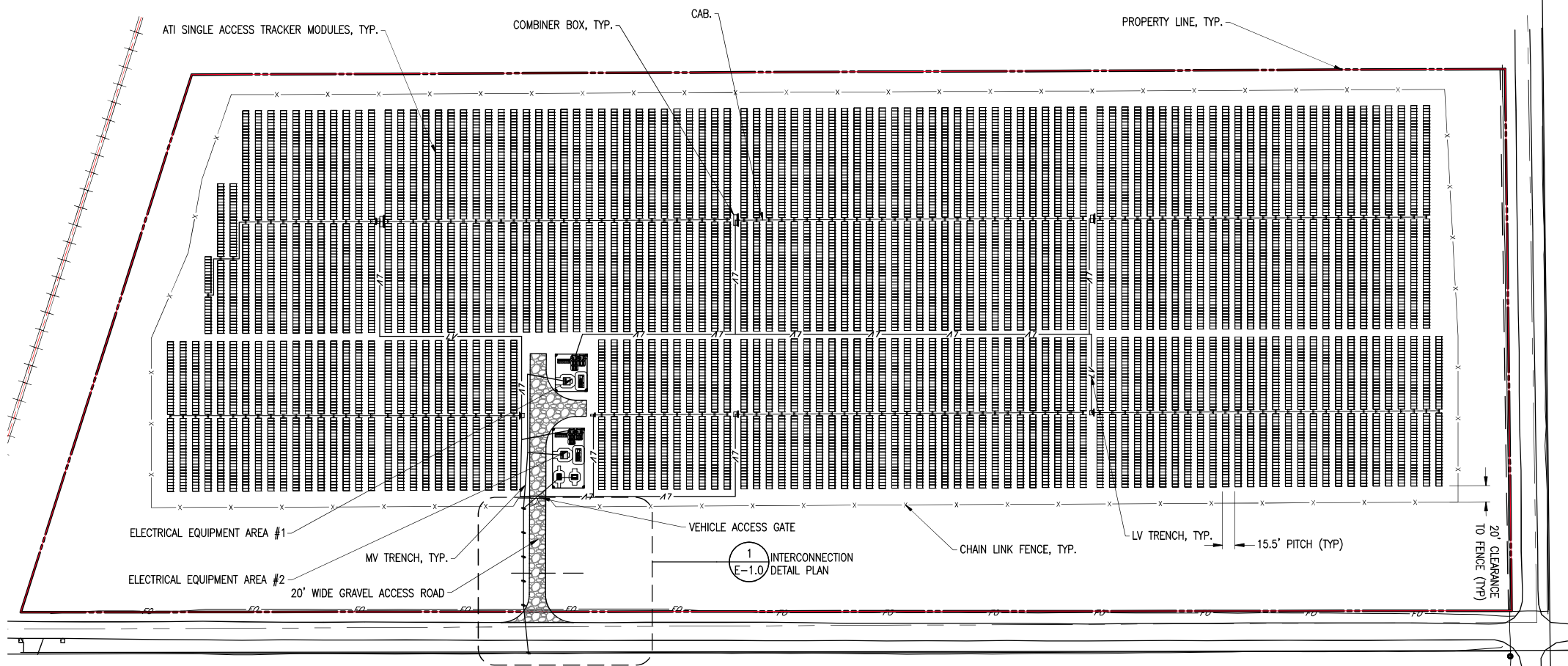
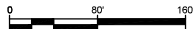


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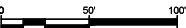
# ELECTRICAL SITE PLAN

SCALE: 1" = 80'



## 1 INTERCONNECTION DETAIL PLAN

SCALE: 1" = 50'



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ELECTRICAL SITE PLAN



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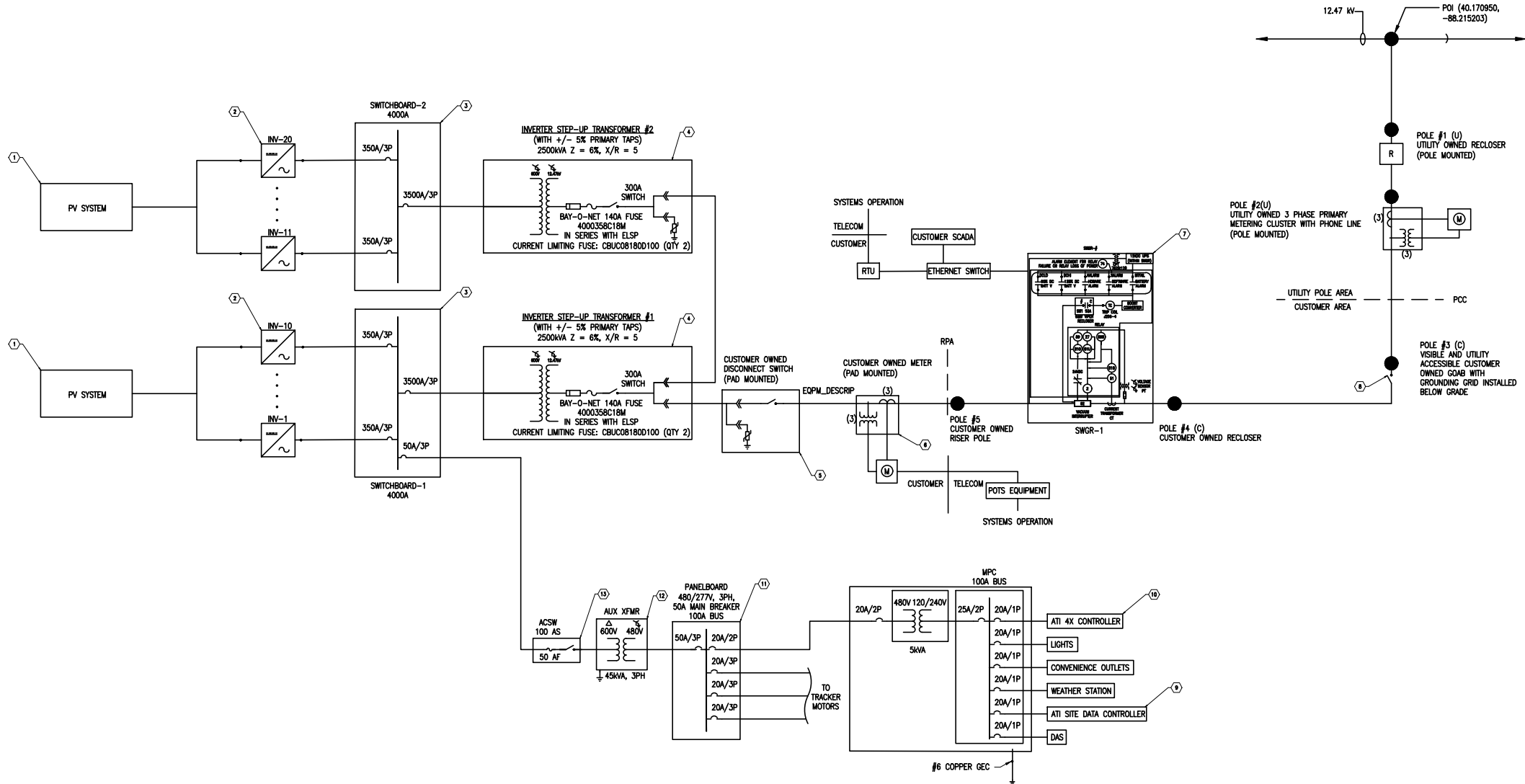
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E-3.1  
61  
AC SINGLE LINE DIAGRAM



# AC SINGLE LINE DIAGRAM

SCALE: NTS



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SYSTEM SPECIFICATIONS			
SYSTEM RATING: 6754.32 kW STC			
DESIGN TEMPERATURES & SOURCES:			
MINIMUM TEMPERATURE (FOR MAXIMUM SYSTEM VOLTAGE CALCULATION PER NEC 690.7)			-23.9 °F
SOURCE:			
ASHRAE CLIMATIC DESIGN CONDITIONS 2021 - EXTREME ANNUAL DESIGN CONDITIONS (http://ashrae-meteo.info/v2.0/)			
#REF!			
CONDUCTOR DERATING TEMPERATURE (PRIOR TO ADJUSTMENTS FOR SUNLIGHT EXPOSURE PER NEC 310.15(B)(3)(C))			95.6 °F
SOURCE:			
ASHRAE CLIMATIC DESIGN CONDITIONS 2021 - EXTREME ANNUAL DESIGN CONDITIONS (http://ashrae-meteo.info/v2.0/)			
#REF!			
MAXIMUM SYSTEM VOLTAGE CALCULATION:			
CALCULATION METHOD FOR VSUN590N: 144BMH:			
CALCULATED USING MODULE OPEN CIRCUIT VOLTAGE TEMPERATURE COEFFICIENT IN ACCORDANCE WITH 2020 NEC			
CALCULATION OF MAXIMUM SYSTEM VOLTAGE			
LOWEST EXPECTED AMBIENT TEMPERATURE (°F)			-23.9
LOWEST EXPECTED AMBIENT TEMPERATURE (°C)			-31.1
MODULE OPEN CIRCUIT VOLTAGE (V)			52.5
MODULE OPEN CIRCUIT VOLTAGE TEMPERATURE COEFFICIENT (V/°C)			-0.136
CORRECTED MODULE OPEN CIRCUIT VOLTAGE (V) (=V <sub>OC</sub> +V <sub>SE1A</sub> *(LOW TEMPERATURE - 25°C))			60.13
MAXIMUM NUMBER OF MODULES IN SERIES			24
MAXIMUM SYSTEM VOLTAGE (V)			1443.0
INVERTER SPECIFICATIONS:			
MAKE & MODEL: SOLECTRIA XGI 1500-250			
RATED REAL POWER (kW)		250	NOMINAL VOLTAGE (VAC)
DC EFFICIENCY (%)		90.5%	MAX OUTPUT AT APPARENT POWER (A)
POWER FACTOR PER ISA		1.00	
MODULE SPECIFICATIONS:			
MAKE & MODEL: VSUN590N-144BMH			
STC RATING (W)	590	SHORT CIRCUIT CURRENT (A)	13.93
OPEN CIRCUIT VOLTAGE (V)	52.48	MAXIMUM POWER CURRENT (A)	13.26
MAXIMUM POWER VOLTAGE (V)	44.50	MAXIMUM SERIES FUSE RATING (A)	30

ELECTRICAL EQUIPMENT SCHEDULE		
REF. #	TOTAL	DESCRIPTION
1	11448	MODULE, VSUN590 (24 MODULES PER STRING)
2	20	SOLECTRIA XGI 1500-250 (250KVA) STRING INVERTER (LIMITED TO 249.5KW)
3	2	SWITCHBOARD, EATON, 4000A BUS, 3500A MAIN CB, 600V, 65KAIC, 3PH, 4W, NEMA 3R
4	2	TRANSFORMER, EATON, 2500 kVA, 12.47kV GWYE PRIMARY, 600V GWYE SECONDARY
5	1	PAD MOUNTED DISCONNECT S&C PME-3, 15kV, 200A, 12.5KAIC, 95kV BIL
6	1	PAD MOUNTED METER, POWER GRID SOLUTIONS SPMD-31511-22GA-WI, 15kV, 200A, CT RATIO 200:5, PT RATIO 63.5:1
7	1	RECLOSER, SWGR-1, G&W VACUUM INTERRUPTOR WITH INTEGRATED SEL651R MULTIFUNCTION RELAY, 15KV, 12.5KA, 110KV BIL, CATALOG #VIP376ER-12S
8	1	LOAD BREAK DISCONNECT SWITCH, S&C OMNI RUPTER, 15KV, 65KAIC, 900A, GOAB, LOCKABLE, TAGGABLE, HAVE VISIBLE BREAK, UTILITY ACCESSIBLE, LOAD BREAK CAPABLE
9	1	ATI SITE DATA CONTROLLER
10	1	ATI MOTOR CONTROLLER
11	1	PANELBOARD 480/277V, 3PH, 50A MAIN BREAKER 100A BUS
12	1	AUXILIARY TRANSFORMER 45kVA, 600V, DELTA PRIMARY, 480V GWYE SECONDARY
13	1	100A FUSED DISCONNECT, 3P, 3W 600V, 50A FUSE

ELECTRICAL SCHEDULES

SCALE: NTS

PROPOSED RELAY SETTINGS*				
DEVICE	PICKUP		TOTAL CLEARING TIME (SEC)	DESCRIPTION
	SECONDARY (L-G)	PRIMARY (L-G)		
27-1	54.00 V	3600 V	1.5	UNDERVOLTAGE RELAY
27-2	75.6 V	5040 V	11	
27-3	95.04 V	6336 V	21	
59-1	118.79 V	7920 V	13	OVERVOLTAGE RELAY
59-2	129.59 V	8640 V	0.16	
81U-1	57 Hz		0.16	UNDERFREQUENCY
81U-2	58.5 Hz		300	
81O-1	60.5 Hz		300	OVERFREQUENCY
81O-2	62.0 Hz		0.16	
51	1.733 A	347 A	SET PER UTILITY STANDARD	
51G	0.866 A	173 A	SET PER UTILITY STANDARD	
2	0.95 MIN/MAX VOLT PU	1.05 MIN/MAX VOLT PU	300 SEC DELAY	EQUIVALENT 2 - HEALTHY UTILITY RESTORATION DELAY
	59.5 MIN/MAX Hz	60.5 MIN/MAX Hz		
EQUIVALENT 74: SEE DETAILS IN SCHEMATIC				
1. SETTINGS ASSUME 3 CYCLE CONTRACTOR/BREAKER TIMING 2. NOTE: THE RATIO OF THE VOLTAGE SENSOR IS 2500, THAT MAKES THE INPUT NOMINAL VOLTAGE EQUAL TO 3.05V(7621/2500), TO ADJUST THAT TO 300V BASE MULTIPLY BY 37.5(300V BASE TO 8V BASE), THE Vnom SET IN THE RELAY IS 114.32V WHICH IS WHAT THE RELAY WILL SEE FOR PROTECTION, EFFECTIVE PTR = 2500*8/300 = 66.67				

PROPOSED INVERTER SETTINGS				
DEVICE	PICKUP	UNITS	TIME DELAY (SEC)	DESCRIPTION
27-1	173	Volts	1.5	UNDERVOLTAGE RELAY
27-2	243	Volts	11	
27-3	305	Volts	21	
59-1	382	Volts	13	OVERVOLTAGE RELAY
59-2	416	Volts	0.16	
81U-1	57	Hz	0.16	UNDERFREQUENCY
81U-2	58.5	Hz	300	
81O-1	60.5	Hz	300	OVERFREQUENCY
81O-2	62	Hz	0.16	

ESTIMATED VOLTAGE DROP SUMMARY	
CIRCUIT:	V.D. (%)
PV COMBINER INPUT CIRCUITS (DC)	1.26%
PV COMBINER OUTPUT CIRCUITS (DC)	1.33%
INVERTER OUTPUT CIRCUITS (AC)	0.20%
SWITCHBOARD OUTPUT CIRCUITS (AC)	0.10%
MV CIRCUITS (AC)	0.11%
VALUES INDICATE TOTAL VOLTAGE DROP	
MAXIMUM (DC)	2.60%
MAXIMUM (AC)	0.41%

RECEIVED

DEC 2, 2025  
CHAMPAIGN COUNTY  
PLANNING & ZONING

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



55 TECHNOLOGY DRIVE, SUITE 102  
LOWELL, MA 01851  
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WWW.NEWELEAFENERGY.COM

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

BID SET  
OFF EAST FORD HARRIS RD  
CHAMPAIGN, IL 61822

PROJECT NUMBER:  
120-2596

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL						
0	08/06/25	BP	AW	FIELD SET						

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ARCH D 24" X 36"

E-4.0

62  
ELECTRICAL SCHEDULES



Champaign County  
Department of

**PLANNING &  
ZONING**

Bennett Administrative Center  
102 E. Main Street  
Urbana, Illinois 61801

(217) 384-3708  
zoningdept@  
champaigncountyil.gov  
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator  
Charlie Campo, Senior Planner**

Date: **December 30, 2025**

RE: **Recommendation for Decommissioning and Site Reclamation Plan for  
County Board Special Use Permit  
Cases 177-S-25**

Petitioner: **Somer Township Solar 1 LLC, c/o New Leaf Energy, via agent Tom Ryan,  
and participating landowner James Heimburger Trustee**

Request: **Case 177-S-25  
Authorize a Community PV Solar Farm with a total nameplate capacity  
of 4.99 megawatts (MW), including access roads and wiring, in the AG-2  
Zoning District, and including the following waivers of standard  
conditions:**

**Part A: A waiver for locating the PV Solar Farm less than one and  
one-half miles from an incorporated municipality with a  
zoning ordinance per Section 6.1.5 B.(2)a.(a).**

**Part B: 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 Zoning Board of Appeals, per  
Section 6.1.5 G.(1).**

**Part C: A waiver for locating the PV Solar Farm 160 feet from a non-  
participating lot that is 10 acres or less in area in lieu of the  
minimum required separation of 240 feet between the solar  
farm fencing and the property line, per Section 6.1.5 D.(3)a.**

Location: **Approximately 27.68 acres lying north of East Ford Harris Road West of  
North Lincoln Avenue and east of the Canadian National Rail line with  
PIN 25-15-20-300-006, described as The South Third of that part of the  
Southwest Quarter of Section 20, Township 20 North, Range 9 East of the  
Third Principal Meridian, situated in Somer Township in Champaign  
County, Illinois, lying East of the Center Line of the Illinois Central Gulf  
Railroad, now Canadian National Railroad, being tax parcel 25-15-20-  
300-006 containing 27.68 acres, commonly known as farmland owned by  
James M. Heimburger Trust.**

---

## BACKGROUND

The petitioner applied for a Special Use Permit to construct a 4.99 (MW) Community Photovoltaic (PV) Solar Farm on a 27.68-acre site on the north side of E. Ford Harris Road and west side of N. Lincoln Ave. in Somer Township.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 177-S-25:



Section 6.1.5 Q. of the Zoning Ordinance requires a Decommissioning and Site Reclamation plan that complies with Section 6.1.1 A 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 December 2, 2025, against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the information 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 DSRP cost estimates and found that the cost estimates for the current case 177-S-25 were comparable.

### **ATTACHMENT**

- A Case 177-S-25 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received December 2, 2025



RECEIVED

DEC 2, 2025

CHAMPAIGN COUNTY  
PLANNING & ZONING

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# Decommissioning and Site Reclamation Plan

## Off East Ford Harris Rd.

---

Applicant:

Somer Township Solar 1, LLC

For Activities At:

East Ford Harris Road and County Rd. 1350 E  
Champaign, Illinois 61822

---

Prepared by:



New Leaf Energy  
55 Technology Drive, Suite 102  
Lowell, MA 01851

Dated: November 7, 2025

Engineer: Charles Dean Smith

License Expiration: 11/30/25



*Charles D. Smith*  
11/7/25





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6. Champaign County Zoning Requirements..... 4

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Attachments:

- Attachment 1: Decommissioning Estimate
- Attachment 2: Site Plan
- Attachment 3: Agricultural Impact Mitigation Agreement (AIMA)





## 1. Overview

This Decommissioning Plan, prepared by New Leaf Energy (operating under Somer Township Solar 1, LLC), details the proposed Somer Township Solar 1, LLC Project, a Solar Energy Facility in Champaign County, IL. It is situated on an agricultural site off East Ford Harris Road, the plan outlines the general scope of work and estimated construction costs for decommissioning and assurance.

The primary objective of this document is to define the decommissioning activities required to restore the Solar Energy System site to its original agricultural condition after its 40-year design life.

The solar system will generate power using photovoltaic (PV) panels mounted on ground-supported galvanized metal piles. The facility's infrastructure includes equipment pads, perimeter security fencing, underground electrical conduits, overhead wires and utility poles, and a gravel access driveway. The generated energy will be supplied to the public utility grid. Key civil infrastructure quantities are summarized below, with a comprehensive list provided in Attachment 1:

- Gravel Driveway: 9,515 Square Feet
- Perimeter Fence: 4,500 Linear Feet
- Equipment Pads: 2 (4,000 Square Feet Total)
- Solar Modules: 11,447

The decommissioning cost assessment covers solar facility dismantlement, disposal, and site restoration. These reported costs encompass labor (estimated using regional rates), materials, equipment, contractor's overhead, contingency, and profit. The decommissioning process will adhere to all guidelines outlined in the local Code of Ordinance and the Standard Agricultural Impact Mitigation Agreement (AIMA) (Attachment 3).

## 2. Demolition

The Facility's dismantling and demolition will encompass the removal of all associated infrastructure, including solar electric systems, buildings, cabling, electrical components, roads, foundations, piles, poles, and fences.

The photovoltaic system at the Facility will incorporate a substantial amount of recyclable or re-saleable components, such as copper, aluminum, galvanized steel, and modules. These components possess monetary resale value, therefore they will be carefully dismantled and disassembled instead of being demolished and disposed of. It is expected that these materials can be salvaged, potentially recovering some costs.

After coordinating with the local power company on the timing and procedures for disconnecting the facility from the electrical grid, all electrical connections to the system will be disconnected. These connections will then be locally tested to confirm the absence of electric current before proceeding.

The definition of "hazardous" will be determined by the laws and regulations in effect at the time of decommissioning. The disposal of these materials at a landfill will be subject to the State and Public Local Laws of the Authority Having Jurisdiction (AHJ), including the Code of Illinois Regulations (COILR) governing waste disposal at surrounding area landfills, as these may be amended periodically.

Electrical connections to the panels will be cut at the panel and subsequently removed from their framework by cutting or dismantling their connections to the supports. Modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will also be removed.





Finally, the photovoltaic mounting system framework will be dismantled and recycled, and the galvanized support piles will be completely removed and recycled.

Any facility not utilized for a continuous 12-month period will be considered abandoned. The Owner must decommission the project within 12 months of abandonment. The owner or operator is required to notify the AHJ by certified mail of the proposed date of discontinued operations and plans for removal. This includes the site fence, gates, access driveways, equipment foundations, and underground cables, which are likely to be reclaimed or recycled.

Landscape or grading may remain if a written request from the landowner is submitted and a waiver is granted by the Board of Supervisors.

During decommissioning, erosion and sediment control measures will be implemented, including a stabilized construction entrance, silt fences, concrete washout stations, and ground stabilization. The project site will be restored by the owner/operator to a vegetated meadow.

Consultation with the landowner will determine if the access driveway should be left in place for their continued use. If the driveway is preferred to remain, the landowner will submit a request to the Board of Supervisors that such driveway remains. If the access driveway is deemed unnecessary, the contractor will remove the access driveway and restore this area with native soils and seeding. The gravel surface and base course will be removed completely. Any “clean” concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site). Sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility. Abandoned underground conduits/raceways will be capped at each end. Above-ground lines and all poles will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil.

Similar to the construction phase, decommissioning will lead to increased noise levels. We will take appropriate measures to minimize disruption, such as using specialized equipment for pile removal. Work is anticipated to occur during daylight hours, 8 hours a day. Additionally, temporary increases in local road traffic may occur due to the movement of crews and equipment.

More information regarding on-site stabilization can be found in later sections.

### 3. Disposal and Recycling of Materials

During the decommissioning phase of a solar facility, the project general contractor will prioritize maximizing recycling and reuse of materials. Most materials are reusable, and any remaining items will be removed and properly disposed of off-site. The contractor will collaborate with manufacturers, local subcontractors, and waste firms to segregate materials for recycling, reuse, or disposal.

Gravel may be reused on-site as general fill with the property owner's consent. Any remaining gravel, geotextile fabric, concrete, and debris must be separated, transported off-site by truck, and delivered to appropriate facilities for recycling and disposal, in compliance with federal, state, and local solid waste management regulations.

The project developer is responsible for arranging the collection or recycling of various components with salvage value, including fences, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and other miscellaneous equipment.

Acceptable waste facilities include local recycling and disposal centers. Non-recyclable waste can be sent to local landfills, with an estimated cost for transport and disposal. For recyclable metal components like





steel piles and racking, local metal recyclers or scrap yards are available to purchase these materials upon decommissioning. This estimate assumes transportation and delivery fees to a local metal recycler, excluding any salvage value.

A final site walkthrough will be conducted to remove any debris or trash generated during the decommissioning process, including any wind-blown debris found outside the immediate footprint of the removed facility.

#### 4. Site Restoration and Stabilization

Decommissioning activities will necessitate minor grading to restore disturbed areas of the Facility to pre-development conditions, establishing a uniform slope. Ground stabilization will be achieved through hydroseeding, using a surface treatment and grass seed mix approved by the building inspector/planning board. Compacted soils will be decompacted as agreed with the landowner. Additionally, minor soil volumes will be needed to restore access driveways and concrete equipment pads. All site stabilization will comply with the local AHJ's approved Sediment and Erosion Control Plan. The requirement for a permit for these activities is currently undetermined.

#### 5. Permitting Requirements

Prior to decommissioning work, a National Pollution Discharge Elimination Systems (NPDES) permit and a local Building Permit are anticipated. Additional permits, such as a site development permit or a road use agreement, may also be necessary. Due to the future timeline of the decommissioning, permitting requirements will be reviewed and may be updated to reflect current local, state, and federal regulations at that time.

#### 6. Champaign County Zoning Requirements

The Project Company shall comply with all decommissioning requirements of the Champaign County Zoning Ordinance (as amended through 02/23/2023), pertinent sections as follows. For the full text, see – Code of Ordinance.

Per Section 6.1.5.Q.(3), the Project Company acknowledges that:

- (a)** They must notify the governing body by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the Project Company as debtor, within ten days of commencement of proceeding.
- (b)** They agree that the sale, assignment in fact or law, or such other transfer of Project Company's financial interest in the Somer Township Solar 1, LLC Solar Farm shall in no way affect or change the Project Company'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 PV Solar Farm.
- (c)** They must authorize the governing body and its authorized representatives to enter the Somer Township Solar 1, LLC Solar Farm premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
- (d)** They must enter into a Roadway Use and Repair Agreement with the relevant highway authority at the time of decommissioning. (Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan)
- (e)** They must provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project. (Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site





reclamation plan).

**(f)** They must oblige to perform the work in the decommissioning and site reclamation plan before abandoning the Somer Township Solar 1, LLC Solar Farm or prior to ceasing production of electricity from the Somer Township Solar 1, LLC Solar Farm, 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. (Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan).

**(g)** They must provide payment for any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to: attorney's fees; construction management and other professional fees; and the costs of preparing requests for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.

**(h)** They must remove below ground concrete to a depth of 54 inches at a minimum. The depth of removal of foundation concrete will be certified in writing by an Illinois Licensed Professional Engineer and the certification will be submitted to the Zoning Administrator.

**(i)** Underground electrical cables of a depth of 5 feet or greater may be left in place.

**(j)** Any remaining holes resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows:

**a.** 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 Somer Township Solar 1, LLC Solar Farm 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

**b.** The native soils excavated at the time of the original Somer Township Solar 1, LLC Solar Farm construction may be used to backfill the concrete foundation excavations at the time of decommissioning provided that the soils are adequately stored throughout the operating lifetime of the Somer Township Solar 1, LLC Solar Farm. The methods for storing the excavated native soils during the operating lifetime of the Somer Township Solar 1, LLC Solar Farm shall be included in the decommissioning and site reclamation plan.

**c.** If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist of Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.

**d.** 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.

**(k)** Should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction the Somer Township Solar 1, LLC Solar Farm Special Use Permit shall be deemed void.

**(l)** The Project Company has obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Project Company's obligation to provide financial assurance.

**(m)** The liability of the Project Company'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.

**(n)** If the Project Company desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Applicant installs equipment or property increasing the cost of decommissioning after the Somer Township Solar 1, LLC solar farm begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value, the Applicant shall promptly notify the Zoning Administrator. In either of these events, the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.

From Section 6.1.1A.9 and Section 6.1.5Q.

The Zoning Administrator may draw on the funds to have Somer Township Solar 1, LLC Solar Farm removed when any of the following occur:

- a.** No response is received from the land owner within thirty (30) days from initial notification by the Zoning Administrator;
- b.** The land owner does not enter, or breaches any term of a written agreement with the County to remove the Somer Township Solar 1, LLC Solar Farm as provided in Section 6.1.1A.8.;
- c.** Any breach or performance failure of any provision of the decommissioning and site reclamation plan;
- d.** The owner of record has filed a bankruptcy petition, or compromised Champaign County's interest in the letter of credit in any way not specifically allowed by the decommissioning and site reclamation plan;
- e.** A court of law has made a finding that the Somer Township Solar 1, LLC Solar Farm constitutes a public nuisance;
- f.** The owner of record has failed to replace an expiring letter of credit within the deadlines set forth in Section 6.1.1A.6. of the Zoning Ordinance; or
- g.** Any other conditions to which Champaign County and the land owner mutually agree, as set forth in the decommissioning and site reclamation plan.
- h.** In the event that Somer Township Solar 1, LLC Solar Farm or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity, and the Owner is not diligently repairing the Somer Township Solar 1, LLC Solar Farm or component
- i.** In the event that the Owner declares the Somer Township Solar 1, LLC Solar Farm or any Somer Township Solar 1, LLC Solar Farm component to be functionally obsolete for tax purposes.
- j.** There is a delay in the construction of the Somer Township Solar 1, LLC Solar Farm of more than 6 months after construction on the Somer Township Solar 1, LLC Solar Farm begins.
- k.** Any Somer Township Solar 1, LLC Solar Farm or component thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
- l.** Any Somer Township Solar 1, LLC Solar Farm or component thereof that is otherwise derelict for a period of 6 months.
- m.** The Somer Township Solar 1, LLC Solar Farm is in violation of the terms of the Somer Township Solar 1, LLC Solar Farm Special Use Permit for a period exceeding ninety (90) days.
- n.** The Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan has failed to maintain financial assurance in the form and amount required by the Somer Township Solar 1, LLC Solar Farm Special Use Permit or compromised Champaign County's interest in the decommissioning and site reclamation plan.
- o.** Champaign County discovers any material misstatement of fact or misleading omission of fact





made by the Applicant in the course of the Somer Township Solar 1, LLC Solar Farm Special Use Permit Zoning Case.

q. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. or failed to submit it to Champaign County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

r. The Zoning Administrator may, but is not required to, deem the Somer Township Solar 1, LLC Solar Farm abandoned, or the standards set forth above met, with respect to some, but not all, of the Somer Township Solar 1, LLC Solar Farm. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to that portion of the Somer Township Solar 1, LLC Solar Farm only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Somer Township Solar 1, LLC Solar Farm.

## 7. Financial Assurance

The Project Company shall provide an amount equal to the one hundred twenty-five percent (125%) the Decommissioning Cost Estimate (as determined by an Illinois-Licensed Professional Engineer), (“Decommissioning Security”). All financial assurances required by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall count towards the total financial assurance. Decommissioning Security shall be provided by the Owner prior to the Commercial Operation Date.

The Decommissioning Security will be in the form of an irrevocable letter of credit and an escrow account with the Champaign County Board as a beneficiary per Section 6.1.5 Q(4) of the Solar Ordinance. The County has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits, and the Applicant, its successors in interests, and all parties to decommissioning shall adjust the amount of financial assurance in escrow to ensure that it reflects current and accurate information. Unless the County states otherwise, the Champaign County State’s Attorney’s Office shall review and approve every Letter of Credit prior to Zoning Administrator Acceptance. Decommissioning estimates will be updated once every three (3) years for the first twelve (12) years of operation, and every other year thereafter. Estimates will be created by an Independent Illinois Licensed Professional Engineer.

Per section 6.1.5 Q.(4)a.(a) of the Solar Ordinance, the Applicant proposes to provide financial assurance using the following phased approach:

1. 12.5% of the decommissioning cost estimate, above, prior to authorization of the Zoning Use Permit for construction of the solar farm;
2. 62.5% of the most recent decommissioning cost estimate on or before the sixth anniversary of the Commercial Operation Date; and
3. 125% of the most recent decommissioning cost estimate on or before the 11th anniversary of the Commercial Operation Date.

## 8. Decommissioning Estimate

The decommissioning estimate, totaling \$416,197, was calculated using regional labor costs and publicly available construction cost data from the 2024 RS Means Site Work book. This estimate disregards salvage value and assumes a 40-year lifespan. The process involved identifying daily costs for various construction crew types, estimating the duration of each deconstruction activity (e.g., removing modules, piles), and then quantifying the cost for each activity. The total decommissioning cost was derived from these subtask durations and daily crew rates. An additional 2.5% administrative fee and a 25% increase were added to the total demolition costs, as requested by the Authority Having Jurisdiction (AHJ).

A detailed breakdown of this cost estimate is provided in Attachment 1 – Decommissioning Estimate.





**Attachment 1: Decommissioning Estimate**





**Energy Decommissioning Cost Estimate - Off East Ford Harris Road**  
Prepared for Champaign County

**11/7/2025**

This Decommissioning Estimate has been prepared by New Leaf Energy in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

**Summary**

Project Details	
Project Type	DG-PV
DC Size	6,754.0 kWdc
AC Size	4,990.0 kWac

Decommissioning Cost	\$416,197
(Includes 2.5% County Administrative Costs & 25% Contingency)	

**Scope of Work Roll Up**

	Price (\$)
De-energize System	\$1,595.64
Disassembly and Demolition	\$87,554.94
Civil	\$178,887.12
Haul and Disposal	\$50,425.01
General Conditions	\$97,734.07
TOTAL Exclude Salvage Costs	\$416,196.79
Salvage Costs	\$0.00
Contingency (Exclude Salvage Cost)	\$0.00
<b>TOTAL</b>	<b>\$416,197</b>

**Project Inputs**

Fenced Acreage	21.4 Acres
Concrete Area (SF) (Do not include Gravel)	4,000 SF
Fence Length (LF)	4,500 LF
Depth of Access Road (in) (Default 13")	13 in
Access Road Area (SF)	9,515 SF
Volume of all Basins (CY)	0 CY
LV Trench (LF)	2,448 SF
MV Trench (LF)	0 SF
Overhead MV Run (LF)	120 SF
AcoustiFence (LF) - 16' Assumpt	0 SF
Sound Wall Length (LF) - 20' Assumpt	0 SF
Minor Stream Crossings (Qty)	0
Topography - Post COD	0 - 5%

**Project Paramters**

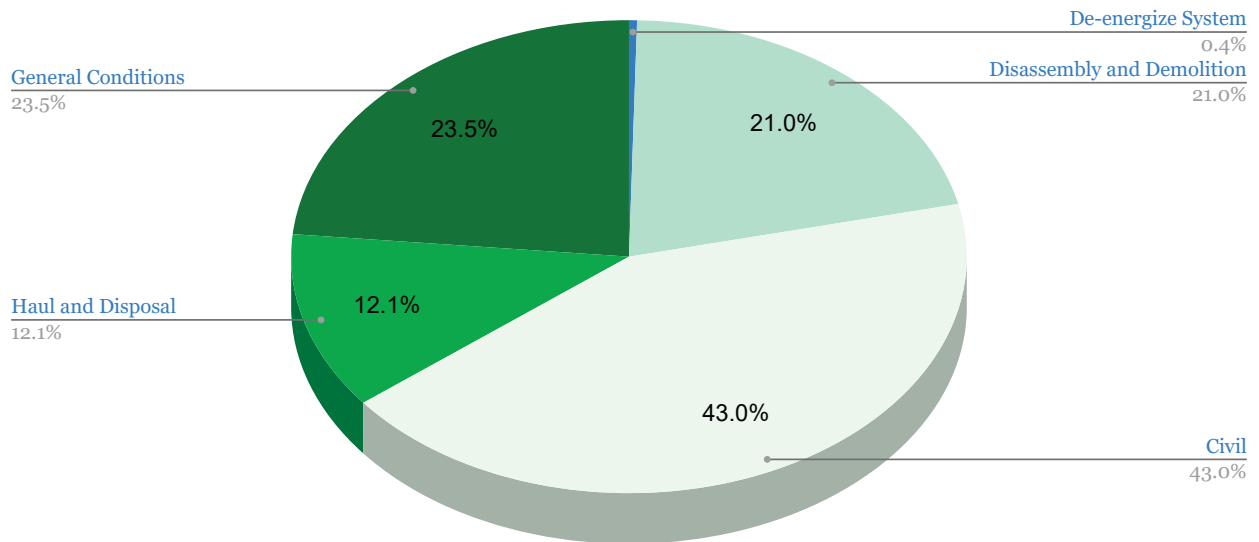
Prevailing Wage	Yes
State Labor Wages	Included

**Scope of Work Breakdown**

De-energize System	\$1,595.64
Disassembly and Demolition	\$68,671
Module Dissembly	\$38,674
RackingDissembly	\$10,395
DC Equipment	\$398
LV Equipment	\$2,090
MV Equipment	\$10,268
Wiring	\$6,845
Civil	\$178,887
Mobilization/ Demobilization	\$5,000
Site Restoration	\$70,267
Cement Work & Pad Mount Area	\$36,920
Fence Removal	\$23,265
Erosion Control & Water Management	\$5,508
Access Road Removal	\$5,136
Trenching / Wire Runs	\$32,791
Stormwater & Basin Removal	\$0
Other Demo	\$0
Project Specific	\$0
Haul and Disposal	\$50,425
1 Dump Truck, 12 C.Y., 400 H.P.	\$24,318
Truck Driver (heavy)	\$15,303
Transportation to DIsposal Site (18 Tons or 25 CY)	\$804
Disposal Costs and Fees	\$10,000
General Conditions	\$97,734
Overhead	\$24,950
EPC General Requirements	\$5,000
Project Management / Construction Control	\$31,784
Mobilization	\$12,500
Demobilization	\$12,500
NPDES Permit (SWPPP, ILR10)	\$11,000
Salvage Costs	\$0
Unprepared Steel	\$0
Batteries	\$0
PV modules	\$0
Copper wire and parts	\$0
Transformer and switchgear	\$0
Aluminum rack and parts	\$0
Contingency (Exclude Salvage Cost)	\$0.00



## Decommissioning Cost Breakdown



Weight Assumptions	
lb/ Mod	63.49
lb/ Screw	40
lb/LF Fence	0.71
lb/ Pile	9
Racking: lb/Mod	35.5
lb/ Transformer	15000
lb/CY gravel	2,400
Max Truck Carrying Cap (lbs, for single axle)	28,000

Removal Weights	
Module Weight (lb)	726,799
Racking Weight (lb)	406,385
Pile Weight (lb)	0
Screw Weight (lb)	0
Fence Weight (lb)	3,195
Transformer (lb)	30,000
Concrete (lb)	300,000
Gravel (lb)	916,259

Equipment Quantities	
Module	11,447
Combiner Box	19.96
Inverter/ PCS	19.96
Switchboard	0
Transformers	2
Piles	

Hourly Labor Rates - Prevailing	
Construction Managers	\$56.76
Solar Photovoltaic Installers	\$47.58
Operating Engineers and Other Construction Equipr	\$88.39
Electricians	\$79.78
MV Electrician	\$99.73
Substation Electrician	\$163.24
Structural Iron and Steel Workers	\$82.13
Construction Laborers	\$67.57





**Attachment 2:      Site Plan**



NOT FOR  
CONSTRUCTION

A VIOLATION OF LAW FOR ANY PERSON  
ALTER ANY DOCUMENT WHICH BEARS THE  
OF A PROFESSIONAL ENGINEER, UNLESS  
ARE ACTING UNDER THE DIRECTION OF  
A LICENSED PROFESSIONAL ENGINEER.

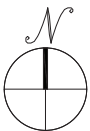
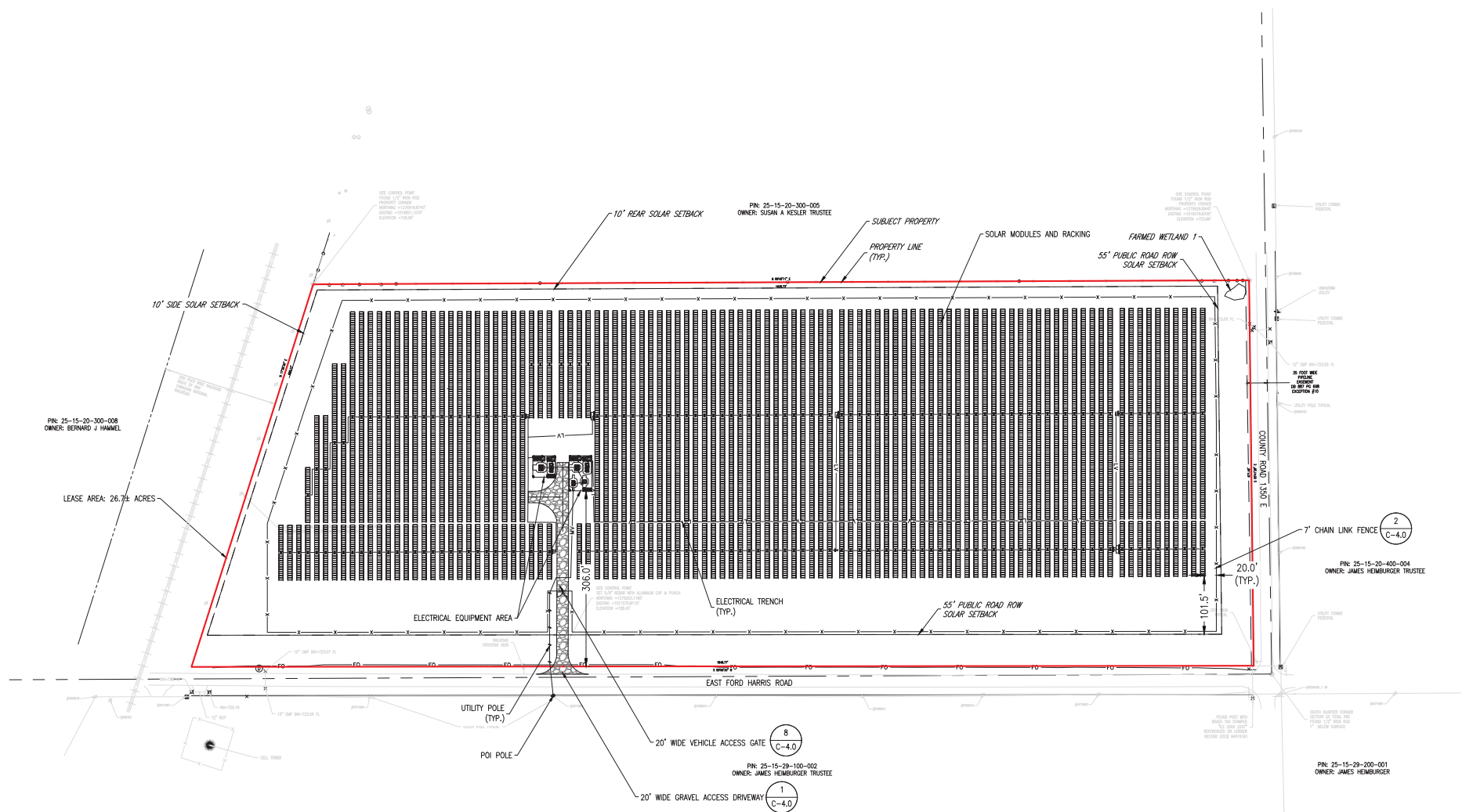
BID SET  
OFF EAST FORD HARRIS RD  
CHAMPAIGN, IL 61822

PROJECT NUMBER:  
120-2596

[illegible]

SCALES STATED ON DRAWINGS  
ARE VALID ONLY WHEN PLOTTED  
ON 11" X 17"

## C-2.0



## LAYOUT AND MATERIALS PLAN

SCALE: 1" = 80'







**Attachment 3:        Agricultural Impact Mitigation Agreement (AIMA)**



# STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Somer Township Solar 1, LLC

and the

**ILLINOIS DEPARTMENT OF AGRICULTURE**

**Pertaining to the Construction of a Commercial Solar Energy Facility**

in

Champaign County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Somer Township Solar 1, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW AC Commercial Solar Energy Facility in Champaign County [GPS Coordinates: 40.171963, -88.213689], which will consist of up to 27 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

## **Conditions of the AIMA**

The mitigative actions specified in this AIMA shall be subject to the following conditions:

- A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.
- B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.
- C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

*Standard Solar AIMA V.8.19.19*



- D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.
- E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.
- F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.
- G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.
- H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.
- I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.
- J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.
- K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.
- L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.
- M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

### **Definitions**

**Abandonment**

When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.



Somer Township Solar 1, LLC  
Standard Solar Agricultural Impact Mitigation Agreement

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.



Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	<p>A plan prepared by a Professional Engineer, at the Facility's expense, that includes:</p> <ol style="list-style-type: none"><li>(1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things:<ol style="list-style-type: none"><li>i. the number of solar panels, racking, and related facilities involved;</li><li>ii. the original Construction costs of the Facility;</li><li>iii. the size and capacity, in megawatts of the Facility;</li><li>iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs);</li><li>v. the Construction method and techniques for the Facility and for other similar facilities; and</li></ol></li><li>(2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.</li></ol>
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.



Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

### **Construction and Deconstruction Standards and Policies**

#### **1. Support Structures**

- A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.
- B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.
- C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

#### **2. Aboveground Facilities**

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

#### **3. Guy Wires and Anchors**

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

#### **4. Underground Cabling Depth**

- A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:
  1. a minimum of 5 feet of top cover where they cross Cropland.
  2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
  3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.



4. a minimum of 3 feet of top cover where they cross wooded/brushy land.
- B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:
  1. Within the fenced perimeter of the Facility; or
  2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.
- C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

**5. Topsoil Removal and Replacement**

- A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.
- B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.
- C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.
- D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.
- E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.
- F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.
- G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

**6. Rerouting and Permanent Repair of Agricultural Drainage Tiles**

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

- A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.



- B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

**C. Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

**D. Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

- E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.
- F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.
- G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.



**7. Rock Removal**

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

- A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.
- B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.
- C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

**8. Repair of Compaction and Rutting**

- A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.
- B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.
- C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.
- D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

**9. Construction During Wet Weather**

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

- A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.



- B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

**10. Prevention of Soil Erosion**

- A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.
- B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.
- C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

**11. Repair of Damaged Soil Conservation Practices**

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

**12. Compensation for Damages to Private Property**

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

**13. Clearing of Trees and Brush**

- A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.
- B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

**14. Access Roads**

- A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.



- B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.
- C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

**15. Weed/Vegetation Control**

- A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.
- B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.
- C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
- D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

**16. Indemnification of Landowners**

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

**17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities**

- A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:
  - 1. Solar panels, cells and modules;
  - 2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
  - 3. Solar panel foundations, if used (to depth of 5 feet);



4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
  5. Overhead collection system components;
  6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
  7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
  8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
  9. Debris and litter generated by Deconstruction and Deconstruction crews.
- B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.
- C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.
- D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:
1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
  2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
  3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.



- E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.
- F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

**Concurrence of the Parties to this AIMA**

The Illinois Department of Agriculture and Somer Township Solar 1, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Champaign County within the State of Illinois.

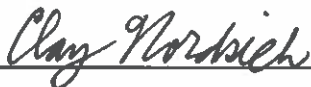
The effective date of this AIMA commences on the date of execution.

**STATE OF ILLINOIS  
DEPARTMENT OF AGRICULTURE**



By: Jerry Costello II, Director

4



By Clay Nordsiek, Deputy General Counsel

**Somer Township Solar 1, LLC**



By Kevin Human

55 Technology Drive, Suite 102  
Lowell, MA 01851

Address

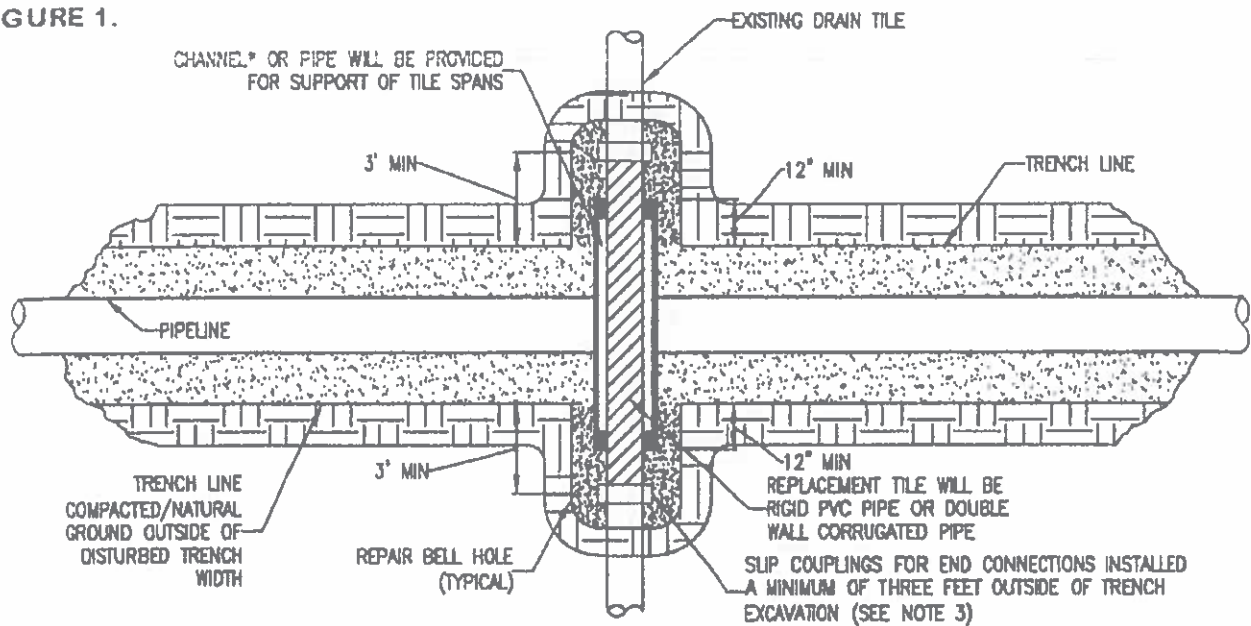
801 E. Sangamon Avenue,  
State Fairgrounds, POB 19281  
Springfield, IL 62794-9281

7/17, 2025

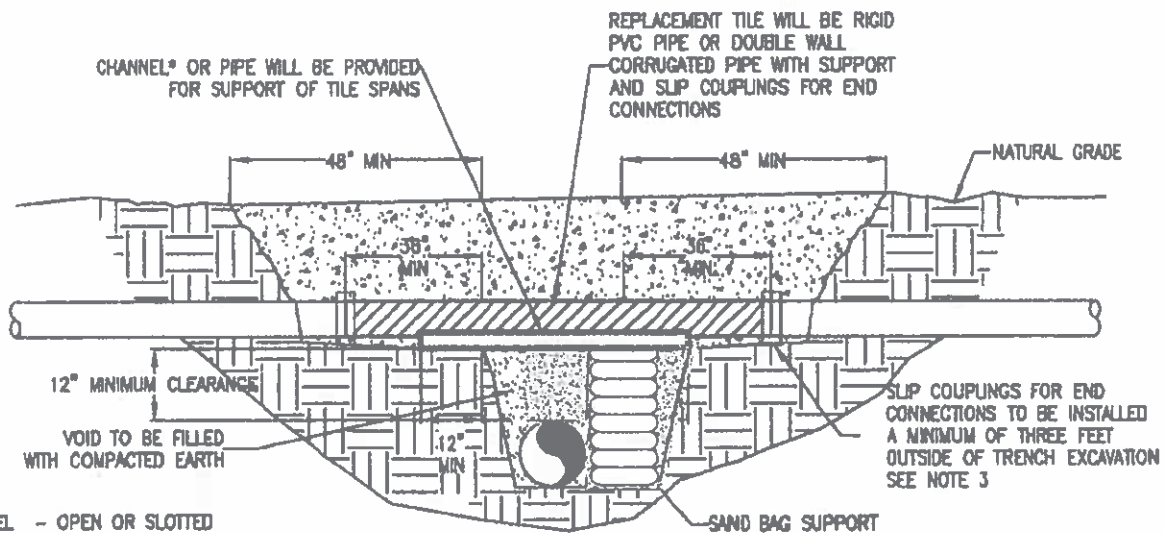
July, 8, 2025



FIGURE 1.



PLAN  
N.T.S.



CROSS SECTION  
N.T.S.

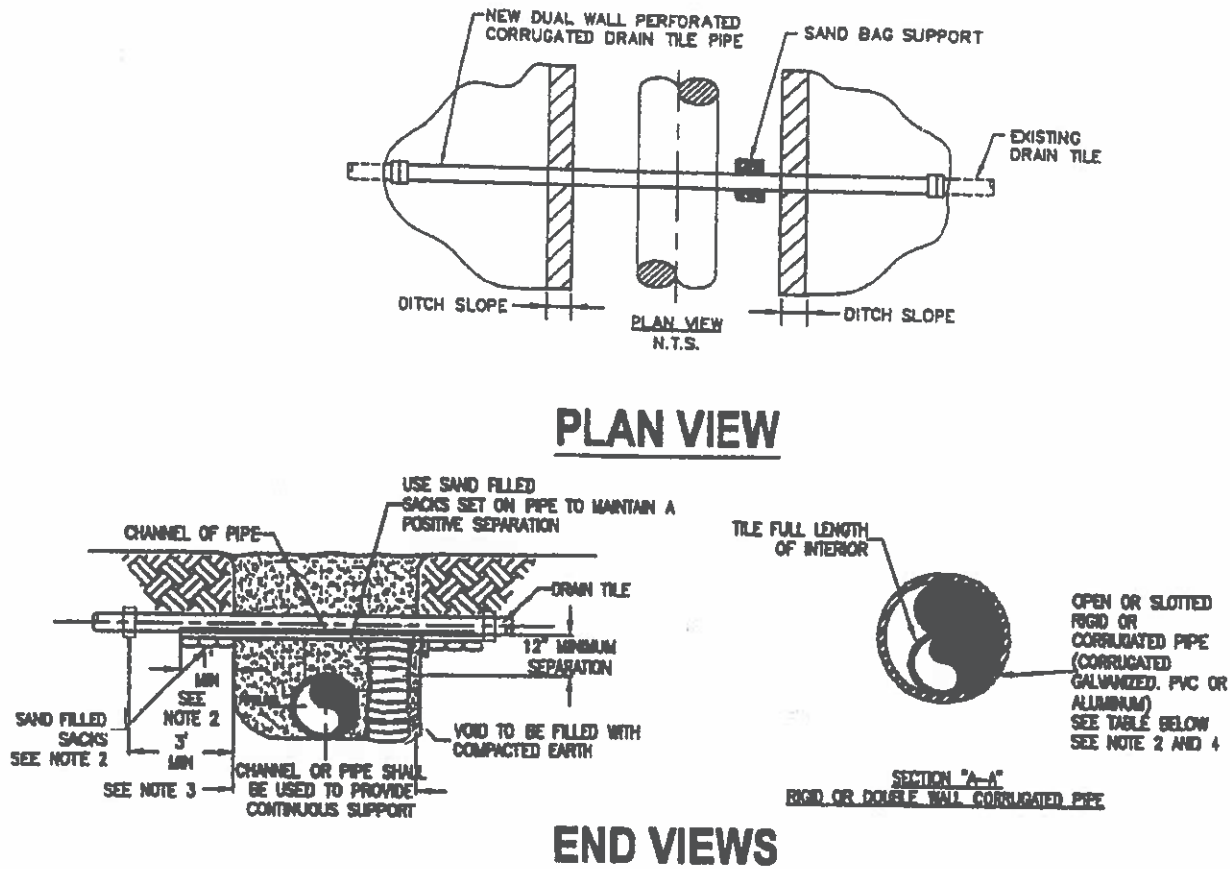
NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

## TEMPORARY DRAIN TILE REPAIR



FIGURE 2.



MINIMUM SUPPORT TABLE		
TILE SIZE	CHANNEL SIZE	PIPE SIZE
3"	4" @ 5.4 #/ft	4" STD. WT.
4"-5"	5" @ 8.7 #/ft	6" STD. WT.
8"-9"	7" @ 9.8 #/ft	9"-10" STD. WT.
10"	10" @ 15.3 #/ft	12" STD. WT.

**NOTE:**

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE Laterally INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

## PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2



Champaign County  
Department of



Bennett Administrative Center  
102 E. Main Street  
Urbana, Illinois 61801

(217) 384-3708  
zoningdept@  
champaigncountyil.gov  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**  
**Charlie Campo, Senior Planner**

Date: **December 30, 2025**

RE: **Recommendation for rezoning case 181-AM-25**

Request: **Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business District.**

Petitioners: **Vaishali Patel of Pranam MAA LLC and Fred Otten**

The Zoning Board of Appeals (ZBA) voted 4-0 with two members absent to “RECOMMEND ENACTMENT” of this map amendment at its December 11, 2025, meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the city. The subject property is within 100 ft. of the City of Urbana. The City’s most recent Comprehensive Plan Map from 2005 shows the subject property to be in the “Community Business” land use area. The subject property is located in Urbana Township, which does not have a Planning Commission.

Notices about the case were sent to surrounding landowners, Urbana Township, City of Urbana, Edge Scott Fire Protection District and Saline Branch Drainage District and no comments have been received.

## BACKGROUND

The existing building was constructed for use as an HVAC repair business. An HVAC repair business occupies a portion of the building along with a counseling clinic. The petitioners seek to rezone the property from I-1 Light Industry to B-4 General Business to allow the establishment of a video gaming business in the vacant portion of the building. The most similar principal use from the Champaign County Zoning Ordinance is “Private Indoor Recreational Facility” which is not allowed in the current I-1 Light Industry Zoning District, so a Map Amendment to B-4 General Business is needed. The proposed use would be allowed by right in the B-4 District. This change would also bring the existing counseling clinic use into conformance with the Ordinance.

A previous variance case on the property was case 377-V-80, approved in 1980, to allow a 9 ft. rear yard for the currently existing building on the subject property.

Staff analysis indicates that the proposed Zoning Map amendment and potential use appear to be generally compatible with surrounding land uses and the Champaign County Land Resource Management Plan Goals, Objectives, and Policies adopted by the County Board on April 22, 2010.



Staff recommended affirmative findings for all decision points for the LRMP Goals, Objectives, and Policies, LaSalle and Sinclair Factors, and Purpose of the Zoning Ordinance.

### **PROPOSED SPECIAL CONDITIONS**

- A. **A Zoning Use Permit and applicable fees shall be required for any future construction on the property.**

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

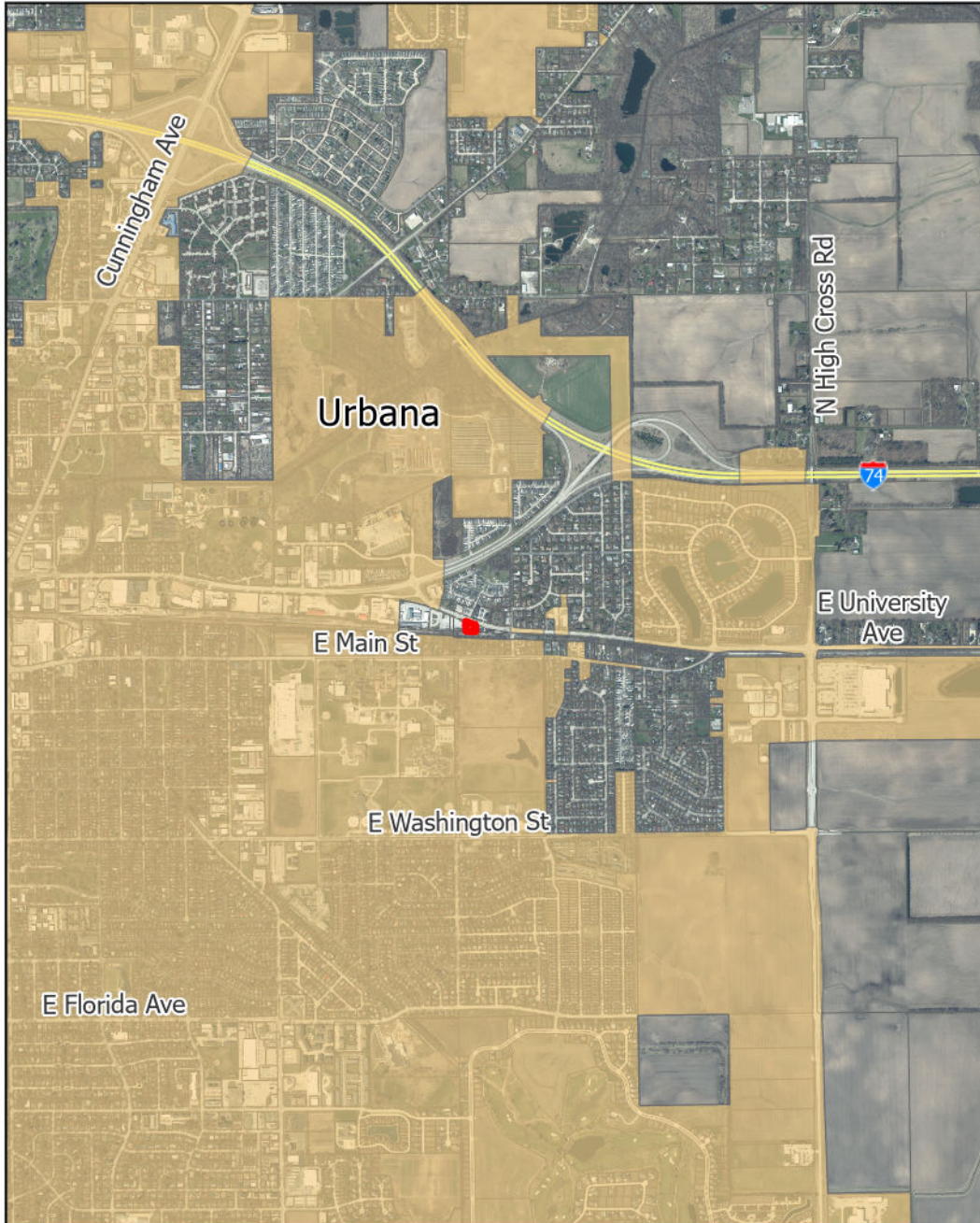
**Conformance with the Champaign County Zoning Ordinance.**

### **ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Annotated Aerial Photo 2023
- C Site Plan received October 30, 2025
- D Summary Finding of Fact, and Final Determination for Case 181-AM-25 as approved by the ZBA on December 11, 2025

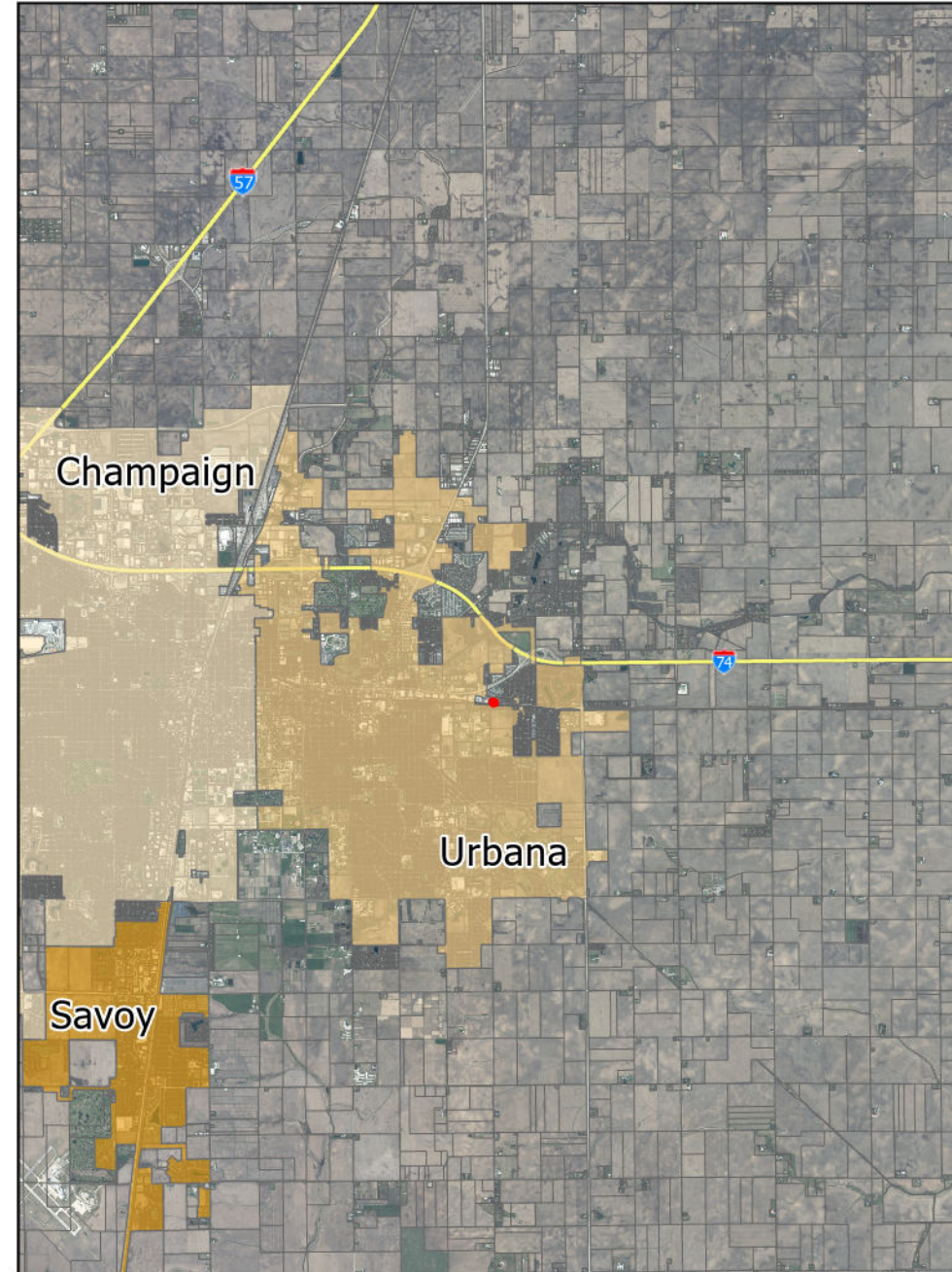


Location Map  
Case 181-AM-25  
December 11, 2025



 Subject Parcel


0 0.5 1  
Miles



0 2 4  
Miles





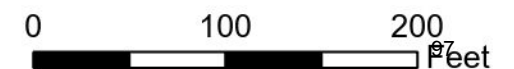
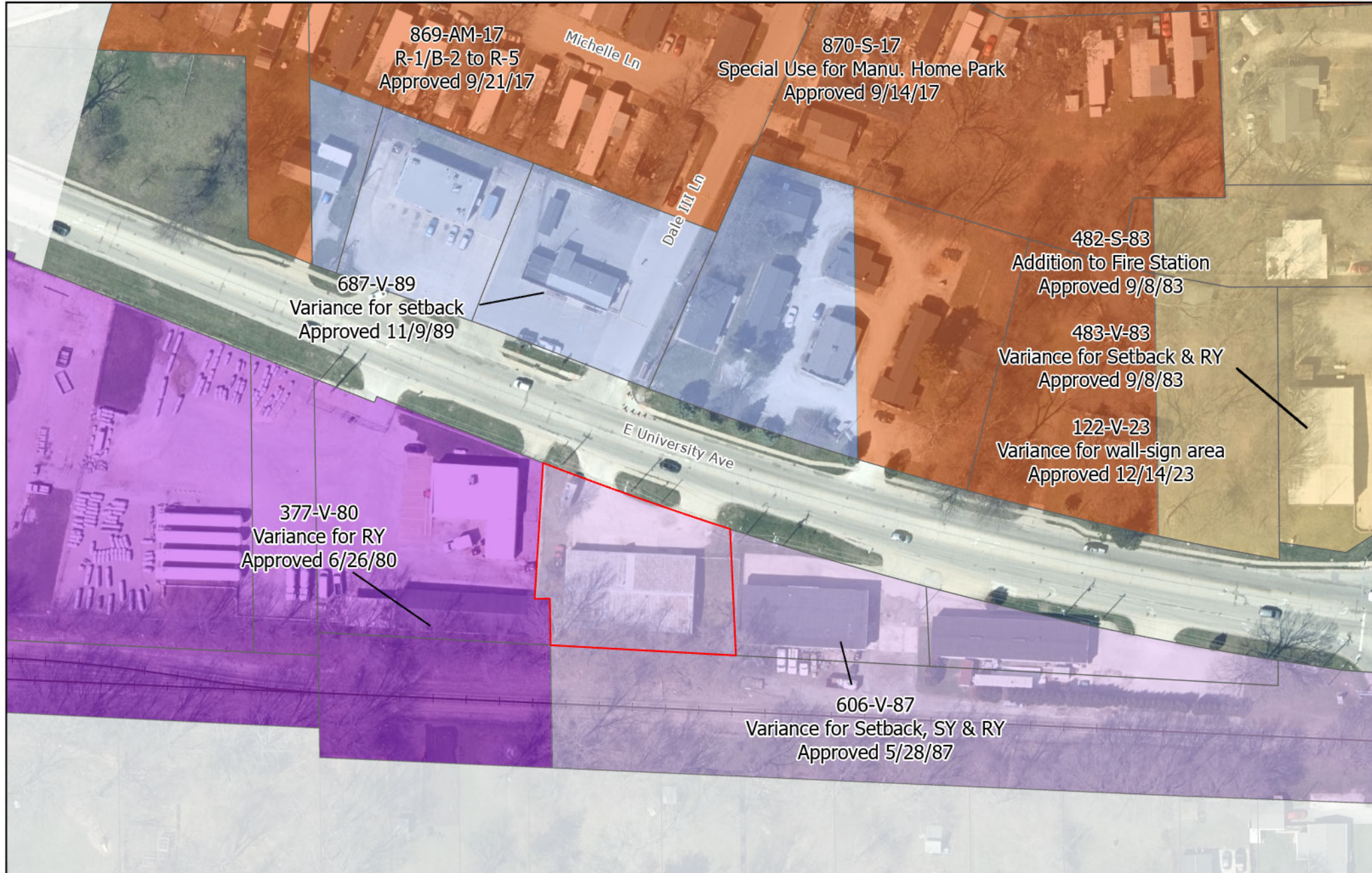
	Subject Parcel		Residential		Fire Station
	Commercial		Manufactured Home Park		City of Urbana





# Zoning Map

Case 181-AM-25  
December 11, 2025







 Subject Parcel









## SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 181-AM-25

*As approved by the ZBA on December 11, 2025*

From the documents of record and the testimony and exhibits received at the public hearing conducted on **December 11, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
  - A. Regarding Goal 3:
    - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the Petitioner to establish a mix of business uses that could benefit Champaign County's business climate.
    - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE** Goal 3 Prosperity.
  - B. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
    - Goal 1 Planning and Public Involvement
    - Goal 2 Governmental Coordination
    - Goal 4 Agriculture
    - Goal 5 Urban Land Use
    - Goal 6 Public Health and Public Safety
    - Goal 7 Transportation
    - Goal 8 Natural Resources
    - Goal 9 Energy Conservation
    - Goal 10 Cultural Amenities
  - C. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
  - A. This area has a mix of land uses, and the subject property has been an HVAC repair facility and counseling clinic for many years.
  - B. It is impossible to establish property values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
  - C. The gain to the public of the proposed rezoning is positive because it will provide a service to Champaign County residents for which there is a demand.
  - D. The site has been a commercial development since prior to the adoption of the Champaign County Zoning Ordinance.
  - E. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.



## **SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 181-AM-25**

*As approved by the ZBA on December 11, 2025*

3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
  - A. The rezoning would achieve Purpose 2.0 (a), (e), (f), (g) and (h) to secure adequate light, air, and safety from fire and other dangers as well as limiting height, setback bulk of buildings and intensity of use because the existing building received four variances for building and parking setbacks and fence location and height and the petitioner is not proposing any changes to the site.
  - B. The rezoning would achieve Purpose 2.0 (b), by conserving the value of the subject property by allowing continued use of the property. (See Item 23. B).
  - C. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because the proposed rezoning is not likely to significantly increase traffic (see Item 23. C).
  - D. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the petitioner is not proposing any changes to the site (see Item 23. D).
  - E. The rezoning would achieve Purpose 2.0 (i) of the Ordinance. Establishing the I-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-4 District (see Item 23.G.).

### **4. THE SPECIAL CONDITION IMPOSED HEREIN IS REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

- A. **A Zoning Use Permit and applicable fees shall be required any future construction on the property.**

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

**Conformance with the Champaign County Zoning Ordinance.**



## **SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 181-AM-25**

*As approved by the ZBA on December 11, 2025*

### **FINAL DETERMINATION**

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

The Zoning Ordinance Amendment requested in **Case 181-AM-25** should **BE ENACTED** by the County Board in the form attached hereto.

### **SUBJECT TO THE FOLLOWING SPECIAL CONDITION:**

- A. A Zoning Use Permit and applicable fees shall be required any future construction on the property.**

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

SIGNED:

ATTEST:

Cynthia Cunningham, Interim Chair  
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date