



**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE Action Plan  
Summary of Action Taken at the May 9, 2024 Meeting**

Members Present: Aaron Esry, John Farney, Jimala Rogers, Chris Stohr, Donald Owen, and Eric Thorsland  
Members Absent: Emily Rodriguez

<b>Agenda</b>	<b>Action</b>
I. <b>Call To Order</b>	6:30
II. <b>Roll Call</b>	6 Members Present
III. <b>Approval of Agenda/Addendum</b>	Approved
IV. <b>Approval of Minutes</b> A. <b>February 8, 2024 – Regular Meeting</b>	Approved with slight revision
V. <b>Public Participation</b>	Joshua Johnson, Norman Davis, Tony Grilo, Alison Harper, Patsy Hopper, Andrew Hopper, Matthew Vollbrecht, Christian Schlesinger, Eric Auth, Elizabeth Reddington
VI. <b>Communications</b>	Mr. Thorsland welcomed Mr. Owen
VII. <b><u>New Business: Items for Information Only</u></b>	
A. <b>Letter received 3/19/2024 from Philip Carper of Seymour regarding nuisance roosters</b>	Information Only
B. <b>E-mail received 3/20/2024 from Mary Mrozak of Seymour regarding nuisance roosters</b>	Information Only
C. <b>Letter received 3/25/2024 from Mary Mrozak of Seymour regarding nuisance roosters</b>	Information Only
D. <b>E-mail from Board member Elly-Hanauer-Friedman regarding keeping of livestock in Residential District 4/15/24</b>	Information Only
E. <b>E-mail from Champaign Township Supervisor regarding keeping of hogs in residential District 4/15/24</b>	Information Only

- F. **Places still available for the Residential Electronic Collection Event at Parkland College from 8 .m. to 12 noon on Saturday, May 18, 2024** Information Only

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

- A. **Guidance for Zoning Administrator regarding possible Nuisance Ordinance and Zoning Ordinance amendments to restrict keeping of livestock in Residential Districts** Discussion

IX. **New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period**

- A. **Zoning Case 111-S-23. A request by Anthony Donato, d.b.a. Donato Solar Bondville LLC to authorize a photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and including a waiver of standard conditions for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.** Received and Placed on File 30 Days
- B. **Decommissioning and Site Reclamation Plan for Zoning Case 111-S-23. A request by Anthony Donato, d.b.a. Donato Solar – Bondville LLC to approve the Decommissioning and Site Reclamation Plan for the photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in** Received and Placed on File 30 Days

the East Half of the Southwest Quarter of Section 12,  
Township 19 North, Range 7 East of the Third Principal  
Meridian in Scott Township.

X. **New Business: Items to be Recommended to the County  
Board**

A. **Zoning Case 115-S-23.** A request by Pivot Energy IL 38, LLC, via agent Liz Reddington, with participating landowners Louis and Donna Zitting to authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on approximately 27 acres of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting and including a waiver of standard conditions for not entering into a Roadway Upgrade and Maintenance Agreement waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

B. **Decommissioning and Site Reclamation Plan for Zoning Case 115-S-23:** A request by Pivot Energy IL 38, LLC, via agent Liz Reddington, with participating landowners Louis and Donna Zitting to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 115-S-23 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on approximately 27 acres of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting.

RECOMMEND COUNTY BOARD  
APPROVAL of a resolution  
approving Zoning Case 115-S-23  
and the Decommissioning and  
Site Reclamation Plan

**C. Zoning Case 126-S-23.** A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to authorize a Community PV Solar Farm with a total nameplate capacity of 3.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, on the east 29.54 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

Zoning Cases 126-S-23 and 127-S-23, an Ominbus motion to Approve items X.- C., D., E., and F.

**D. Decommissioning and Site Reclamation Plan for Zoning Case 126-S-23.** A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 126-S-23 with a total nameplate capacity of 3.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District on the east 29.54 acres of three tracts of land totaling 55.81 acres located in

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the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

- E. Zoning Case 127-S-23.** A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to authorize a Community PV Solar Farm with a total nameplate capacity of 2.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, on the west 15.96 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

- F. Decommissioning and Site Reclamation Plan for Zoning Case 127-S-23.** A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 127-S-23 with a total nameplate capacity of 2.5

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megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District on the west 15.96 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

- G. **Annual Facility Inspection Report for the period 4/1/23 – 3/31/24 for Champaign County’s National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)**

*\*Recommend County Board Approval of the Annual Facility Inspection Report*

XI. **Other Business**

A. **Monthly Reports**

November 2023

Accepted and Placed on File

XII. **Chair’s Report**

Mr. Thorsland commended staff

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

X.-G.

XIV. **Adjournment**

8:00 p.m.