



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, March 9, 2023 - 6:30 p.m.

Shields-Carter Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Eric Thorsland – Chair

Emily Rodriguez

Aaron Esry – Vice-Chair

Jilmala Rogers

Jim Goss

Chris Stohr

Kyle Patterson

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes
 - A. February 9, 2023 – Regular Meeting
- V. Public Participation
- VI. Communications
- VII. New Business: Items to be Recommended to the County Board
 - A. **Zoning Case 083-S-22.** A request by Anthony Donato, d.b.a. IAG Investments, LLC to authorize a Special Use Permit for a photovoltaic solar array with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring as a County Board Special Use Permit and as a second principal use in addition to a data center authorized by the ZBA in related Case 082-S-22, in the AG-2 Agriculture and B-3 Highway Business Zoning Districts on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N. Market St., Champaign, and including the following waivers of standard conditions:

Part A: A waiver from providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A 3.

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

Part C: A waiver from submitting a Roadway Upgrade and Maintenance Agreement prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.(1).
 - B. **Decommissioning and Site Reclamation Plan for Zoning Case 083-S-22.** A request by Anthony Donato, via IAG Investments LLC, to approve the Decommissioning and Site Reclamation Plan for the PV SOLAR ARRAY in Zoning Case 083-S-22 with a total nameplate

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
March 9, 2023 Agenda

capacity of 5 megawatts (MW), including access roads and wiring, on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located West of the Road Ranger facility with an address of 4910 N. Market St., Champaign.

- C. **Noise Analysis for Zoning Case 083-S-22.** A request by Anthony Donato, via IAG Investments LLC, to approve the noise analysis for the PV SOLAR ARRAY in Zoning Case 083-S-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, on a 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N. Market St., Champaign.

- D. **Authorization for Public Hearing on Proposed Zoning Ordinance Text Amendment to Revise Requirements for Wind Farm and PV Solar Farm as required by Public Act 102-1123.**

VIII. Other Business

- A. Semi-Annual Review of CLOSED Session Minutes

IX. Chair's Report

- X. Designation of Items to be Placed on the Consent Agenda

XI. Adjournment