



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE Action Plan
Summary of Action Taken at the February 6, 2020 Meeting

Members Present: Aaron Esry, Connie Dillard-Myers, Stephanie Fortado, Jim Goss, Kyle Patterson and Eric Thorsland

Members Absent: Jodi Eisenmann

Agenda	Action
I. Call to Order	6:34 p.m.
II. Roll Call	6 members present
III. Approval of Agenda/Addendum	Approved as corrected
IV. Approval of Minutes	
A. January 9, 2020 – open meeting minutes	Approved
B. January 9, 2020 – closed session	Approved
V. Public Participation	Tami Fruhling-Voges
VI. Communications	None
VII. <u>New Business: Items for Information Only</u>	
A. IEPA Appointment to Statewide Materials Management Advisory Committee	Information Only
B. Online Registration Opens February 3 for Residents to Attend IEPA One-Day Household Hazardous Waste Collection	Information Only
C. IEPA Notice of Application for Renewal of NPDES Permit for Urbana-Champaign Sanitary District NE Plant	Information Only and placed on file.
VIII. <u>New Business: Items to Receive & Place On File by ELUC Committee to Allow a 30-Day Review Period</u>	
A. Zoning Case 947-AT-19. Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District.	Approved
B. Zoning Case 971-AT-19. Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by amending the requirements for a letter of credit in Section 6.1.5 Q.(4)e. to change the minimum acceptable long term corporate debt (credit) rating of the proposed	Approved

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financial institution to a rating of "A-" by Standard & Poor's, or a rating of "A3" by Moody's, or a rating of "A-" by Kroll Bond Rating Agency.

IX. New Business: Items to be Approved by ELUC

- AA. Annual Renewal of Recreation & Entertainment License**
- i. Generations Music Booking, MFP, for Christian Music Festival, Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. July 1 – July 4 2020 **Approved**
 - ii. Bluestem Hall, Weddings & Events, 1401 E. Old Church Road, Urbana. 1/1/20 – 12/31/20 **Approved**

New Business: Items to be Recommended to the County Board

- A. **Zoning Case 968-AM-19.** A request by Kyle Britt, 412 Deerpath St, Tolono, and Alex Wilson, 134 W Orleans St, Paxton, d.b.a. Big Rig Diesel Service, LLC, to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture District to the B-3 Highway Business District in order to establish a Major Automobile Repair Shop on a 6.8 acre tract in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 12, Township 18N Range 10E of the Third Principal Meridian in Sidney Township, commonly known as part of the former Agrigenetics tract with an address of 2310 CR 1050 North (County Highway 15), Homer. ****Recommend County Board approval***
- B. Resolution Authorizing Brookfield Properties and Champaign County Event Agreement for IEPA One-Day Household Hazardous Waste Collection on April 4, 2020 ****Recommend County Board approval***
- C. Resolution Approving Champaign County Opt-in Form to Illinois EPA to Participate in Manufacturer E-Waste Program in 2021 ****Recommend County Board approval***
- D. **Zoning Case 945-AT-19.** Amend the Champaign County Zoning Ordinance requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within one-and-one-half miles of a municipality:
Part A: Increase the minimum required time for municipal review as described in the legal advertisement. **Advances to County Board without recommendation.**

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Part B: Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.

Part C: Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.

Part D: Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

- E. **Zoning Case 946-AT-19.** Amend the Champaign County Zoning Ordinance requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within one-and-one-half miles of a municipality:

Part A: Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.

Part B: (same as Part A in Case 945-AT-19) Increase the minimum required time for municipal review as described in the legal advertisement.

Part C: (same as Part B in Case 945-AT-19) Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.

Part D: (same as Part C in Case 945-AT-19) Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.

Part E: (same as Part D in Case 945-AT-19) Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

Advances to County Board without recommendation.

- F. **Zoning Case 948-AT-19.** Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to

****Recommend County Board approval***

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authorize a variance to rebuild a nonconforming structure before the structure is damaged.

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| X. | Other Business | |
| | A. Monthly Report | Received and placed on file |
| | i. September 2019 | |
| | ii. October 2019 | |
| XI. | Chair's Report | None |
| XII. | Designation of Items to be Placed on the Consent Agenda | IX. A, B, C and F |
| XIII. | Adjournment | 7:44 p.m. |

****Denotes inclusion on Consent Agenda***