



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

County of Champaign, Urbana, Illinois  
Thursday, May 9, 2024 - 6:30 p.m.

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Shields-Carter Meeting Room

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

**Committee Members:**

Eric Thorsland – Chair  
Aaron Esry – Vice-Chair  
Donald Owen

John Farney  
Emily Rodriguez  
Jilmala Rogers  
Chris Stohr

**Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda/Addendum**
- IV. Approval of Minutes**
  - A. February 8, 2024 – Regular Meeting**
- V. Public Participation**
- VI. Communications**
- VII. New Business: Items For Information Only**
  - A. Letter received 3/19/2024 from Philip Carper of Seymour regarding nuisance roosters**
  - B. Email received 3/20/2024 from Mary Mrozak of Seymour regarding nuisance roosters**
  - C. Letter received 3/25/2024 from Mary Mrozak of Seymour regarding nuisance roosters**
  - D. Email from Board member Elly Hanauer-Friedman regarding keeping of livestock in Residential District March 18, 2024**
  - E. Email from Champaign Township Supervisor regarding keeping of hogs in Residential District April 15, 2024**
  - F. Places still available for the Residential Electronic Collection Event at Parkland College from 8 .m. to 12 noon on Saturday, May 18, 2024**

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**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**

**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.

- 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 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 or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

**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.

**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.

**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 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 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District on the west 15.96 acres of three tracts of

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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)**

**XI. Other Business**

**A. Monthly Reports**

November 2023

**XII. Chair’s Report**

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

**XIV. Adjournment**

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