



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

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

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	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	1-5
A. February 8, 2024 – Regular Meeting	
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items For Information Only</u>	
A. Letter received 3/19/2024 from Philip Carper of Seymour regarding nuisance roosters	6
B. Email received 3/20/2024 from Mary Mrozak of Seymour regarding nuisance roosters	7
C. Letter received 3/25/2024 from Mary Mrozak of Seymour regarding nuisance roosters	8
D. Email from Board member Elly Hanauer-Friedman regarding keeping of livestock in Residential District March 18, 2024	9-10
E. Email from Champaign Township Supervisor regarding keeping of hogs in Residential District April 15, 2024	11
F. Places still available for the Residential Electronic Collection Event at Parkland College from 8 .m. to 12 noon on Saturday, May 18, 2024	

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.

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 12-37

- 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. 38-50**
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 51-72

- 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: 73-91

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 92-119

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 120-139
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 140-167
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 168-187
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

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
May 8, 2024 Agenda

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 188-221
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 222-237

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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Champaign County Board
Environment and Land Use Committee (ELUC)
 County of Champaign, Urbana, Illinois

6

7 **MINUTES – Pending Approval**

8 DATE: Thursday, February 8, 2024
 9 TIME: 6:30 p.m.
 10 PLACE: Shields-Carter Meeting Room
 11 Brookens Administrative Center
 12 1776 E Washington, Urbana, IL 61802

13 **Committee Members**

Present	Absent
Aaron Esry (Vice-Chair)	
John Farney	
Emily Rodriguez	
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

14
 15 **County Staff:** Steve Summers (County Executive), John Hall (Zoning Administrator), and Liz Dillingham
 16 (Administrative Services)
 17

18 **Others Present:** None

19 **MINUTES**

20 **I. Call to Order**

21 Committee Chair Thorsland called the meeting to order at 6:34 p.m.
 22

23 **II. Roll Call**

24 Roll call was taken, and a quorum was declared present.
 25

26 **III. Approval of Agenda/Addendum**

27
 28 **MOTION** by Mr. Farney to approve the agenda and seconded by Ms. Rogers.
 29 Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.
 30

31 **IV. Approval of Minutes**

32 A. January 4, 2024 – Regular Meeting
 33

34 **MOTION** by Mr. Esry to approve the minutes of the January 4, 2024, regular meeting,
 35 seconded by Ms. Rogers. Upon voice vote, the **MOTION CARRIED** unanimously to approve the
 36 minutes.
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V. **Public Participation**

None

VI. **Communications**

Mr. Stohr attended a CO2 Pipeline Meeting in Gibson City. There is concern about having three ejection wells just west of Gibson City. Specifically, the ramifications for public safety and public health including long term effects over the Mahomet water aquifer are the areas of concern.

VII. **New Business: Items to be approved by ELUC**

A. Authorization for a public hearing on a proposed Zoning Ordinance text amendment to add requirements for Battery Energy Storage Systems (BESS).

MOTION by Mr. Esry to approve the license and seconded by Mr. Farney. Upon voice vote, **MOTION CARRIED** unanimously.

Mr. Stohr added that there is increasing concern about protecting the remaining ground water quality and sustainability in potable water. There are various antidotal occurrences around the stated and adjoining states. Mr. Stohr provided a handout explaining cooling information for the BESS topic.

The handout outlined that *“Cooling of a Tier-2 BESS shall not use groundwater other than for closed-loop geothermal cooling. The application shall include a description of the proposed cooling system of the Tier-2 BESS”*.

Mr. Thorsland indicated there are two common types of cooling including air & water. He stated it is difficult to control the quality of the water that goes into the expensive equipment. The major concern about the systems is worrying about things getting into the ground water, rather than us taking ground water out.

MOTION by Mr. Esry to approve the BESS Ordinance and seconded by Mr. Farney. Upon voice vote, **MOTION CARRIED** unanimously.

MOTION by Mr. Stohr to forward the BESS Amendment to the ZBA for a public hearing and seconded by Mr. Farney. Upon voice vote, **MOTION CARRIED** unanimously.

Mr. Esry asked when the BESS topic would show up on ZBA’s agenda.

Mr. Hall believes it will be discussed at the first meeting in March.

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

84 **A. Proposed amendment to Nuisance Ordinance to prohibit the keeping of roosters**

85
86 **MOTION** by Mr. Farney to recommend the Rooster Amendment for the Nuisance Ordinance
87 to the full County Board and seconded by Ms. Rogers. Upon voice vote, **MOTION**
88 **CARRIED** unanimously.

89
90 Mr. Hall explained the amendment was requested by the Champaign Township Supervisor
91 which prohibits the keeping of roosters within 1000 feet of a Home-Rule municipality. There
92 have been additional complaints from residential districts more than 1000 feet from a Home-
93 Rule Municipality.

94
95 Ms. Rodriguez stated keeping roosters and hens is actively seeking to breed. She would be ok
96 with extending the distance. She added she is fine with the current proposal as well.

97
98 Mr. Thorsland stated there has been some discussion of extending this ordinance to all
99 residential zoning that we have pervy over.

100
101 Mr. Farney added at the last ELUC meeting, he initiated moving the proposed ordinance
102 forward which is similar to the same rules as the City of Champaign. This will take care of the
103 immediate problem and agrees the rest of the County needs evaluated to fix the problem for the
104 counties bordering the Home-Rule municipalities. The distance of 1000 feet was decided which
105 mimics the 1000 feet for the leaf burning ordinance distance.

106
107 Mr. Thorsland asked what happens if ELUC moves the proposed ordinance to the full board
108 tonight and what happens if the board wishes to expand upon it in a few months.

109
110 Mr. Hall stated if this amendment is adopted, the next amendment would delete the wording
111 “within 1000 feet within a Home- Rule municipality” and it would prohibit the keeping of
112 roosters within any residential zoning district.

113
114 Ms. Rodriguez agrees with Mr. Farney in that this is a great first step. She added there is an
115 appetite to expand on this topic as well as education on chicken organizations in relation to
116 breeding and increased noise levels.

117
118 Mr. Thorsland stated roosters make continuous noise and agrees it is a first good step.

119
120 ***The recommendation to move the rooster amendment for the Nuisance Ordinance to the**
121 **Full County Board passed unanimously. (This item will not be on the Consent Agenda)**

122
123
124 **B. Resolution Approving an Intergovernmental Cost-Sharing Agreement between**
125 **the County of Champaign, the City of Champaign, the City of Urbana, and the**
126 **Village of Savoy for Residential Electronic Collection Events in 2024**
127

128 **MOTION** by Mr. Esry to approve the Cost-Sharing Agreement and seconded by Mr. Stohr.
129

130 Mr. Hall explained this agreement does not include household hazardous waste collection
131 because the IEPA was short staffed when the collection event was implemented.
132

133 Mr. Farney asked what fund the event is paid out of.
134

135 Mr. Thorsland asked how the fund is replenished.
136

137 Mr. Hall stated the event is paid out of the Solid Waste Fund and there is a \$35.00 license fee.
138

139 **Motion to recommend Cost Sharing Agreement to the Full County Board passed*
140 *unanimously.*
141

142 **C. Resolution Approving Agreement between Champaign County,**
143 **Parkland College, and A-Team Recyclers regarding the Residential**
144 **Electronics Collections on May 18, 2024, and October 12, 2024**
145

146 **MOTION** by Mr. Farney to approve the Residential Electronic Collection Agreement and
147 seconded by Ms. Rodriguez.
148

149 Mr. Hall stated the maximum is still \$23,000 per event. Last year, the minimum was increased
150 to \$15,000 per event.
151

152
153 **Motion to recommend the Electronics Cost Sharing Agreement to the Full County Board*
154 *passed unanimously.*
155

156 **A. Resolution Approving Champaign County Opt-In Form to Illinois EPA to**
157 **Participate in Manufacturer E-Waste Program in 2025**

158 **MOTION** by Ms. Rogers to approve the Opt-In Form and seconded by Ms. Rogers.
159

160 John stated this form is for 2025 and has a deadline of submission to the EPA by March 1,
161 2024. The form as complex.
162

163 Mr. Stohr ask how the Champaign County Environmental stewards would contribute to the
164 hazardous waste events when they are up & running.
165

166 Mr. Hall stated he would hope to find out more information once the program is implemented.

167 Mr. Thorsland asked if the stewards would have a mechanism to organize the more global
168 events.

169
170 Mr. Hall mentioned it would be nice to have a site that is open on a part time basis so we
171 wouldn't rely on the single events being organized by the EPA and we can take control locally.

172
173 **Motion to recommend approving Opt-In to the Full County Board passed*
174 *unanimously.*

175
176 **IX. Other Business:**

177
178 **A. Monthly Reports**

179 No monthly report.

180
181 Senior Planner, Susan Burgstrom will transfer to RPC on March 15, 2024.

182
183 Mr. Stohr expressed the loss of Workforce Development.

184
185 Mr. Hall stated he believes it isn't uncommon to see the institutional knowledge to return to the
186 department.

187
188 **X. Chair's Report- None**

189
190 **XI. Designation of Items to be Placed on the Consent Agenda- VIII. B, C, & D**

191
192 **XII. Adjournment**

193 The meeting adjourned at 7:00 p.m.
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RECEIVED

MAR 19 2024

CHAMPAIGN CO. P & Z DEPARTMENT

Philip Carper and Hilda Carper
111 E. South Street
P. O. Box 12
Seymour, Illinois 61875
March 19, 2024

Champaign County Board Environment and Land Use Committee
Brookens Administration Center
1776 E. Washington
Urbana, Illinois 61802

Dear Environment and Land Use Committee,

My wife and I continue to be disturbed by our neighbor's rooster's crowing at 206 South Main Street, in Seymour, Illinois. I have talked to the property owners and to the people living at this address that have the roosters, with no resolution.

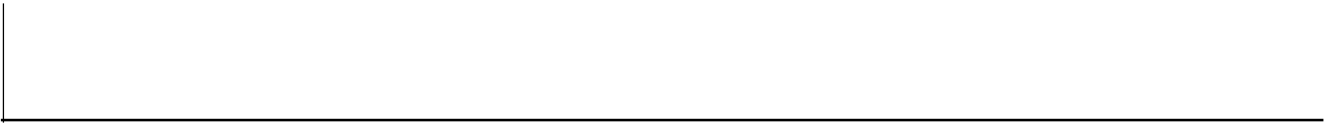
We are retired and have lived in our home that we built for 44 years. Our neighbors acquired ducks, chickens, and roosters last summer. Since October 24, 2023, the neighbor's roosters have crowed day and night, sometimes for hours at a time. This interferes with our quiet enjoyment of our home and property.

Now that the proposed amendment to the Champaign County Ordinance, Item 0, under Subsection 3.2 Activities and Conditions constituting Public Nuisances has been approved which is **The Keeping of ROOSTERS in a residential zoning district within 1,000 feet of a home rule municipality**. We would appeal to your committee to Amend Subsection 3.2 Activities and Conditions Constituting Public Nuisances to include the Keeping of ROOSTERS in all residential zoning districts in Champaign County within 1,000 feet of a residence.

- Since there is not a code for Champaign County's unincorporated areas away from home rule municipalities that addresses this nuisance problem, the Zoning and Planning Department cannot act. We believe our only recourse is to ask your committee to amend this ordinance to include all Residential Zoning Districts in Champaign County. We appreciate your consideration on this matter.

Regards,

Cu-t \.\.
Philip Carper and Hilda Carper



John Hall

From: mary mrozak <mmrozak@live.com>
Sent: Wednesday, March 20, 2024 12:56 PM
To: John Hall
Subject: Rooster nuisance

External email, be careful when opening.

Hello Mr Hall,

I would like to respectfully request that an amendment be considered for the rooster nuisance to include all of Champaign county. I live in Seymour Illinois at 108 East South street. A neighbor has multiple roosters of which one has become a problem. He crows at all hours of the day and night, literally. I can hear him in my house with the windows shut. The noise is excessive and I do not know how her immediate neighbors can stand it.

If an amendment will not be considered can this particular rooster be removed? The others don't seem to be a problem. Thank you in advance for understanding and any considerations.

Respectfully,

Mary Mrozak
715-699-5541

Sent from my Verizon, Samsung Galaxy smartphone

March 20, 2024

Champaign County Board
Environment and Land Use Committee
Brookens Administration Center
1776 E. Washington
Urbana, IL 61803

RECEIVED

MAR 25 2024

CHAMPAIGN CO. P & Z DEPARTMENT

• Dear Committee members,

I kindly request that an amendment be considered for the Rooster Nuisance to include all of Champaign County. I live in Seymour, IL at 108 E. South Street. A neighbor has multiple roosters of which one of them has definitely become a nuisance. He crows at all hours of the day and night. I can hear him across the street in my house with the windows closed. This is not normal behavior for a rooster. He should not be crowing at 1, 2, 3 etc. AM There is no rhyme nor reason to it.

I don't believe the owner knows how to properly care for them as she has flashing lights within their enclosure and many times I can see that there are bright lights on within their enclosure throughout the night.

I do enjoy the sound of a rooster at daybreak but this continuous all day and night crowing is excessive. This is no over exaggeration, he literally crows throughout the day and night. I do not know how her immediate neighbors can stand it. Can nothing be done such as removal of this particular rooster from her care?

Thank you in advance for your understanding and any consideration.

 L

Mary Mrtriak

{715} 699-5541

John Hall

From: Elly Hanauer-Friedman
Sent: Monday, March 18, 2024 2:39 PM
To: John Hall
Cc: Jenny Lokshin
Subject: Fw: **12WPC:-Te17**, public nuisance

Dear John,

Eric Thorstand suggested I reach out to you on the constituent issue below. I know we just passed the change re Roosters to the public nuisance act, but is there anything else the County can do or are there other parts of the act that apply to the situation described below?

Thanks so much for any guidance you can provide!
Elly

Elly Hanauer-Friedman

[Champaign County](#) Board Member, District 4

Email: ehanauerfriedman@co.champaign.il.us

From: **P1i%7CC\Zp**
Sent: Monday, March 11, 2024 10:43 PM
To: Jenny Lokshin <jlokshin@co.champaign.il.us>; Elly Hanauer-Friedman <ehanauerfriedman@co.champaign.il.us>
Subject: **{ZWPt:-T** , public nuisance

Dear Jenny and Elly,

My name is 1. My wife, **j267** and I live at 2220 S Mattis Avenue, Champaign, which is in Champaign County District 4. Our property abuts but is not within the corporate limits of the City of Champaign.

As you both are our board representatives, I hope that you can assist us with a serious nuisance in the district.

Our neighbor at 2306 S Mattis Avenue, Champaign, which is adjacent to our south, has created an environment that is a blight of sight, sound, and smell as well as potential health hazards. The owner and resident, **fZ,07 .D** currently maintains on this property approximately 40 chickens (including at least 2 roosters), a dozen ducks, 3 turkeys, 2 hogs, 4 dogs and a cat. The yard is littered with a vast array of animal cages, animal waste, abandoned equipment, litter and refuse.

Our neighborhood is suffering in our quality of life in that our senses are under constant assault. We cannot enjoy our property outdoors, given that we are being forced to view the filth and disorder next door, to listen to the incessant quacking and crowing, and to smell the barnyard feces as it ferments. I am concerned that the unpenned animals and discarded household waste which litters the property provides an enticement to wild creatures. And if anyone in the vicinity were to list their property for sale, the value of that property would be seriously impacted.

In the past I have had conversations with the owner, always being neighborly and civil. His position has been "I'm not in the city, I'm in the county. This is all legal." or some variant of that. But the past year has seen him become more aggressive in his efforts to transform this neighborhood from a quiet, residential area into a hellhole.

If you were to inquire of my other neighbors in the vicinity, you will find that they support my assertions and revulsion.

Please, what can we do? To whom can we turn? Can you help us?

Sincerely,

t:erW

2220 S Mattis Avenue,
Champaign, IL 61821

H: : **J2.WAC>**

C:.. **kXW**

John Hall

From: Charles W. Campo
Sent: Monday, April 15, 2024 8:07 AM
To: John Hall
Subject: FW: Hogs

-----Original Message-----

From: supervisor@champaigntownship.com <supervisor@champaigntownship.com>
Sent: Monday, April 15, 2024 6:17 AM
To: Charles W.Campo<cwc43700@co.champaign.il.us>
Subject: Fwd: Hogs

CAUTION: External email, be careful when opening.

Charlie,

What are we going to do about this guy? Are pigs and hogs legal in our area?

Norm

----- Original Message -----

Subject: Hogs
Date: 2024-04-12 15:18
From: 
To: "supervisor@champaigntownship.com"
<supervisor@champaigntownship.com>

Norm,

My wife just called me stating that our rooster guy now has hogs he has unloaded into his back yard. There is no way that this is legal, what can be done about this? please respond when you can, I'm truly at my whits end with farm animals.

Thanks

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Recommendation for County Board Special Use Permit
Case 111-S-23**

Request: **Authorize a PV 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, and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: A waiver 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.

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted 4-0 to “RECOMMEND APPROVAL” of this County Board Special Use Permit at its March 28, 2024 meeting. All findings were affirmative.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Bondville, a municipality with zoning. The Village of Bondville approved a resolution of protest against Case 109-AM-23 and associated Cases. A Municipal protest does not change the votes required to approve a Special Use Permit. The subject property is located within Scott Township, which does not have a Plan Commission.

A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. The Village of Bondville has not waived the requirement for having two meetings.

There are eleven approved special conditions for case 111-S-23 listed below.

Several members of the public expressed concerns over the project; which are summarized under “Public Comments” below.

BACKGROUND

The petitioner would like to construct two principal uses on the 77-acre subject property: a 1,367 square foot Data Center and a 6-megawatt (MW) PV Solar Array. The development area would occur on about 17 acres in the middle of the tract.

The petitioner had 3 other Zoning Cases as part of this project. Case 109-AM-23 was a request to amend the Zoning Map to change the zoning district designation from the AG-1 Zoning District to the AG-2 Zoning District. This case was approved by the County Board on February 22, 2024. Case 110-S-23 was to allow a data center as a Special Use. The case was denied by the Zoning Board on November 30, 2023, and then the request was resubmitted as Case 133-S-24 after the property was rezoned to AG-2 and the request was approved by the Zoning Board on March 28, 2024. Case 111-S-23 is a request for a County Board Special Use Permit to allow a 6-MW PV Solar Array as a second principal use on the property. The Zoning Board voted to Recommend Enactment on March 28, 2024.

PUBLIC COMMENTS

Citing that the proposed development would be “injurious to the citizens of the Village,” the Village of Bondville filed a protest on October 25, 2023 against the required Map Amendment in Case 109-AM-23 and the two Special Use Permits in Cases 110-S-23 and 111-S-23.

Other comments received regarding the cases, in summary:

- (1) In an email received September 13, 2023, Beth Chepan stated that the subject property area was prime development ground that would generate tax revenue for Bondville. She said that no income would come to the Village of Bondville with the proposed solar farm. She also expressed concerns about noise and landscaping maintenance. She asked the Zoning Department to disregard Bondville as an option for the solar farm.
- (2) In an email received September 13, 2023, Sean Arie stated he is a property owner and volunteer firefighter for Bondville, and is against the proposed solar farm. He believes that Donato Solar does not intend to be a good neighbor and the development would dramatically impact the growth of the Village. He also expressed concerns about economic impacts, detriment to current residents, and limiting future residential or commercial growth.
- (3) In an email received September 14, 2023, Timothy and Julie Arie stated that as residents of the Village of Bondville, they are opposed to the proposed solar farm. They said there appears to be no benefit to the Village of Bondville. They expressed concerns about noise, upkeep, and property values.
- (4) At the September 14, 2023 ZBA meeting, the following comments were received:
 - a. John Garth, President of the Village of Bondville, stated it appears that the proposed project will not help the Village of Bondville. He said his back yard will basically be facing the solar farm and data center. He said on behalf of the Village of Bondville Trustees and residents, he expressed concerns about how the presence of the data center and solar field could present a threat to the health, peace, and safety of the residents of Bondville if desirable plans for landscape decommissioning and noise analysis aren't implemented. He added that if the project is not implemented with certain parameters, it stands to interrupt their Village's Comprehensive Plan for growth that includes commercial and residential development for that entire area. He said their comprehensive plan calls for commercial along IL Route 10 with nothing but residential behind that all the way to Interstate 72. He said the village has spent millions of dollars to put in a new sewer system, which would allow them to expand commercially and residentially

along IL Route 10. He said the residents of Bondville still have 2+/- million dollars of this project to yet pay for. He said taking out all the ground and putting it into a solar field will take away the ability for them to have any residential development, which will help pay down this debt. He said there are residents directly across from the proposed location who would be impacted by what final plans are implemented regarding decommissioning, landscape, weed control, roadway upgrades, noise, and as well as any future development opportunities. He said he was concerned about fire suppression. He said they are opposed to the Special Use Permits and changing from the AG-1 to AG-2 Zoning District. He said that they are concerned about growth of their town and property values.

- b. Ron Hursey is a resident of Bondville. He stated he has concerns about the data center building and the noise that will be created.
 - c. Luke Saathoff is a resident of Bondville. He stated he has spent years on the planning commission when the comprehensive plan was put together, then spent 12 to 14 years on the village board when they did the sanitary sewer project. He said the area along IL Route 10 now has sewer, water, gas and drainage, and that is the primary area for the Village to develop. He said this is a for profit business that wants to put it here and rezone farmland and take it from what Bondville's vision was and say they have a better vision for it. He said maybe it is time for the petitioner to start working with the Village of Bondville.
 - d. Brent Cork, a resident of Bondville, said he has concerns that any previous investment to promote growth of the Village would be thwarted by the proposed solar farm. He said he feels that the petitioner has not answered questions about the project truthfully and that doesn't sit well.
 - e. Francis Barker, who lives outside Bondville, said he was concerned about all the drainage tiles, pipelines, sewer lines, etc. going through the subject property. He said easements for that infrastructure need to be looked at and discussed.
- (5) At the November 30, 2023 ZBA meeting, the following comments were received:
- a. Brent Cork, a resident of Bondville and also on the Bondville Zoning Board of Appeals, said the Village of Bondville had questions for the petitioner that went unanswered, and said that doesn't show good character and doesn't bode well.
 - b. Mr. John Garth, Bondville Village President, said the Village of Bondville is in opposition to this, which the Board has already seen by the protest that they have filed. He said he was in this room earlier today for a jury summons, and after he left he went over to the County Assessor's office. He said the petitioner has already purchased the ground and filed a deed for it, which was illegally done. He said they did not come to the Village of Bondville for a subdivision agreement or subdivision of the property. He said as of this morning, the County Assessor's office has rescinded the deed, contacted GIS, and has had it removed until subdivision qualifications have been met with the Village of Bondville. He said this goes to show that rules don't apply to them, but rules do apply to the rest of us and again

goes to show the character or style of work that this organization is doing in their unwillingness to work with said laws and jurisdictional boundaries that the Village of Bondville has. He asked why the entity doesn't work with the Village of Bondville since it's within their one-and-one-half mile jurisdiction.

APPROVED SPECIAL CONDITIONS FOR CASE 111-S-23

- A. **The approved site plan consists of the following documents:**
- **Site Plan sheets received November 30, 2023.**
- 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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**
- E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**
1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**
 2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**
 3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**
- F. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**

3. **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 “A3” by Moody’s or a rating of “A-” by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 4. **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.**
 5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 6. **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.**
 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 8. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**
- G. 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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.**

-
- H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**
1. **Maintain the pollinator plantings and 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.**
- I. **Within the boundary of the solar farm, the petitioner shall:**
1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**
 2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**
 3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-foot wide no-construction area shall be centered on all mutual drain tiles.**
 4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**
 5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required "as-built" drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**
- J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any**

repairs that may be necessary for up to one year after decommissioning and site reclamation.

- K. Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

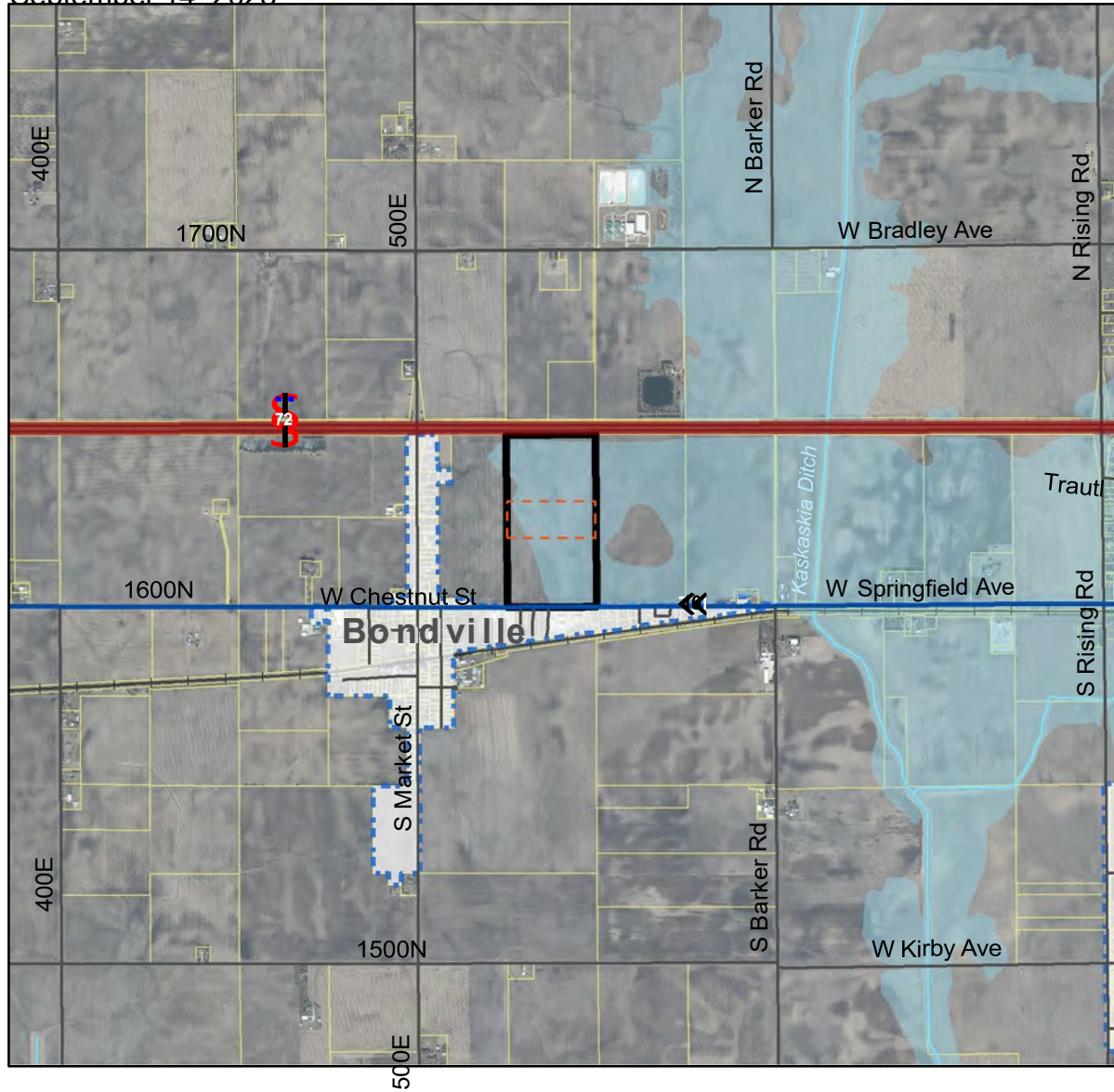
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received November 30, 2023
- C Resolution of Protest from the Village of Bondville received September 13, 2023
- D Case 111-S-23 Finding of Fact, and Final Determination as approved by the ZBA on March 28, 2024

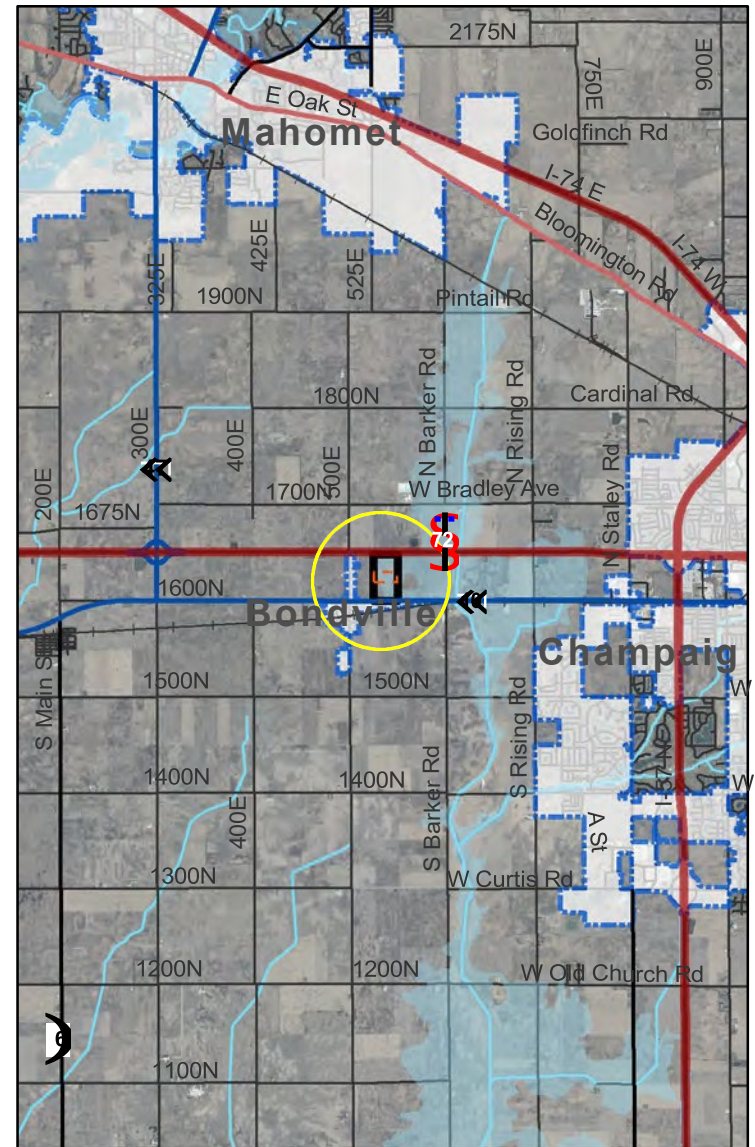
Location Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023

Subject Property



Property location in Champaign County



- Subject Property
- Solar farm fenced area
- Municipal Boundary
- Flood Hazard Area

Parcels
Flood Hazard Area

Str
ea
ms

Miles
 0 0.125 0.25 0.5

Location Map

Miles

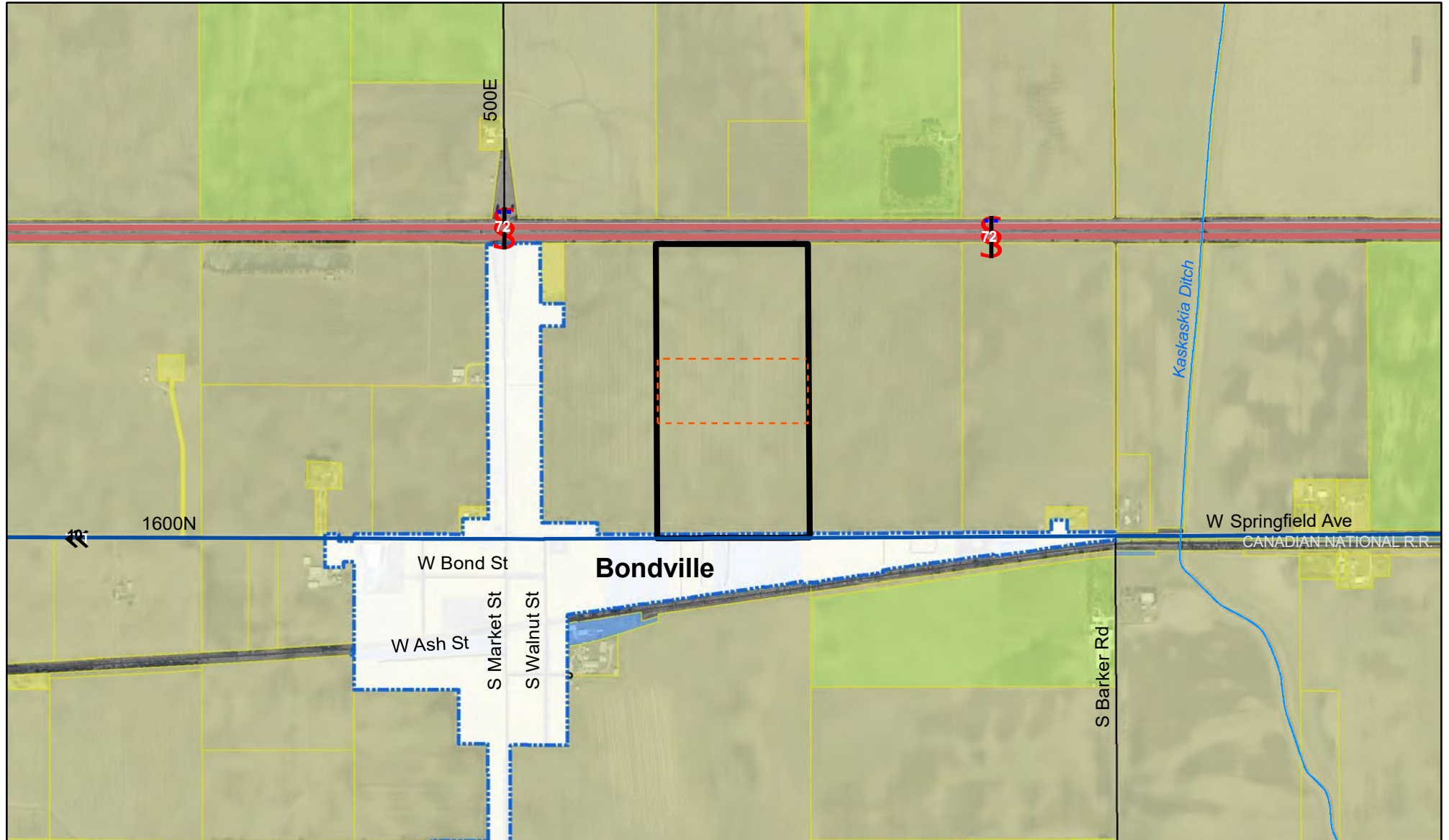
1

2



Land Use Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023



- Subject Property
- Solar farm fenced area
- Parcels
- Agriculture
- Ag/Residenti

al

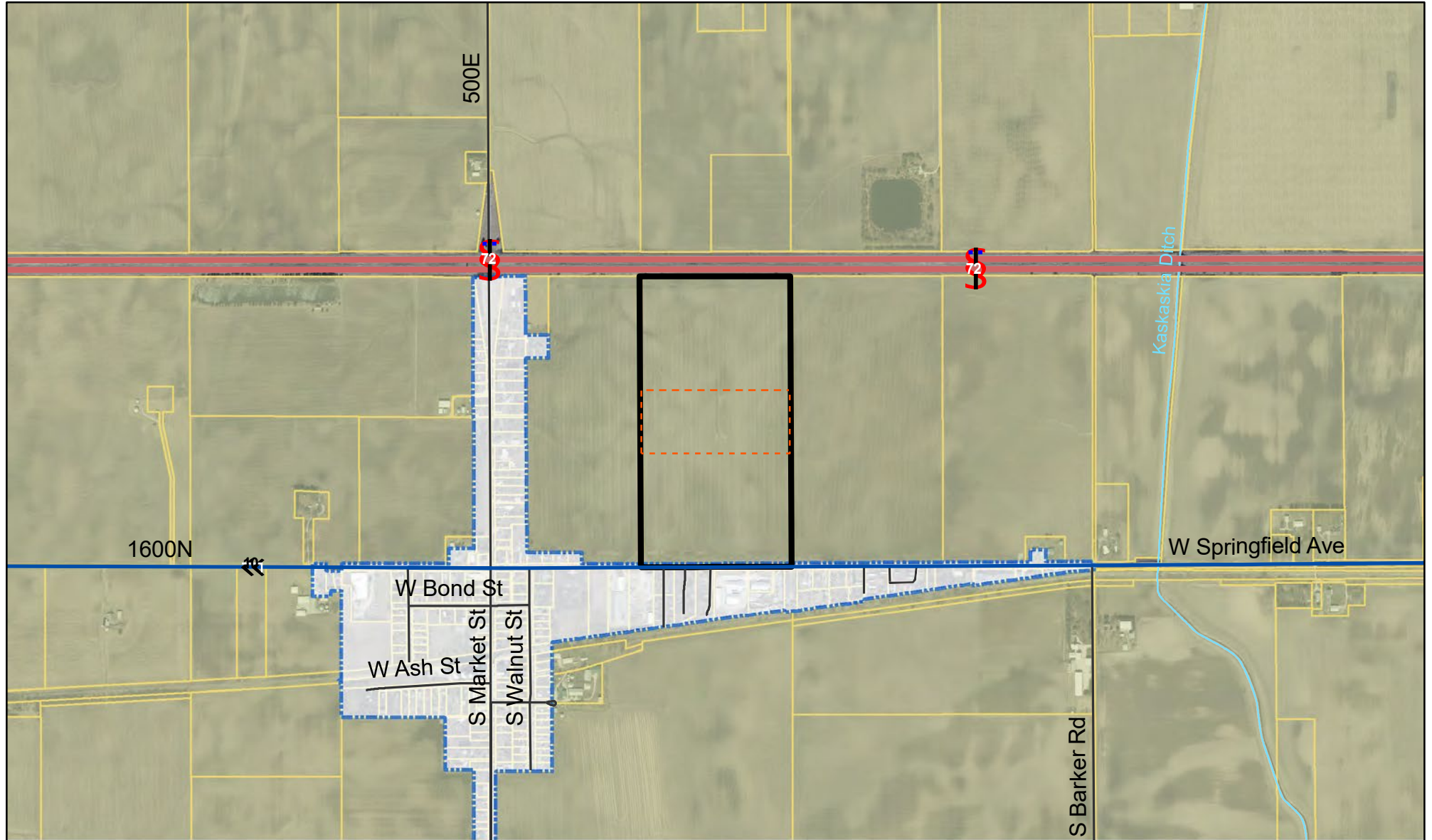


Feet
0 300 600

1,200

Zoning Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023



- Subject Property
- Parcels

Solar farm fenced area

0 200 600 1,000

AG-1 Agriculture

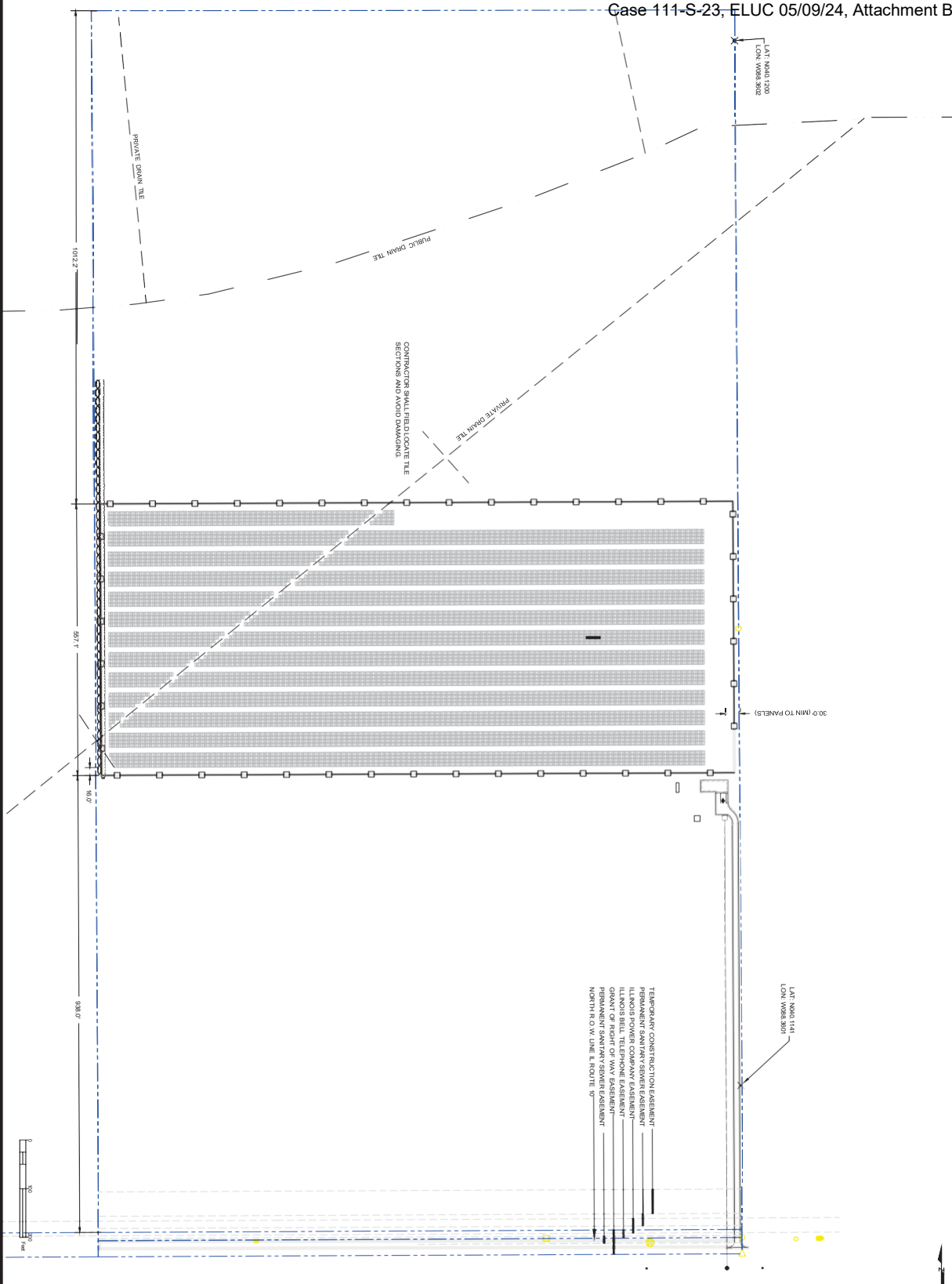
Zoning Map

Feet

Parcels

0 300 600 1,200

ENR 5/9/20



TEMPORARY CONSTRUCTION EASEMENT
 ILLINOIS POWER COMPANY EASEMENT
 ILLINOIS BELL TELEPHONE EASEMENT
 GRANT OF RIGHT OF WAY EASEMENT
 PERMANENT SANITARY SEWER EASEMENT
 NORTH N 0.5 W 1/4 E L 1 MOULD 10'

RECEIVED
 NOV 30, 2023
 CHAMPAIGN COUNTY
 PLANNING & ZONING

SYMBOLS LEGEND:
 EX. EXISTING
 PR. PROPOSED
 EX. PROPERTY LINE
 PROPOSED SOLAR PANEL ARRAY
 PROPOSED FENCE

GENERAL NOTES:

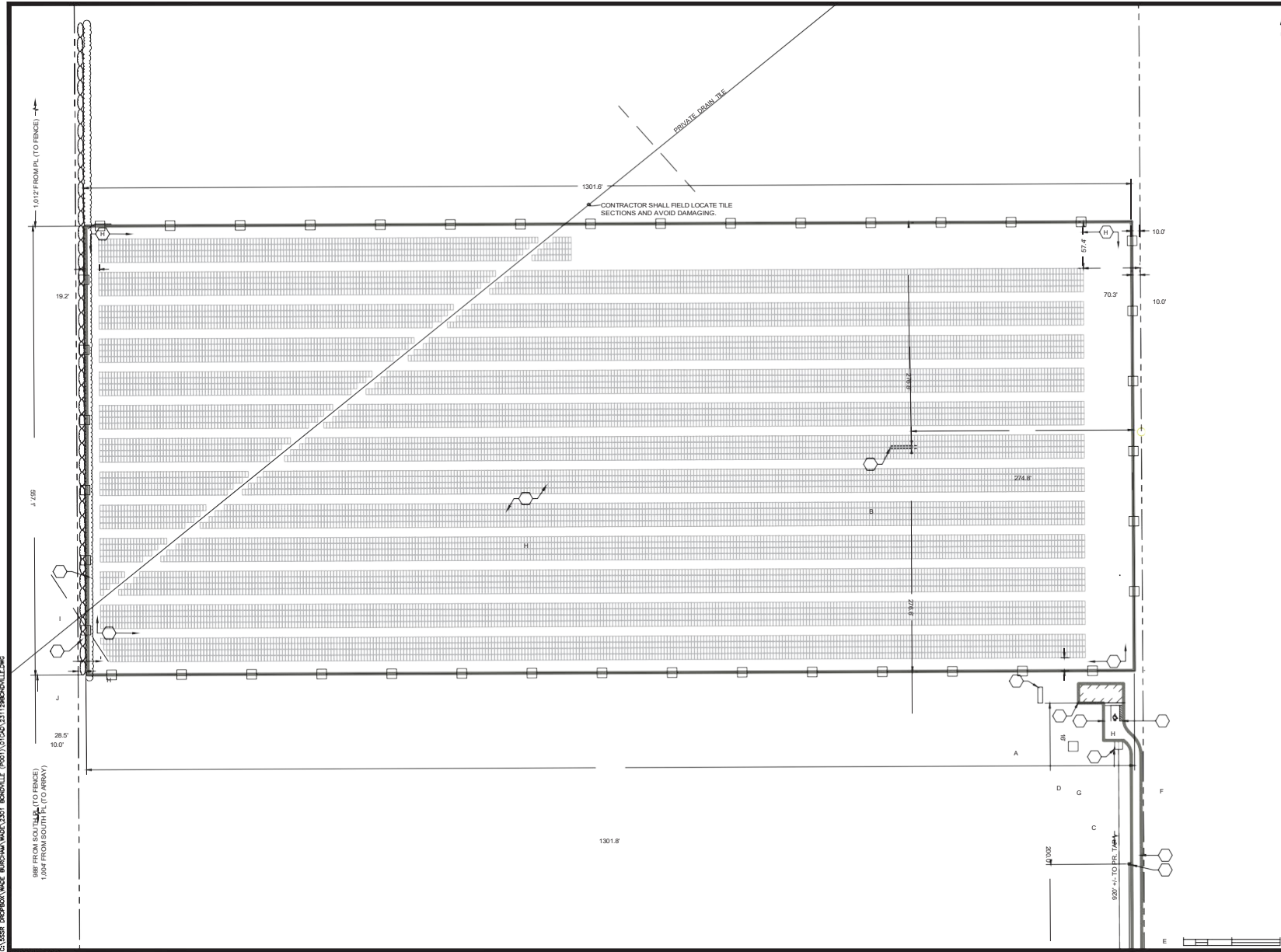
Date:	Drawn by:	Check by:			
11/09/23	WADE	TG			
Project #:	2301 BONDVILLE				
F	REVISED PANELS FOR TILES		11/09/23	WB	
E	ADDED DRAIN TILES AND EASEMENT CALLS		11/09/23	WB	
D	SURVEY UPDATE		10/31/23	WB	
Rev.	DATE	BY	DATE	BY	
A	ISSUED FOR COMMENT		11/21/23	WB	



WADE BURCHAM, P.E.
 130 COUNTY ROAD 164
 JEMISON, AL 35085
 (912) 656-6150

BONDVILLE SOLAR FARM

OVERALL SITE PLAN
 DRAWING NO. 2



SYMBOLS LEGEND:

- EX. EXISTING
- PR. PROPOSED
- EX. PROPERTY LINE
- [Grid Pattern] PROPOSED SOLAR PANEL ARRAY
- [Wavy Line] PROPOSED SHRUBS
- [Dashed Line] PROPOSED TREES
- [Square] PROPOSED FENCE

- GENERAL NOTES:**
- 1. Harpster silty clay loam, 0 to 2 percent slopes B/D
 - 2. Drummer silty clay loam, 0 to 2 percent slopes B/D
 - 3. Pella silty clay loam, 0 to 2 percent slopes B/B
 - 4. Elburn silt loam, 0 to 2 percent slopes B/D
 - A. PR. SWITCH GEAR
 - B. PR. INVERTERS
 - C. PR. AMEREN TRANSFORMER
 - D. PR. DATA CENTER (66' x 24')
 - E. PR. GRAVEL DRIVE (MAINTAIN EXISTING DRAINAGE PATTERNS EXCEPT WHERE NOTED)
 - F. PR. ADA (VAN) PARKING SPACE, RAMP, SURFACING TO DOORWAY, PARKING BLOCK, AND SIGN
 - G. PR. STANDARD PARKING SPACE AND BLOCK PERMANENT SEEDING
 - H. OUTSIDE OF FENCE, DISTURBED AREAS WITH HIGH TRAFFIC USE MANICURED TURF GRASS IN ACCORDANCE WITH AND OTHER LOW TRAFFIC AREAS USE NATURAL RESOURCES CONSERVATION SERVICE/ILLINOIS URBAN MANUAL PRACTICE STANDARD #95 SODDING WITHIN FENCE AND OTHER LOW TRAFFIC AREAS USE:
 - SOLAR POLLINATOR 3' MIX - ERNKM422
 - H 81.00 % BOUTELOUA GRACILIS, BAD RIVER (BLUE GRAMA, BAD RIVER)
 - 4.00 % ASCLERAS TUBEROSA (BUTTERFLY MILKWEED)
 - 2.00 % CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
 - 2.00 % CHAMAECRISTA NICITANS, NC ECOTYPE (SENSITIVE PEA, NC ECOTYPE)
 - 0.50 % OENOTHERA FRUTICOSA VAR. (FRUITICOSA SUNGEROPS)
 - 0.50 % PENSTEMON HIRSUTUS (HARY BEARDTONGUE)
 - I. SEEDING RATE: SEED AT 8 LBS/ACRE WITH 30 LBS/ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL), BROWN TOP MILLET (10 LBS/ACRE, 1 MAY TO 31 AUG) OR GRAIN RYE (1 AUG TO 31 DEC).
 - J. JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
 - K. 5 GAL POT ON 8' CENTERS, 11' FROM PL SHRUB PLANTINGS ALTERNATE GROUPS BETWEEN SWITCH GRASS AND LITTLE BLUE STEM, 3' FROM PL PANICUM VIRGATUM / SWITCH GRASS
 - L. 2 GAL POT 3 PER GROUP SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
 - M. 2 GAL POT 3 PER GROUP
 - N. PR. FIRE HYDRANT ASSEMBLY AND MAIN TO SERVICE INSTALLED IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION

RECEIVED
 NOV 30, 2023
 CHAMPAIGN COUNTY
 PLANNING & ZONING

WADE BURCHAM, P.E.
 1300 COUNTY ROAD 1164
 JEFFERSON, IL 62539
 (618) 265-5815

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 NO. 11878
 EXPIRES 12/31/27

Date	Appr.
11/20/23	WS
11/27/23	MP
10/23/23	WS
09/29/23	WS
08/29/23	WS
08/29/23	WS
08/29/23	WS
08/29/23	WS

Drawn by: [Name] Scale: [Scale]
 Check by: [Name] Scale: [Scale]
 Date: [Date] Project #: [Project #]
 2301BONDVILLE

BONDVILLE SOLAR FARM
 BONDVILLE, IL

DRAWING NO. [Number]
 SITE PLAN

RESOLUTION NO. 2023-09-01

**A RESOLUTION OF PROTEST AGAINST
Amending the County Zoning Map to change the zoning district designation from the AG-1
Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a
data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second
principal use as a proposed County Board Special Use Permit in related Case 111-S-23
(County Case No. Case No. 109-AM-23)**

WHEREAS, the Village of Bondville, Illinois, a municipal corporation, has adopted and administers a Zoning Ordinance and a Subdivision Ordinance, which Subdivision Ordinance is also applicable in the 1.5 mile Extraterritorial Territorial Jurisdiction beyond the Village corporate limits, all as provided the State law;

WHEREAS, the Zoning Administrator of the County of Champaign has referred to the Village a copy of an application for **Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No.109-AM-23);**

WHEREAS, the President and Board of Trustees of the Village of Bondville, have determined that the proposed amendment would be injurious to the citizens of the Village;

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BONDVILLE, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. The Village Board finds and determines that the facts contained in the above recitations are true.

Section 1. That the Village Board hereby resolves that the Village of Bondville should and does hereby protest **Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23);**

Section 2. That the Village President, or his designee, for and on behalf of the Village Board, is authorized and directed to file this Resolution of Protest with the County Clerk of the County of Champaign and mail copies of this Resolution of Protest as required by law.

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RECEIVED

SEP 13 2023

CHAMPAIGN CO. P & Z DEPARTMENT

Upon motion by Trustee Mv seconded by Trustee

passed by the President and Board of Trustees of the Village of Bondville, Illinois this 4 day of Sept, 2023, by roll call vote, as follows:

Voting "aye" (names): JLA DAIU, PIRR N. ID
(K. L)

Voting "nay" (names) - U" M-

Absent (names) DJ

APPROVED this 4 day of Sept, A.D. 2023.
[Signature]

Village Preside

[Signature]

Village e. i:lti

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS
VILLAGE OF BONDVILLE)

CERTIFICATE OF RESOLUTION

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Clerk of the Village of Bondville, Champaign County, Illinois (the "**Municipality**"), and as such official I am the keeper of the records and files of the Municipality and of the President and Board of Trustees (the "**Corporate Authorities**").

I do further certify that the foregoing constitutes a full, true and complete excerpt from edings of the meeting of the Corporate Authorities held on the 11 day of _____, 2023, insofar as same relates to the adoption of Resolution No. 2023-09-01, entitled:

A RESOLUTION OF PROTEST AGAINST Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23)

a true, correct and complete copy of which Resolution (the "**Resolution**") as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Resolution was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for the meeting was duly posted at the Village Hall and so that each page of the agenda was continuously visible for public review and inspection in a Village Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Bondville, Illinois, this 11 day of September, 2023.

The undersigned Village Clerk hereby certifies that she published the above Resolution by posting the same in prominent places in the Village of Bondville, Illinois.

(SEAL)

JL.J2
6

AS APPROVED**Case 111-S-23
Page 43 of 53****FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **111-S-23** held on **September 14, 2023, November 30, 2023, and March 28, 2024**, 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; and 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: the street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: traffic volumes are not expected to increase significantly other than during construction of the project; and notice was sent to IDOT and the Township Road Commissioner, and no comments have been received.
 - b. Emergency services availability is **ADEQUATE** because: the subject property is located approximately 1,475 feet from the Bondville Fire Station.
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed PV SOLAR ARRAY will not be disruptive to surrounding agriculture; and the inverters are located approximately 1,350 feet from the closest residential property.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: most of the subject property is located within a mapped floodplain; and a Storm Water Drainage Plan and detention basin will be required if more than 16% of the subject property is impervious area, including gravel, buildings, and solar array rack posts, per the Storm Water Management and Erosion Control Ordinance.
 - e. Public safety will be **ADEQUATE** because: the subject property is located approximately 1,475 feet from the Bondville Fire Station; and notice was sent to IDOT and the Township Road Commissioner, and no comments have been received.
 - f. The provisions for parking will be **ADEQUATE** because: a PV SOLAR ARRAY does not require parking; and there is no significant increase in traffic expected for the proposed development.
 - 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.

AS APPROVED

- 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.

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.
- 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: the Special Use will be designed to **CONFORM** to all relevant County ordinances and codes, and the Special Use **WILL** be compatible with adjacent uses; and 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 locating the PV SOLAR ARRAY less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a 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 Village of Bondville has been notified of this case and on October 25, 2023, filed a Resolution of Protest against the required Map Amendment in Case 109-AM-23 that would provide appropriate zoning for the PV SOLAR ARRAY. The County Board approved the map amendment on February 22, 2024.

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- (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 Village of Bondville was notified of the proposed Special Use Permit on August 21, 2023 and on October 25, 2023, filed a Resolution of Protest against the required Map Amendment in Case 109-AM-23 that would provide appropriate zoning for the PV SOLAR ARRAY. The County Board approved the map amendment on February 22, 2024.
- (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 waiver, the project could not be constructed on the subject property.*
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner was aware of this requirement but decided to request the waiver so that the project could proceed.
- (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 waiver, the project could not be constructed on the subject property.

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:**

- **Site Plan sheets received November 30, 2023.**

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 required to ensure the following:

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

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**

1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**
2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**
3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**

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

The Special Use Permit complies with Ordinance requirements regarding road use agreements.

- F. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

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

- G. **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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.**

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

The PV SOLAR ARRAY is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

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- H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**
1. **Maintain the pollinator plantings and 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:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR ARRAY.

- I. **Within the boundary of the solar farm, the petitioner shall:**
1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**
 2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**
 3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-foot wide no-construction area shall be centered on all mutual drain tiles.**
 4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**
 5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required "as-built" drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the**

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Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.

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

To ensure conformance with all relevant requirements for replacement of underground drainage tile within the area of the special use permit.

- J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

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

To ensure maintenance of underground drainage tile within the area of the special use permit for the lifetime of the special use permit.

- K. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

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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 **111-S-23** be **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**, to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning district:

Authorize a PV 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, and including the following waiver of standard conditions:

Part A: A waiver 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.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan sheets received November 30, 2023.**
- 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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**
- E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**
 - 1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**
 - 2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**

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3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**
- F. 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
 3. **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 “A3” by Moody’s or a rating of “A-” by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 4. **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.**
 5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 6. **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.**
 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 8. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**
- G. 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.**

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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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.**
- H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**
1. **Maintain the pollinator plantings and 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.**
- I. **Within the boundary of the solar farm, the petitioner shall:**
1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**
 2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**

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- 3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-foot wide no-construction area shall be centered on all mutual drain tiles.**
- 4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**
- 5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required “as-built” drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

- J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

- K. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Donato Solar – Bondville LLC documents requiring ELUC approval from Zoning Case 111-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan including cost estimates for the 6 MW PV solar array that is the subject of Zoning Case 111-S-23**

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

BACKGROUND

The petitioner, Donato Solar - Rantoul LLC, seeks Special Use Permit approval from the Champaign County Board construct a 6-megawatt (MW) Photovoltaic (PV) Solar Farm north of the Village of Bondville.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 111-S-23:

- 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 November 13, 2023 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative 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 111-S-23 were comparable.

ATTACHMENTS

- A Case 111-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received November 13, 2023

Decommissioning & Site Reclamation Plan

410 E. Chestnut St., Bondville, IL 61815

6mw Ground Mounted Solar Project



Date Signed 10.22.2023
Exp 11.30.2023



RECEIVED

NOV 13, 2023

CHAMPAIGN COUNTY
PLANNING & ZONING

Introduction

Donato Solar – Bondville, LLC (“Owner”) proposes to develop a solar photovoltaic (PV) facility (the Project”) with a maximum nameplate capacity of six megawatts alternating current (6 MWac). The Project will be developed on private property located along the north side on E Chestnut St., at approximately 410 E. Chestnut St., Bondville, IL 61815, (the “Property”), as shown in Figure 1.

The Project consists of approximately 15 acres within a 77.5-acre parent parcel of private land located in the Village of Bondville, Champaign County, Illinois. The Project will produce electricity to be used onsite and connected to the local distribution grid utilizing existing overhead lines along E Chestnut Rd. Interconnection to the grid will include both underground and overhead wires along with new utility poles located on the Property.

Approval Process

As a condition to Champaign County (“County”) providing Zoning Use Permit Approval (“Approval”) of the Project on the Property, Owner shall submit a decommissioning and site reclamation plan to the County for the subject site. This Decommissioning and Site Reclamation Plan (the “DSRP”) describes the anticipated activities and process for decommissioning of the proposed facility following its useful life. The purpose of decommissioning is to restore the Property to a clean, safe and usable condition for continued use by the landowner.

The DSRP shall be binding upon all successors of title, lessees, any operator and/or owner of the Project, and all parties to the decommissioning and site reclamation plan. Prior to Approval, the landowner or Owner shall also record a covenant incorporating the provisions of the decommissioning and site reclamation plan on the deed subject to the LOT, requiring that the reclamation work be performed and that a letter of credit be provided for financial assurance (the “Security”).

The Owner agrees that the sale, assignment in fact or law, or such other transfer of owner’s financial interest in the PV SOLAR FARM shall in no way affect or change owner’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.

The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the PV SOLAR FARM or prior to ceasing production of electricity from the PV 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.

Decommissioning consists of the removal of above-ground and below-ground facility components,

management of excess materials and waste as well as the restoration of the Property, as applicable. Activities are expected to take between 8-10 weeks but no longer than four-months. The Owner agrees to remove any part of the Project and all associated equipment and structures if the Project part ceases to function for six (6) consecutive months, unless the Owner is diligently working to repair that part.

Future consultation will occur with the County prior to decommissioning to discuss preferences and commitments to restore the Property to its pre-construction condition or a similar state. All decommissioning and restoration activities will adhere to the requirements set forth by Occupational Health and Safety Administration (OSHA) and will be in accordance with all applicable federal, state and local permitting requirements. As with the construction phase, an on-site manager responsible for safety will be present on-site (generally the contractor's project manager) while decommissioning activities are taking place.

Upon removal and decommissioning of the Project, the Owner shall inform the County accordingly, in writing. Upon the County's determination that the Owner has decommissioned and removed the Solar Energy Project and restored the Property as required under the Site Plan Approval, the County shall: (i) release the Owner from this Plan; (ii) issue a certificate of completion and release and (iii) return or release any unused portion of the Security to the Owner. A determination that the removal and restoration has been satisfactorily completed shall be in the reasonable discretion of the County. The Owner and its agents and consultants shall fully comply with all reasonable requests for inspections and information by the County and its agents.

If the Owner fails to complete the required removal of the Project and restoration of the Property as set forth herein, the County shall be entitled to utilize the Security provided hereunder to the extent necessary, in the County's reasonable discretion, to complete the removal and restoration process. Any portion of the Security that is not utilized as set forth herein shall be returned to the Owner, less reasonable administrative costs. In the event that the County elects to obtain the Security, in whole or in part, as described in this paragraph, it shall notify the Owner accordingly, in writing and, within fourteen (14) days of such writing, the Security shall be paid to the County.

The Plan is based on current procedures and experience. These procedures may be subject to revision based on new experiences and requirements over time. At the time of decommissioning, various options and procedures will be re-evaluated to ensure that decommissioning is safe and beneficial to the environment.

Financial Assurance

To fulfill its obligations to provide the Security, the Owner shall be required to execute and file with the County a Letter of Credit ("LOC"), in an amount sufficient for the faithful performance of the terms and conditions of the Approval issued hereunder, and to provide for the aforesaid removal and restoration of the Property subsequent to removal of the Project. The Owner shall deliver, to the County, suitable evidence of the establishment of the LOC prior to the Approval of the Project.

Section 6.1.5Q.(4)a. of the Zoning Ordinance requires the amount of the LOC to be 12.5% of the decommissioning cost (including allowable salvage) at the time of Zoning Use Permit Approval, and 62.5% of the decommissioning cost (including allowable salvage) at the sixth anniversary of operation, and 125% of the decommissioning cost (including allowable salvage) at the eleventh anniversary of operation. Section 6.1.5Q.(4)d. of the Zoning Ordinance requires the amount of the financial assurance to be updated every five years for the first 25 years and every two years thereafter. Additionally, Section 6.1.5Q.(4)f. of the Zoning Ordinance requires the amount of the LOC to equal or exceed 125% of the decommissioning cost estimate at all times.

Upon County's request, per Section 6.1.5Q.(4)d. of the Zoning Ordinance, the Owner shall update the amount of the LOC every five years for the first 25 years and every two years thereafter. The Owner shall deliver to the County evidence of the new balance of the Security, as aforesaid.

The Owner shall at all times provide the County with the name of the current Owner or Owners of the Project, updated no more than forty five (45) days after transfer of title.

The Engineer's Cost Estimate for the DSRP is included in Exhibit 1.

Further Stipulations

The Owner confirms the review of the relevant County Zoning Ordinance sections, including Sections 6.1.1.A and 6.1.5.Q, and confirms the additional stipulations and requirements contained therein:

- 1) Owner or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding within 10 days if commencement of the proceeding.
- 2) The County and its authorized representatives are authorized by the Owner for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
- 3) At such time as decommissioning takes place the Owner, its successors in interest, and all parties to the DSRP are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- 4) The Owner, its successors in interest, and all parties to the DSRP shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- 5) Should the DSRP be deemed invalid by a court of competent jurisdiction the Project SPECIAL USE permit shall be deemed void.
- 6) The Owner's obligation to complete the DSRP and to pay all associated costs shall be independent of the Owner's obligation to provide the Security.
- 7) The liability of the Owner's failure to complete the DSRP or any breach of the DSRP requirement shall not be capped by the amount of the Security, and the Owner will provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required to be carried out by Champaign County.

- 8) If the Owner 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 Owner installs equipment or property increasing the cost of decommissioning after the Project begins to produce electricity, at any point, the Owner shall first obtain the consent of the Zoning Administrator. If the Owner's lien holders remove equipment or property credited to the salvage value, the Owner 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.
- 9) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide proof of compliance with paragraph 6.1.5. Q.(4)b.(a) prior to issuance of any Zoning Use Permit and upon every renewal of the Security and at any other time upon the request of the Zoning Administrator.
- 10) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide in the decommissioning and site reclamation plan for legal transfer of the Project to the demolisher to pay the costs of reclamation work, should the reclamation work be performed by Champaign County.
- 11) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the Project, equipment, and access roads.
- 12) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.
- 13) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
- 14) The total amount of the Security after deduction of the net estimated salvage value shall not be less than \$1,000 per acre.
- 15) The credit for net estimated salvage value attributable to the Project may not exceed the estimated cost of removal of the above-ground portion of the Project on the subject site.
- 16) Net salvage value may be deducted from decommissioning costs as follows:
 - (a) One of the following standards shall be met:
 - i) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall maintain the Project free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or
 - ii) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage value credit the amount of any lien or encumbrance on the Project; or
 - iii) Any and all financing and/or financial security agreements entered into by the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1 A.2 that the reclamation work be done.
- 17) The County has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.

- 18) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
- a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first 25 years of the financial assurance and at least once every two years thereafter, the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
 - b) At all times, the value of the irrevocable letter of credit shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation based on the Consumer Price Index since the Project was approved.
- 19) The long term corporate debt (credit) rating of the letter of credit issuing financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's) shall be equal to or greater than the minimum acceptable long term corporate debt (credit) rating, as follows:
- a) The Zoning Administrator shall verify the long term corporate debt (credit) rating of the proposed financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's).
 - b) The 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.
 - c) Whenever the most current long term corporate debt (credit) rating of the proposed financial institution by either S&P or Moody's is lower than the minimum acceptable long term corporate debt (credit) rating, the letter of credit shall be replaced with a new irrevocable letter of credit from an issuing financial institution whose most current long term corporate debt (credit) rating by either S&P or Moody's meets or exceeds the minimum acceptable long term corporate debt (credit) rating.
- 20) At all times the value of the irrevocable letter of credit shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed 125% of the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved.
- 21) Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.5 Q.(4)d., the amount of the irrevocable letter of credit pursuant to this paragraph 6.1.5 Q.(4) shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.
- 22) Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1 A.5.
- 23) Unless the Governing Body approves otherwise, the Champaign County State's Attorney's Office shall review and approve every Letter of Credit prior to acceptance by the Zoning Administrator.
- 24) In addition to the conditions listed in subparagraph 6.1.1 A.9. the Zoning Administrator may also draw on the funds for the following reasons:

- a) In the event that any Project 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 such Project or component.
 - b) In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
 - c) There is a delay in the construction of any Project of more than 6 months after construction on that Project begins.
 - d) Any Project 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.
 - e) Any Project or component thereof that is otherwise derelict for a period of 6 months.
 - f) The Project is in violation of the terms of the Project SPECIAL USE permit for a period exceeding ninety (90) days.
 - g) The Owner, 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 special use permit or compromised the County's interest in the decommissioning and site reclamation plan.
 - h) The County discovers any material misstatement of fact or misleading omission of fact made by the Owner in the course of the special use permit zoning case.
- 25) The Zoning Administrator may, but is not required to, deem the Project abandoned, or the standards set forth in Section 6.1.5 Q.(5) met, with respect to some, but not all, of the Project, to the extent that such portion of the Project otherwise meets the standards of abandonment or the standards set forth in Section 6.1.5 Q.(5). In that event, the Zoning Administrator may draw upon the Security to perform the reclamation work as to that portion of the Project only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Project.

Permitting & Approvals

Prior to the initiation of decommissioning activities, local code will be reviewed for applicability with decommissioning activities. The County will be consulted to confirm and applications made for appropriate permits and approvals. At a minimum, it is anticipated that a new storm water pollution prevention plan (SWPPP) will be required along with a building permit. It is assumed that neither a new or revised site plan or special use permit would be necessary because decommissioning activities are associated with the originally issued approvals.

Potential negative environmental effects from decommissioning of the facility will be mitigated through use of erosion and sediment control measures, limiting the use of heavy machinery (where possible), and maintaining a buffer from natural features. These control measures, as well as other mitigation measures used during construction will be re-implemented during the decommissioning phase and until the site is stabilized.

Throughout the decommissioning process, the County will be provided with regular updates and notice upon completing the restoration activities.

Facility Description

The solar PV modules will be installed on metal racking structures with a fixed tilt and secured to the ground utilizing direct push or technology. Direct Current (DC) wiring with the Project will be secured behind the modules, collected at a common point and transition underground to the inverters. From the inverter/transformer pad, AC wiring will run underground until a point before E Windsor Rd where it will surface and connect to a series of utility poles on the Property before connecting to National Grid’s Project.

Access to the Project will be from E Chestnut Rd. utilizing a 20’ wide crushed stone road constructed for access to the facility. The access road would be up to approximately 600-feet in length.

The transformer skid will be mounted on a concrete pad located within the array. The pad used for the skid will be approximately 15’ x 6’.

The site will be secured with a seven-foot perimeter fence.

Figure 1: Project Location



Decommissioning

A significant amount of the components of the Project will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the private utility, all electrical connections to the Project will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Inverters, transformers, and switchgear will be lifted, secured onto flat beds, and transported off-site for processing.

Modules will be detached from the racking system and stacked for removal. However, in the event of a total fracture, the broken module will be recycled at a PV recycling facility.

The metal piling systems used to secure the PV Project in the ground will be removed entirely and if full removal is not possible, then terminated at a depth greater than five feet from grade or at bedrock whichever is shallower. The piling materials will be collected and recycled. Additionally, all associated metal mounting structures along with the metal perimeter fencing and gates will be removed and either reused or sent for recycling.

Grade slabs will be broken, removed, and recycled. Unless requested by the landowner for the access road to remain, materials from road construction will be removed, shipped off-site for either re-use or disposal. If necessary, the former road bed will be backfilled and graded with material native to the region to blend it with the immediately adjacent and existing topography.

Aboveground utility poles owned by the Project will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the point of interconnection. Underground wiring at depths of less than five feet will be removed and recycled.

The datacenter and all relevant components will be removed and replaced with top soil.

Prior to final demobilization, a final walkthrough of the Project area and the Property is completed to police for and ensure all debris is collected and removed.

Site Restoration

Those areas disturbed during decommissioning activities will be graded as necessary to ensure a uniform slope for proper storm water management, prevent the ponding of waters and address any rutting or other depressions caused by removal equipment. The disturbed areas will then be seeded either by hand or via hydro seeding to reestablish vegetation compatible with the Property and region. It is

anticipated that a seed mix native to the area will be used by the decommissioning contractor, unless the landowner instructs that they will begin using the property for agricultural purposes and will reestablish the area with agricultural vegetation.

The DSRP and cost estimate includes provisions for the removal and restoration of the access driveways. The construction, operation, and decommissioning of the project will not require alterations to any public streets, therefore no repairs to public streets are anticipated.

Donato Solar - Bondville, LLC**Estimated Decommissioning Costs**

Project Name: Donato Solar - Bondville
Date: 8/20/2023
By: AFG/LAG

Project Size 8.9 MW-DC 6 MW-AC

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1		\$12,000	\$12,000

Permitting

State Permits	1		\$10,000	\$10,000
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Subtotal				\$10,000
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SWPPP and SPCC plan. Cost is an estimate based on current market rate.

Civil Infrastructure

Removal of Security Fence	3750 Feet		\$3.14	\$11,756
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Subtotal				\$11,756
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Structural Infrastructure

Removal of Racking	534 Hours		\$71.26	\$38,052
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Removal of Steel Posts	1858 Posts		\$10.74	\$19,947
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Haul Steel Racking and Posts.	352 Ton		\$16.00	\$5,632
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Subtotal				\$63,631
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Electrical Collection/Transmission System

Removal of PV Modules	16224 Units		\$8.53	\$138,310
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Haul PV Modules	584.064 Ton		\$16.00	\$9,345
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Removal of Combiner Boxes	48 Units		\$38.50	\$1,848
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Removal of Inverters	48 Units		\$38.50	\$1,848
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Removal of Panelboard and Transformers	1		\$2,750.00	\$2,750
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Removal of DC wiring	560000 Feet		\$0.19	\$104,720
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Removal of Underground of AC wiring	62000 Feet		\$2.55	\$158,224
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Haul Wiring	23.927 Ton		\$16.00	\$383
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Subtotal				\$417,427
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Electrical removal costs were based on industry standard installation time for a 3 man crew. Pad mounted and underground wiring/equipment were based on 2 man crew with necessary equipment.

Site Restoration

Permanent Seeding on damaged area	20 Acres	\$250	\$5,000
Subtotal			\$5,000

Assumed pollinator habitat/native plant.

Demolition of Datacenter building			\$50,000
Subtotal of Construction Activities			\$569,815
County Administration Cost (2.5%)	0.025		\$14,245
Total Demolition Costs			\$584,060

Salvage

Fencing	7.875 Ton	\$115.00	\$906
Steel Posts and Racking	352 Ton	\$115.00	\$40,480
PV Modules	16224 Units	\$19.50	\$316,368
Inverters and Transformers	48 Units	\$500.00	\$24,000
Copper Wiring	31920 LBS	\$1.75	\$55,860
Aluminum Wiring	15934 LBS	\$0.30	\$4,780
Subtotal Net Salvage			\$442,394

70% of Salvage Value		\$309,675.68
Demolition Minus Salvage		\$274,384.66
5% Buffer		\$13,719.23
Total LOC Amount		\$288,103.90

Scrap values are based on 5yr averages from Mack's Recycling. Data available upon request.

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Recommendation for County Board Special Use Permit**
Cases 115-S-23

Petitioner: **Pivot Energy, via agent Liz Reddington**

Request: **Case 115-S-23**
Authorize a Community PV Solar Farm with a total nameplate capacity
of 5 megawatts (MW), including access roads and wiring, in the AG-1
Zoning District, and including the following waivers of standard
conditions:

Part A: A waiver for not entering into a Roadway Upgrade and
Maintenance Agreement or waiver thereof 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.

Location: **That part 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.

BACKGROUND

The petitioner would like to construct one 5-megawatt Community PV Solar Farm on a 51.16-acre property. The PV Solar Farm requires a County Board Special Use Permit with waivers.

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND APPROVAL” of this County Board Special Use Permit at its April 11, 2024 meeting.

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of any municipality.

A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the subject property is not located within the one and one-half mile extraterritorial jurisdiction of any municipality.

There are 14 approved special conditions for case 115-S-23 listed below.

No public comments have been received for the project.

APPROVED SPECIAL CONDITIONS

- A. **The approved site plan consists of the following documents:**
 - **Site Plan received January 25, 2024.**

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 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 the 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:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- E. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by relevant County, township, and/or municipal authorities and approved by the Environment and Land Use Committee, 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. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of “A-” by Kroll’s within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 115-S-23 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.

- G. **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.**

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. **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).**
- 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.

- I. **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.

- J. **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.

- K. A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- L. A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**

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

Adequate care is taken to protect the drainage district tile.

- M. 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.

- N. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**

- 1. 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.**
- 2. 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.**
- 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
- 4. 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 standards.**
- 5. Any tile found shall be protected from disturbance.**

-
6. **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.**
 7. **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.**
 8. **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.

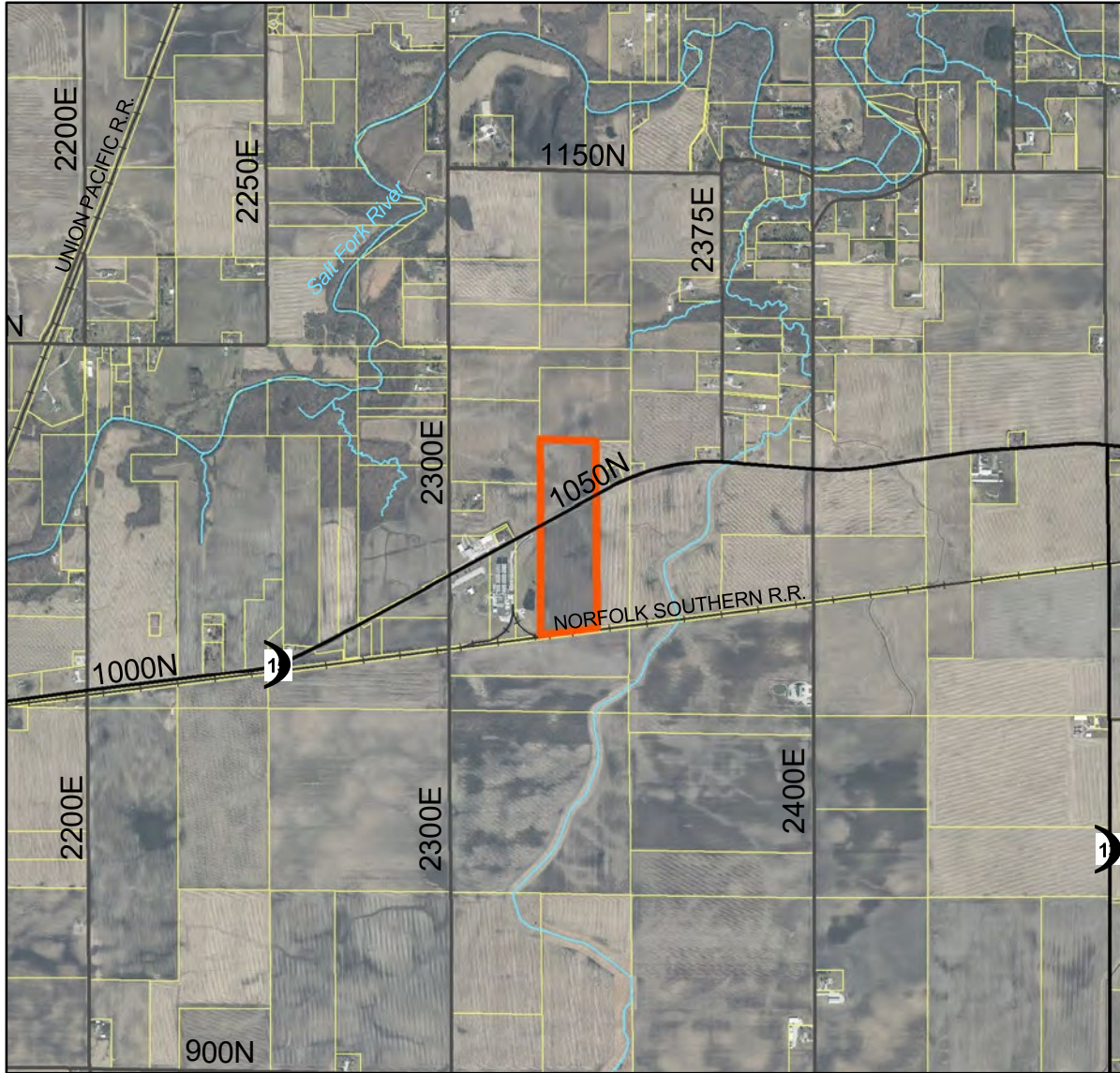
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received January 25, 2024
- C Finding of Fact and Final Determination for Case 115-S-23 as approved by the ZBA on April 11, 2024

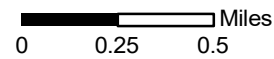
Location Map

Case 115-S-23
February 15, 2024

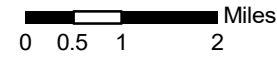
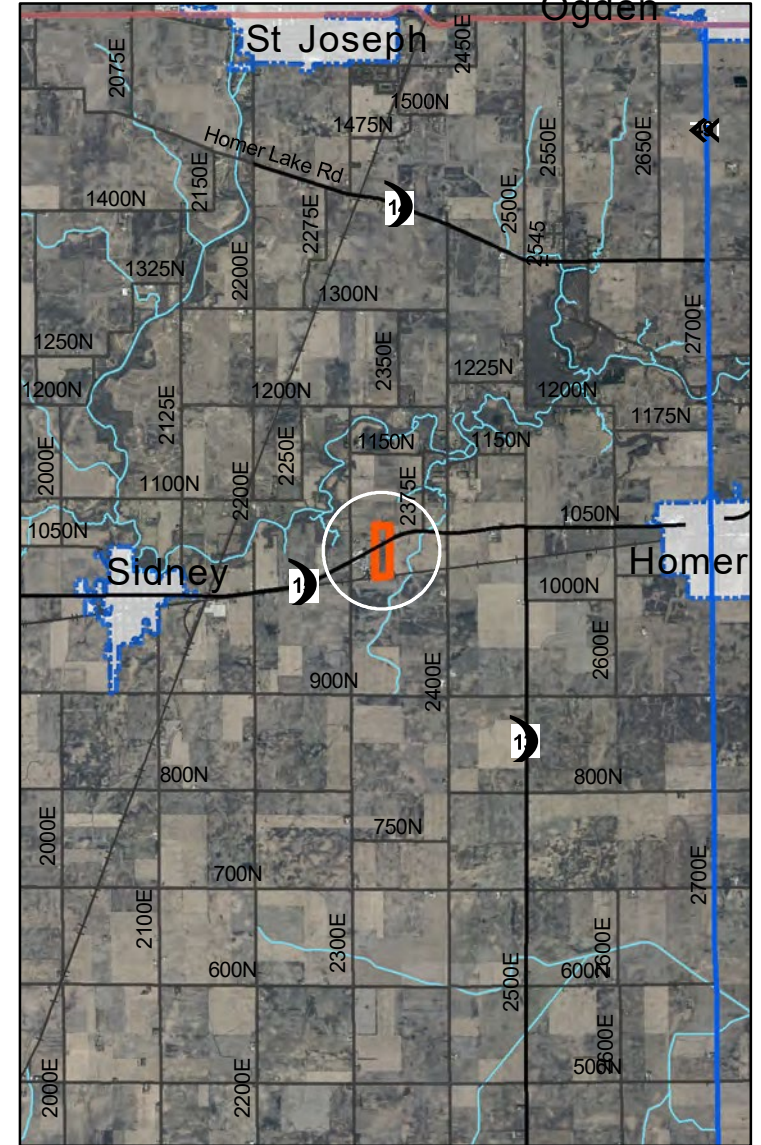
Subject Property



- Subject Property
- Parcels

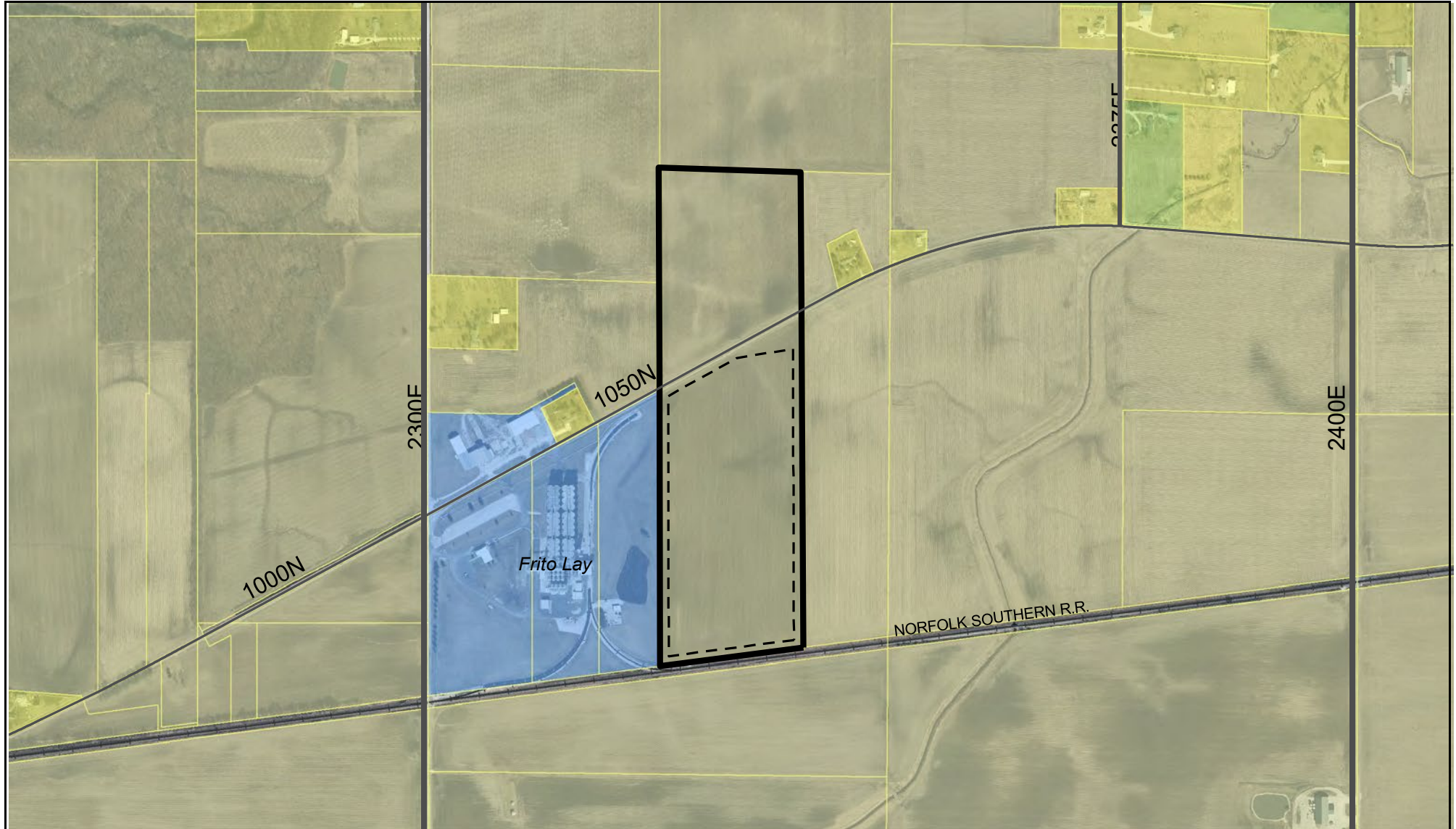


Property location in Champaign County

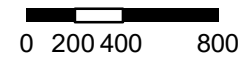


Land Use Map

Case 115-S-23
February 15, 2024



- Solar Farm Fenced Area
- Subject Property
- Parcels
- Agriculture
- Ag/Residential
- Residential
- Commercial



Land Use Map

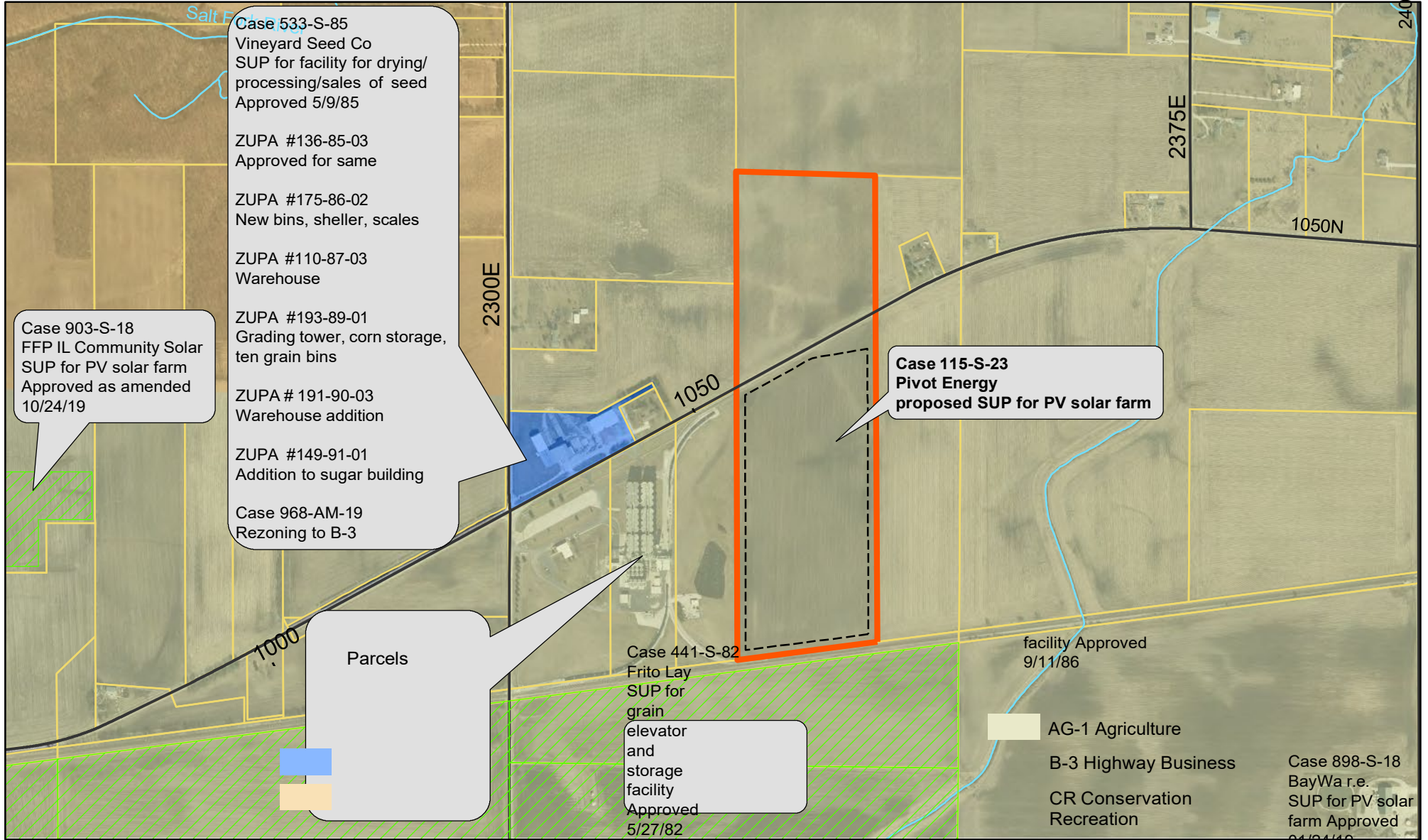
Case 115-S-23
February 15, 2024

Commercial

0 200 400 800

Zoning Map

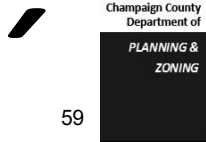
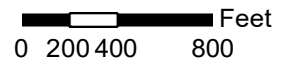
Case 115-S-23
February 15, 2024



- Subject Property
- Solar Farm Fenced Area
-

Zoning Map

Case 115-S-23
February 15, 2024



1750 15TH STREET, SUITE 200
DENVER, CO 80202
WWW.PIVOTENERGY.NET

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THAT I AM A DULY
LICENSED
PROFESSIONAL
ENGINEER UNDER THE
LAWS OF THE STATE
OF
LICENSE #
EXPIRATION

2023.08.05
2023.08.05

REVISIONS
1 ROAD & EQUIPMENT PAD LOCATIONS
2 275 EQUIPMENT PAD SETBACK
3
4
5
6
7
8
9

PROJECT TITLE
ILL038-COUNTYRD 1050N
40.031750-88.022632
SIDNEY, IL 61877

SHEET TITLE
ARRAY PLAN

G
F
E
D
C
B
A

SLOPE ZONE ANALYSIS

COLOR	SLOPE	PERCENTAGE	AREA(Sq Ft)
O R	0.00% - 5.00%	0 - 100.00%	368,533.280 Sq Ft
TOTAL AREA: 368,533.280 Sq Ft			368,533
TOTAL AREA: 68,532.9 Sq Ft			

16FT GRAVEL ACCESS ROAD
LENGTH: 800FT



PARCEL BOUNDARY

COUNTY ROAD 1050N

50' PROPERTY SETBACK

SECURITY FENCE
PERIMETER: 4,834FT

PV MODULES

275' EQUIPMENT PAD SETBACK FROM FENCE

15FT X 25FT SOLAR EQUIPMENT PAD

POL. MV INTERCONNECTION

PV ARRAY



VICINITY MAP SCALE: 1" = 1,000'

SYSTEM INFORMATION

1. SYSTEM SIZE: 6.677KWDC / 5,000KWAC
2. SPECIFIC PRODUCTION: 1.653 KWH/KWP
3. ANNUAL PRODUCTION: 11,035 MWH
4. SOLAR MODULES TYPE: 535W (BIFACIAL) @ STC
5. SOLAR MODULE QTY: [12,480] 480 STRINGS OF 26 MODULES
6. SOLAR INVERTERS: [40] CPS SCA125KTL
7. SOLAR MLPE: N/A
8. ASHRAE 2% AVG. HIGH TEMP: 33°C
9. ASHRAE EXTREME LOW TEMP: -23°C
10. ARRAY AZIMUTH: 180°
11. ARRAY TILT: 0°
12. RACKING TYPE: SINGLE-AXIS TRACKER
13. GROUND COVERAGE RATIO: 39% GCR

SITE INFORMATION

1. PARCEL ID: 242812300002
2. JURISDICTION: CHAMPAIGN COUNTY
3. ZONING CLASSIFICATION: AGRICULTURE
4. ZONING SETBACKS:
FRONT: 50 FT
SIDE: 50 FT
REAR: 50 FT
5. PARCEL AREA: 52.68 ACRES
6. PROPOSED LEASE AREA: 26.26 ACRES
7. UTILITY: AMEREN
8. POI LOCATION: 40.0331, -88.0236
9. ARRAY TO POI DISTANCE: 655 FT
10. POI TO SUBSTATION DISTANCE: 1.48 MILE
11. INTERCONNECTION VOLTAGE: TBD KV

SITE CHARACTERISTICS

1. EXISTING EASEMENTS: NONE IDENTIFIED
2. WELLS & SEPTIC SYSTEMS: NONE IDENTIFIED
3. SCENIC ROUTE: NONE IDENTIFIED
4. HISTORIC PROPERTIES: NONE IDENTIFIED
5. WETLANDS & WATER WAYS: NONE IDENTIFIED
6. HYDRIC SOILS: NONE IDENTIFIED
7. FLOOD HAZARDS: NONE IDENTIFIED
8. PROTECTED LANDS: NONE IDENTIFIED
9. CONSERVATION AREAS: NONE IDENTIFIED
10. ENDANGERED SPECIES: NONE IDENTIFIED
11. PRIME FARMLAND SOILS: PRIME FARMLAND IDENTIFIED ON SITE
12. SHALLOW BEDROCK: NONE IDENTIFIED
13. KARST FEATURES: EVAPORITE BASINS IDENTIFIED ON SITE
14. EXISTING GROUND SLOPES: 0%-5% THROUGHOUT THE SITE
15. SITE GRADING: MINIMAL TO NONE ANTICIPATED

LEGEND

- VEGETATIVE SCREENING
- PROPERTY BOUNDARY
- ROOFLINE
- SETBACK LINE
- SECURITY FENCE
- OVERHEAD MEDIUM VOLTAGE ELECTRICAL
- UNDERGROUND MEDIUM VOLTAGE ELECTRICAL
- OVERHEAD HIGH VOLTAGE ELECTRICAL
- ACCESS ROAD
- VEGETATIVE BUFFER
- WETLAND
- FLOOD HAZARD EDGE
- AREA OF INTEREST
- AREA NOT OF INTEREST
- TREE CLEARING

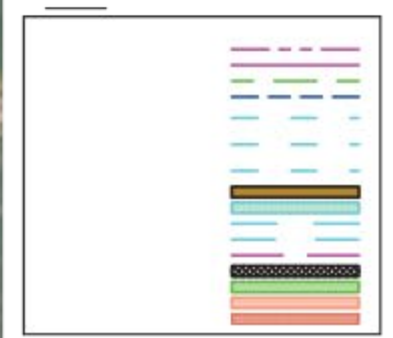


DATE: 9/6/2023
SHEET: 60

ALL NOTES, DESCRIPTIONS, AND FIGURES ARE BASED ON PRELIMINARY ANALYSIS AND SUBJECT TO CHANGE AT DISCRETION OF PIVOT ENERGY, LLC. DRAWING IS NOT FOR CONSTRUCTION

E100
60

RECEIVED
JAN 25, 2024
CHAMPAIGN COUNTY
PLANNING & ZONING



AS APPROVED**Case 115-S-23**
Page 41 of 52**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **115-S-23** held on **February 15, 2024**, 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; and there is an existing power line along the north side of CR 1050N and a substation is approximately 1.6 miles southwest of the subject property.
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 2.9 miles from the Sidney fire station, and the Sidney Fire Protection District was notified of this case 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, the Frito-Lay facility to the west, and the nearest residence is about 530 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; 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.

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(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.
- 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 the proposed 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 Board:
 - (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 Champaign County Highway Department 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.

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- (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 Champaign County Highway Department to receive either an agreement or a waiver from this requirement.
- (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.

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:**

- **Site Plan received January 25, 2024.**

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 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 the 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.**

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

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- E. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by relevant County, township, and/or municipal authorities and approved by the Environment and Land Use Committee, 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. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of "A-" by Kroll's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 115-S-23 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:

AS APPROVED

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- G. **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.**

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. **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).**
 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:

AS APPROVED

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- I. **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.

- J. **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.

- K. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- L. **A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**

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

Adequate care is taken to protect the drainage district tile.

- M. **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.

- N. **Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**

1. **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.**

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**Case 115-S-23
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- 2. 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.**
- 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
- 4. 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 standards.**
- 5. Any tile found shall be protected from disturbance.**
- 6. 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.**
- 7. 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.**
- 8. 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.

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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 **115-S-23** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Pivot Energy IL 38, LLC**, to authorize the following as a Special Use on land in the AG-1 Agriculture Zoning District:

Authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, and

SUBJECT TO THE FOLLOWING WAIVER OF STANDARD CONDITIONS:

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 Board, per Section 6.1.5 G. of the Zoning Ordinance.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan received January 25, 2024.**
- 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 the 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.**
- E. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by relevant County, township, and/or municipal authorities and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**

AS APPROVED

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- F. 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. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
 - 3. 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 or a rating of “A-” by Kroll’s within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 - 4. 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.**
 - 5. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 - 6. 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.**
 - 7. The telephone number for the complaint hotline required by 6.1.5 S.**
 - 8. Any updates to the approved Site Plan from Case 115-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
- G. 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.**

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3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**
- H. **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).**
 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.**
- I. **The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**
- J. **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.**
- K. **A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**
- L. **A copy of a signed agreement with the drainage district establishing the 40 feet wide easement and including any provisions for cabling and access to the easement shall be provided to the Zoning Administrator prior to the issuance of a Zoning Use Permit.**
- M. **The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**

AS APPROVED

**Case 115-S-23
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- N. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:**
- 1. 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.**
 - 2. 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.**
 - 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 - 4. 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 standards.**
 - 5. Any tile found shall be protected from disturbance.**
 - 6. 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.**
 - 7. 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.**
 - 8. Future access shall be guaranteed for maintenance of all mutual drain tiles.**

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AS APPROVED

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

SIGNED:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Pivot Energy documents requiring ELUC approval from Zoning Case 115-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan including cost estimates for the 5 MW PV solar array that is the subject of Zoning Case 115-S-23**

Petitioner: **Pivot Energy, via agent Liz Reddington**

BACKGROUND

The petitioner, Pivot Energy, seeks Special Use Permit approval from the Champaign County Board construct a 5-megawatt (MW) Photovoltaic (PV) Solar Farm between Sidney and Homer along County Highway 15 (1050N).

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 115-S-23:

- 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 August 30, 2023 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative 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 115-S-23 were comparable.

ATTACHMENTS

- A Case 115-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received August 30, 2023

PIVOT ENERGY IL-38 LLC PROJECT 5 MW (AC) SOLAR FACILITY DECOMMISSIONING AND SITE RECLAMATION PLAN

RECEIVED

AUG 30, 2023

CHAMPAIGN COUNTY
PLANNING & ZONING

**County Rd 1050 N,
Sidney, IL 61877**



Prepared For:

Pivot Energy
1750 15th St,
Suite 200,
Denver, CO 80202

Prepared By:

TRC
230 West Monroe Street
Suite 1840
Chicago, IL 60606

Aug 2023



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BACKGROUND

On behalf of Pivot Energy (Developer) and Pivot Energy IL-38 LLC (Operator/Owner), TRC has prepared this decommissioning plan and cost estimate (the Plan) for the Pivot Energy IL-38 facility (Facility), a photovoltaic (PV) facility, Solar Energy System (SES) or PV Solar Farm (Solar Farm) located on E County Rd 1050 N in the Sidney Township of Champaign County, Illinois. The project site is located north of County Rd 1000 N and west of County Rd 2600 E. The facility will consist of a 5-megawatt (MW) alternating current (AC) solar electrical array covering approximately 26 acres of a 53-acre parcel of agricultural land. The Facility will include ground-mounted, solar arrays, perimeter security fencing, concrete pads for transformers and switch gears, and a gravel access road. The Solar Farm will produce power using PV panels, mounted on ground support galvanized piles.

The purpose of this Plan is to provide the general scope of decommissioning work as well as a construction cost estimate for a decommissioning assurance mechanism of the Facility as described herein and subject to the Champaign County Zoning Ordinance, amended 08/18/2022 (Ordinance). This document outlines the decommissioning activities required to remove above-ground structures, debris, underground foundations, and cables and restore soil and vegetation after termination of operations of the solar farm. This decommissioning plan and cost estimate has been prepared in accordance with the Champaign County Zoning Ordinance for approval of the solar farm.

An attached estimate of decommissioning cost estimate was prepared under the supervision of a professional engineer licensed in Illinois. The opinion of probable costs is based on estimated quantities of site features, panels, racking, and electrical equipment from the conceptual layout and experience in the design and construction of energy facilities and are subject to final engineering. Costs generally include contractor fees, sitework removal & restoration, racking & module removal, power conditioning equipment removal, and corresponding salvage, which reflect the overall decommissioning process. The reported costs include labor, materials, taxes, insurance, transport costs, disposal fees, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the Bureau of Labor statistics along with previous decommission plan estimates completed for other similar projects.

Owner/Operator

Pivot Energy IL-38 LLC will be responsible for the ensuring completion of final civil and electrical engineering plans. TRC is the consultant responsible for the preparation of this independent decommissioning plan and cost estimate.

Facility Description

The Facility will consist of a 5 MW AC solar electricity generating facility with associated equipment which covers a total area of approximately 26 acres of a 53-acre parcel of agricultural land. The Facility will be secured within a security fence surrounding the solar panels and electrical equipment. The site can be accessed via lock-controlled gates located on the proposed gravel access road. The Facility will include the following site features:

Pivot Energy IL-38 LLC

- Total site development area with solar panels, associated electrical equipment, racking, and gravel access road of approximately 26 acres (fenced area with approximately 12,480 solar panels);
- One (1) - concrete electrical pad with a transformer, mounted inverter boxes, and switchgears;
- 16-foot wide gravel access road and turnaround;
- Eight (8)-foot chain-link Security fencing (encasing entire project area); and
- Above-ground electrical wire conduits

DECOMMISSIONING ACTIVITIES

The Facility will be decommissioned by completing the following major steps:

1. Removal of modules, racking, and piles;
2. Removal of cabling, trays, and electrical equipment;
3. Removal of concrete pads, foundations, and debris;
4. Removal of the gravel access roads (if required by the landowner);
5. Site stabilization by placing soil and reseeding; and
6. Removal and Disposal or Recycling of materials

The procedures for decommissioning of the project will involve restoring soils and vegetation to agricultural productivity.

Decommissioning Requirements

Pivot Energy IL-38 LLC shall notify Champaign County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.

Pivot Energy IL-38 LLC agrees that the transfer of the applicant's financial interest in the Pivot Energy IL-38 facility shall in no way affect or change Pivot Energy IL-38 LLC'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 Pivot Energy IL-38 facility.

Champaign County and its authorized representatives have the right of entry onto the Pivot Energy IL-38 facility premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.

At the time decommissioning takes place, all parties of the decommissioning and site reclamation plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority

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All parties of the decommissioning and site reclamation plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.

All parties of the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the Pivot Energy IL-38 facility or prior to ceasing production of electricity from the Pivot Energy IL-38, 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.

Pivot Energy IL-38 LLC shall provide financial assurance in the form of an irrevocable letter of credit in accordance with the Ordinance Section 6.1.5.Q.(4)

The PV SOLAR FARM SPECIAL USE Permit shall be deemed void should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction in accordance with the Ordinance Section 6.1.5.Q.(3) k.

The Applicant's obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance in accordance with the Ordinance Section 6.1.5.Q.(3) l.

The liability of the Applicant'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 in accordance with the Ordinance Section 6.1.5.Q.(3) m.

Schedule

The decommissioning process is estimated to take approximately two (2) months but may change depending on weather and soil moisture conditions and is intended to occur outside of the winter season. All of the activities will be conducted simultaneously when possible. It is expected that final seeding with require 2 to 4 months to establish adequate coverage and erosion control.

Decommissioning During Construction (Abandonment of Project)

If construction or operation activities cease prior to facility completion, with no expectation to restart for more than six (6) months, the project would be decommissioned as follows in this plan. Any installed components will be removed and managed, as per the following sections, and the site will be restored to a vegetated condition.

Decommissioning After Ceasing Operation

Properly maintained photovoltaic (PV) panels have an expected lifespan of thirty-five (35) years or more. At this time or if the facility has not been in operation and stops producing energy for a period of six (6) consecutive months, it shall be considered a "cessation or abandonment of

operations.” Section 6.1.1 A.7 of the Champaign County Zoning Ordinance establishes factors to be considered in determining if a PV Solar Farm is abandoned in place. Installed components will be removed and reused/recycled where possible, and the site restored in accordance with the activities discussed below. Champaign County shall have

access to the project and to the funds to effect or complete decommissioning in the event an applicant, owner, or operator fails to complete decommissioning activities as directed by the Ordinance. which may result in the referral to the Champaign County's Zoning Administration. Champaign County shall also have the right to draw on the funds in accordance with Ordinance Section 6.1.1.A.(9) and Section 6.1.5.Q.(5). Champaign County shall have the right to transfer applicable solar development material, if abandoned by the owner, to a salvage firm.

Offsite Impacts During Decommissioning

As with the project's construction, noise levels during the decommission work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be eight (8) hours a day, during daylight. Also, as with the project's construction, road traffic in the area may increase temporarily due to crews and equipment movements. Further details of the on-site restoration are included in subsequent sections.

Dismantlement and Demolition

All decommissioning and Site Reclamation activities shall be done in accordance with the Ordinance Section 6.1.5.Q.(3)

Decommissioning shall include removal of all solar electric systems, buildings, ballasts, cabling, electrical components, roads, foundations, pilings, and any other associated facilities. This will include removal of all items identified in the decommissioning activities above.

A significant amount of the components of the PV system at the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and panels. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

The owner or operator shall notify the Champaign County Board of the proposed date of discontinued operations and plans for removal at least six (6) months prior to beginning decommissioning activities. The owner shall complete decommissioning activities within six (6) months.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the utility, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Then panels, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. Disposal of these materials at a landfill will be governed by state and local laws, including the Code of Illinois Regulations governing waste disposal at local area landfills, which may be amended from time to time. Any materials deemed to be hazardous at the time of disposal will be handled and disposed according to applicable laws and regulations.

The PV mounting system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence, gates, access roads, and equipment foundations; which will likely be removed or recycled.

Consultation with the landowner will determine if the access roads should be left in place for their continued use. If the access road is deemed unnecessary, the contractor will remove the access roads and all non-adaptable parts of the project to a minimum depth of 60" and restore this area with native soils and seeding. All concrete associated with the Facility on-site will be broken and removed in its entirety, and clean concrete will be crushed and disposed of or recycled off-site. Final stabilization thresholds on the entire site shall be met prior to approval of site decommissioning. Raceways are to be removed including underground conduits. Above ground lines and poles that are not owned by the utility will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil. Temporary sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility.

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Erosion and sediment control measures are required during the decommissioning process. These measures include construction access, silt fence, concrete washout stations, and land stabilization. The owner/operator will restore the project location to a vegetated condition consistent with pre-construction conditions.

Disposal or Recycle

During the decommissioning phase, a variety of excess materials can be salvaged. A significant amount of the materials used in a solar facility are reusable, including copper, aluminum, galvanized steel, and the PV panels. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work with manufacturers, local subcontractors and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on site with landowner approval. Remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local waste management regulations.

A final site walkthrough with the appropriate local authorities will be conducted to verify removal of debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

Removal of Landscape Materials and Site Stabilization

The areas of the Facility that are disturbed (during decommissioning) will be subject to minor re-grading (no imported soil is anticipated), to establish a uniform slope and stabilization, including application of a selected grass seed mix to surfaces disturbed (estimated to be less than 50% of the site) during the decommissioning process. The seed mix is expected to be a blend of various fescue and/or rye grass seeds. The actual seed blend will depend on factors including availability and time of year that planting would occur.

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 Pivot Energy IL-38 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. A qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill any concrete foundation excavations are of equal or greater quality than the native soils, unless excavated native soils are stored for backfill.

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.

It is expected that soil and vegetation will be restored to pre-decommissioning conditions. Details will be discussed with the property owner, the Champaign Board, and the Champaign County Soil and Water Conservation District. Planting trees, shrubs, and other woody vegetation (re-forestation) or other beautification are not expected to be required and are not included in the costs. It is assumed that major site grading activities are not proposed as part of the project. Imported fill will be provided, if necessary, to restore to original conditions. Only minor grading is anticipated with regards to site restoration (from construction, demolition, and traffic damage) and access drives removal. All site stabilization activities will be completed in accordance with regulatory requirements and the approved Storm Water Pollution Prevention Plan (SWPPP) and NPDES Construction General Permit.

PERMITTING REQUIREMENTS FOR DECOMMISSIONING

Approvals are currently required prior to initiation of ground-disturbing activity. This cost estimate assumes the same approvals are required when decommissioning occurs in the future. The permitting requirements listed below will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time of decommissioning.

National Pollutant Discharge Elimination System (NPDES) Construction General Permit

U.S. Environmental Protection Agency - Ground disturbance of greater than 1 acre requires preparation of a Storm Water Pollution Prevention Plan, including erosion and sedimentation controls.

Building Permit

A building permit is required to construct the facility. A building permit must also be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

Permit Requirement Assumptions

No significant ground disturbance or grading associated with decommissioning, including temporary laydown areas, are required within areas subject to additional local, state, or federal permitting.

SOLAR DECOMMISSIONING ESTIMATE

The following items can be salvaged and recycled: fence material, racking piles, PV panels, miscellaneous tracker equipment, AC and DC wiring, combiner boxes, inverters, transformers, medium voltage equipment, electrical equipment posts, and customer owned utility poles.

The decommissioning cost estimate is based on 2023 Champaign County prevailing labor rates equipment rates and credits for salvaging project material using an average material price index over the last 5 years. The salvage value and equipment rates have been estimated using publicly available data from FEMA published Schedule of Equipment Rates. The salvage value rates have

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been estimated using publicly available data (e.g., <http://fred.stlouisfed.org>), as well as industry provided actual salvage values and previous experience with similar projects. Five-year average salvage values were calculated based on price index interpolation.

The estimated costs utilize hourly and monthly rates listed below:

2023 Wages

- Labor at \$33.87/hr;
- Operating engineer at \$48.15/hr;
- Truck driver at \$46.53/hr;
- Electrician at \$50.12/hr;
- Skid steer rental at \$2,350.00/month;
- Excavator rental at \$4,925.00/month; and
- Dump truck rental at \$52.96/hr

2023 Salvage Values

- Steel (e.g., fence, racking, posts) at \$0.15/lb.;
- PV panels at \$5/panel;
- Electrical components (e.g., combiner boxes, inverters, transformer) at \$0.28/lb.;
- DC wiring (copper) at \$1.3/lb.; and
- AC wiring (copper and aluminum) at \$1.14/lb.

The estimated cost of construction activities associated with decommissioning using current wages is \$376,818. The material salvage value is \$155,516, 70% of which (\$108,861) is available as a decommissioning cost credit. The net decommissioning cost, accounting for 70% salvage value is estimated to be \$267,957. The detailed costs are attached.

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The attached preliminary decommissioning cost estimate is based on the conceptual layout and the designs provided by Pivot Energy. Changes to the plans and construction may affect the scope and costs of Facility decommissioning. If required by the county, final decommissioning costs should be revised based on "As-Built" plans. The attached decommissioning cost estimate was prepared under the supervision of a registered professional engineer in the state of Illinois. The opinion of probable costs is based on experience in the design and construction of energy facilities and are subject to final engineering/construction.

If at any time in the future, the prevailing professionally accepted standards of economic feasibility of recycling and or environmental implications of hazardous waste changes to increase the costs associated with decommissioning, the cost estimate will be revised, and the bonds will need to be modified accordingly to cover said cost.

This opinion assumes a third-party contractor, experienced in the construction and decommissioning of photovoltaic facilities will lead the effort. The reported costs include labor materials, taxes, insurance, transport costs, equipment rental, contractor's overhead, and contractor's profit; the labor costs have been estimated using regional labor rates and labor efficiencies from the United States Department of Agriculture (USDA) /the US Bureau of labor statistics for construction workers in 2023 along with previous decommissioning plan estimates completed for other similar projects.

Pivot Energy IL-38 LLC, by its duly authorized representative's signature below, hereby acknowledges that it has reviewed this Decommissioning and Site Reclamation Plan, and approves of the same, and agrees to be bound by the terms and conditions contained therein.

Authorized Representative: _____

Print Name: _____

Title: _____

Date: _____

Pivot Energy IL-38
Decommissioning Cost Estimate

Task	Unit	Estimated Quantity	Cost per Unit 2023	Total Gross Cost 2023	Salvage Value 2023	Net Costs 2023
Engineering & Permitting	LS	1	\$ 11,250.00	\$ 11,250.00		\$ 11,250.00
Mobilization	LS	1	\$ 30,894.00	\$ 30,894.00		\$ 30,894.00
Silt Fence	LF	4,640	\$ 2.70	\$ 12,528.00		\$ 12,528.00
Access Road Removal & Restoration	SF	2,750	\$ 3.60	\$ 9,900.00		\$ 9,900.00
Equipment Pad & Restoration	EA	2	\$ 500.00	\$ 1,000.00		\$ 1,000.00
Seed Disturbed Areas (50% disturbed area)	AC	13.5	\$ 976.00	\$ 13,176.00		\$ 13,176.00
Fence Removal	LF	4,640	\$ 2.40	\$ 11,136.00	\$ (3,452.16)	\$ 7,683.84
Site Clean Up	AC	27	\$ 270.00	\$ 7,290.00		\$ 7,290.00
Rack and Post Removal	EA	2,100	\$ 70.00	\$ 147,000.00	\$ (78,750.00)	\$ 68,250.00
Remove Panels	EA	12,480	\$ 2.80	\$ 34,944.00	\$ (59,280.00)	\$ (24,336.00)
AC Wiring-Direct Burial and Overhead	LF	94,200	\$ 0.23	\$ 21,520.14	\$ (9,664.92)	\$ 11,855.22
DC Wire Removal	LF	46,800	\$ 0.40	\$ 18,720.00	\$ (2,433.60)	\$ 16,286.40
Electrical Disconnect	EA	1	\$ 210.00	\$ 210.00		\$ 210.00
Combiner Box	EA	0	\$ -	\$ -	\$ (0.00)	\$ (0.00)
Inverter	EA	40	\$ 190.00	\$ 7,600.00	\$ (1,084.16)	\$ 6,515.84
Transformer	EA	1	\$ 500.00	\$ 500.00	\$ (851.20)	\$ (351.20)
SUBTOTAL				\$ 327,668.14	\$ (155,516.04)	\$ 172,152.10
Other Costs						
Contractor Profit	%	8%		\$ 26,213.45		\$ 26,213.45
Contractor Overhead & Management	%	5%		\$ 16,383.41		\$ 16,383.41
Contractor Insurance	%	2%		\$ 6,553.36		\$ 6,553.36
SUBTOTAL				\$ 49,150.22		\$ 49,150.22
DECOMMISSIONING TOTAL				\$ 376,818.36		\$ 221,302.32

**Material labor cost estimated utilizing labor rates using the posted August 2023 Champaign County prevailing wage (Foreman Hourly Rate) and FEMA 2019 schedule.

Champaign County Prevailing Wage Rates posted on 8/15/2023

Trade Title	Rg	Type	C	Base	Foreman	Overtime					Pension	Vac	Trng	Other Ins	Add OT 1.5x owed	Add OT 2.0x owed
						M-F	Sa	Su	Hol	H/W						
ASBESTOS ABT-GEN	All	BLD		35.62	36.87	1.5	1.5	2.0	2.0	7.75	19.09	0.00	0.90	0.00	0.00	0.00
ASBESTOS ABT-MEC	All	BLD		26.45	27.45	1.5	1.5	2.0	2.0	10.20	8.75	0.00	0.50	0.00	0.00	0.00
BOILERMAKER	All	BLD		42.13	45.13	1.5	1.5	2.0	2.0	7.07	24.01	0.00	2.07	0.00	0.00	0.00
BRICK MASON	All	BLD		36.59	38.79	1.5	1.5	2.0	2.0	9.60	16.67	0.00	0.96		0.00	0.00
CARPENTER	All	BLD		38.17	40.42	1.5	1.5	2.0	2.0	9.45	18.48	0.00	0.79	0.00	13.97	27.93
CARPENTER	All	HWY		38.17	39.92	1.5	1.5	2.0	2.0	9.45	21.15	0.00	0.76	0.00	0.00	0.00
CEMENT MASON	All	BLD		38.00	40.50	1.5	1.5	2.0	2.0	10.00	11.79	0.00	0.50		0.00	0.00
CEMENT MASON	All	HWY		38.00	40.00	1.5	1.5	2.0	2.0	10.50	13.56	0.00	0.50	0.00	0.00	0.00
CERAMIC TILE FINISHER	All	BLD		34.27		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
ELECTRIC PWR EQMT OP	All	ALL		52.63	62.45	1.5	1.5	2.0	2.0	8.58	14.74	0.00	0.79	0.00	0.00	0.00
ELECTRIC PWR GRNDMAN	All	ALL		35.76	62.45	1.5	1.5	2.0	2.0	8.07	10.01	0.00	0.54	0.00	0.00	0.00
ELECTRIC PWR LINEMAN	All	ALL		58.58	62.45	1.5	1.5	2.0	2.0	8.76	16.40	0.00	0.88	0.00	0.00	0.00
ELECTRIC PWR TRK DRV	All	ALL		37.53	62.45	1.5	1.5	2.0	2.0	8.13	10.51	0.00	0.57	0.00	0.00	0.00
ELECTRICIAN	All	BLD		45.56	50.12	1.5	1.5	2.0	2.0	8.35	11.94	0.00	0.68	0.00	0.68	1.37
ELECTRONIC SYSTEM TECH	All	BLD		34.09	37.09	1.5	1.5	2.0	2.0	8.35	11.76	0.00	0.40	0.00	0.51	1.02
ELEVATOR CONSTRUCTOR	All	BLD		53.26	59.92	2.0	2.0	2.0	2.0	16.07	20.56	4.26	0.70		0.00	0.00
FENCE ERECTOR	All	ALL		36.08	38.08	1.5	1.5	2.0	2.0	12.14	15.75	0.00	1.11	0.00	15.75	15.75
GLAZIER	All	BLD		38.60	40.60	1.5	1.5	2.0	2.0	7.85	13.77	0.00	0.68	0.00	0.00	0.00
HEAT/FROST INSULATOR	All	BLD		34.90	36.40	1.5	1.5	2.0	2.0	8.49	13.79	0.00	0.30	0.65	0.00	0.00
IRON WORKER	All	ALL		36.08	38.08	1.5	1.5	2.0	2.0	12.14	15.75	0.00	1.11	0.00	15.75	15.75
LABORER	All	BLD		32.62	33.87	1.5	1.5	2.0	2.0	7.75	19.09	0.00	0.80	0.00	0.00	0.00
LABORER	All	HWY		35.87	36.87	1.5	1.5	2.0	2.0	7.75	19.42	0.00	0.80	0.00	0.00	0.00
LATHER	All	BLD		38.17	40.42	1.5	1.5	2.0	2.0	9.45	18.48	0.00	0.79	0.00	13.97	27.93
MACHINIST	All	BLD		55.74	59.74	1.5	1.5	2.0	2.0	9.93	8.95	1.85	1.47		0.00	0.00
MARBLE FINISHER	All	BLD		34.27		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
MARBLE MASON	All	BLD		35.83		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
MILLWRIGHT	All	BLD		35.58	37.83	1.5	1.5	2.0	2.0	9.45	21.54	0.00	0.79	0.00	15.50	30.99

Champaign County Prevailing Wage Rates posted on 8/15/2023

MILLWRIGHT	All	HWY		40.10	41.85	1.5	1.5	2.0	2.0	9.45	22.34	0.00	0.76	0.00	0.00	0.00
OPERATING ENGINEER	All	ALL	1	45.15	48.15	1.5	1.5	2.0	2.0	11.85	12.80	0.00	1.35		0.00	0.00
OPERATING ENGINEER	All	ALL	2	30.05	48.15	1.5	1.5	2.0	2.0	11.85	12.80	0.00	1.35	0.00	0.00	0.00
OPERATING ENGINEER	All	ALL	3	47.15	48.15	1.5	1.5	2.0	2.0	11.85	12.80	0.00	1.35	0.00	0.00	0.00
PAINTER	All	ALL		37.45	38.95	1.5	1.5	2.0	2.0	9.85	7.79	0.00	0.60	0.00	0.00	0.00
PAINTER - SIGNS	All	ALL		37.45	38.95	1.5	1.5	2.0	2.0	9.85	7.79	0.00	0.60	0.00	0.00	0.00
PILEDRIIVER	All	BLD		39.17	41.42	1.5	1.5	2.0	2.0	9.45	18.48	0.00	0.79	0.00	13.97	27.93
PILEDRIIVER	All	HWY		39.17	40.92	1.5	1.5	2.0	2.0	9.45	21.15	0.00	0.76	0.00	0.00	0.00
PIPEFITTER	All	BLD		50.35	53.47	1.5	1.5	2.0	2.0	9.25	11.14	0.00	2.66		0.00	0.00
PLASTERER	All	BLD		37.05	39.05	1.5	1.5	2.0	2.0	10.00	14.14	0.00	0.50	0.00	0.00	0.00
PLUMBER	All	BLD		50.35	53.47	1.5	1.5	2.0	2.0	9.25	11.14	0.00	2.66		0.00	0.00
ROOFER	All	BLD		37.00	40.00	1.5	1.5	2.0	2.0	10.77	9.56	0.00	0.91	0.00	0.00	0.00
SHEETMETAL WORKER	All	BLD		42.73	45.23	1.5	1.5	2.0	2.0	10.80	15.97	0.00	0.55	2.09	0.00	0.00
SPRINKLER FITTER	All	BLD		47.09	50.09	1.5	1.5	2.0	2.0	11.45	14.92	0.00	0.52		0.00	0.00
STONE MASON	All	BLD		36.59	38.79	1.5	1.5	2.0	2.0	9.60	16.67	0.00	0.96	0.00	0.00	0.00
TERRAZZO FINISHER	All	BLD		34.27		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
TERRAZZO MASON	All	BLD		35.83		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
TILE MASON	All	BLD		35.83		1.5	1.5	2.0	2.0	9.60	12.70	0.00	0.55	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	1	42.17	46.53	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	2	42.76	46.53	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	3	43.03	46.53	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	4	43.42	46.53	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	ALL	5	44.52	46.53	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	1	33.74	37.22	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	2	34.21	37.22	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	3	34.42	37.22	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	4	34.74	37.22	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TRUCK DRIVER	All	O&C	5	35.62	37.22	1.5	1.5	2.0	2.0	15.39	7.45	0.00	0.25	0.00	0.00	0.00
TUCKPOINTER	All	BLD		36.59	38.79	1.5	1.5	2.0	2.0	9.60	16.67	0.00	0.96	0.00	0.00	0.00

Legend

Rg Region

Type Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers

C Class

Base Base Wage Rate

OT M-F Unless otherwise noted, OT pay is required for any hour greater than 8 worked each day, Mon through Fri. The number listed is the multiple of the base wage.

OT Sa Overtime pay required for every hour worked on Saturdays

OT Su Overtime pay required for every hour worked on Sundays

OT Hol Overtime pay required for every hour worked on Holidays

H/W Health/Welfare benefit

Vac Vacation

Trng Training

Other Ins Employer hourly cost for any other type(s) of insurance provided for benefit of worker.

Explanations CHAMPAIGN COUNTY

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

CERAMIC TILE FINISHER, MARBLE FINISHER, TERRAZZO FINISHER

Assisting, helping or supporting the tile, marble and terrazzo mechanic by performing their historic and traditional work assignments required to complete the proper installation of the work covered by said crafts. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard

tiles.

ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION Class 1. Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

Class 2. Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vactor trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

Class 3. Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

Class 4. Low Boy and Oil Distributors.

Class 5. Drivers who require special protective clothing while employed on hazardous waste work.

TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

OPERATING ENGINEERS - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION Class 1. Draglines, Derricks, Shovels, Gradalls, Mechanics, Tractor Highlift, Tournadozer, Concrete Mixers with Skip, Tournamixer, Two Drum Machine, One Drum Hoist with Tower or Boom, Cableways, Tower Machines, Motor Patrol, Boom Tractor, Boom or Winch Truck, Winch or Hydraulic Boom Truck, Tournapull, Tractor Operating Scoops, Bulldozer, Push Tractor, Asphalt Planer, Finishing Machine on Asphalt, Large Rollers on Earth, Rollers on Asphalt Mix, Ross Carrier or similar Machine, Gravel Processing Machine, Asphalt Plant Engineer, Paver Operator,

Dredging Equipment, or Dredge Engineer, or Dredge Operator, Central Mix Plant Engineer, CMI or similar type machine, Concrete Pump, Truck or Skid Mounted, Engineer or Rock Crusher Plant, Concrete Plant Engineer, Ditching Machine with dual attachment, Tractor Mounted Loaders, Hydro Crane, Standard or Dinkey Locomotives, Scoopmobiles, Euclid Loader, Soil Cement Machine, Back Filler, Elevating Machine, Power Blade, Drilling Machine, including Well Testing, Caissons, Shaft or any similar type drilling machines, Motor Driven Paint Machine, Pipe Cleaning Machine, Pipe Wrapping Machine, Pipe Bending Machine, Apsco Paver, Boring Machine, (Head Equipment Greaser), Barber-Greene Loaders, Formless Paver, (Well Point System), Concrete Spreader, Hydra Ax, Span Saw, Marine Scoops, Brush Mulcher, Brush Burner, Mesh Placer, Tree Mover, Helicopter Crew (3), Piledriver-Skid or Crawler, Stump Remover, Root Rake, Tug Boat Operator, Refrigerating Machine, Freezing Operator, Chair Cart- Self-Propelled, Hydra Seeder, Straw Blower, Power Sub Grader, Bull Float, Finishing Machine, Self-Propelled Pavement Breaker, Lull (or similar type Machine), Two Air Compressors, Compressors hooked in Manifold, Chip Spreader, Mud Cat, Sull-Air, Fork Lifts (except when used for landscaping work), Soil Stabilizer (Seaman Tiller, Bo Mag, Rago Gator, and similar types of equipment), Tube Float, Spray Machine, Curing Machine, Concrete or Asphalt Milling Machine, Snooper Truck-Operator, Backhoe, Farm Tractors (with attachments), 4 Point Lift System (Power Lift or similar type), Skid-Steer (Bob Cat or similar type), Wrecking Shears, Water Blaster.

Class 2. Concrete Mixers without Skips, Rock Crusher, Ditching Machine under 6', Curbing Machine, One Drum Machines without Tower or Boom, Air Tugger, Self-Propelled Concrete Saw, Machine Mounted Post Hole Digger, two to four Generators, Water Pumps or Welding Machines, within 400 feet, Air Compressor 600 cu. ft. and under, Rollers on Aggregate and Seal Coat Surfaces, Fork Lift (when used for landscaping work), Concrete and Blacktop Curb Machine, One Water Pump, Oilers, Air Valves or Steam Valves, One Welding Machine, Truck Jack, Mud Jack, Gunnite Machine, House Elevators when used for hoisting material, Engine Tenders, Fireman, Wagon Drill, Flex Plane, Conveyor, Siphons and Pulsometer, Switchman, Fireman on Paint Pots, Fireman on Asphalt Plants, Distributor Operator on Trucks, Tampers, Self-Propelled Power Broom, Striping Machine (motor driven), Form Tamper, Bulk Cement Plant, Equipment Greaser, Deck Hands, Truck Crane Oiler-Driver, Cement Blimps, Form Grader, Temporary Heat, Throttle Valve, Super Sucker (and similar type of equipment).

Class 3. Power Cranes, Truck or Crawler Crane, Rough Terrain Crane (Cherry Picker), Tower Crane, Overhead Crane.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Recommendation for County Board Special Use Permit
Case 126-S-23**

Request: **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, and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: A waiver 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.

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.

Petitioner: **FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC**

BACKGROUND

The petitioner would like to construct two Community PV Solar Farms under cases 126-S-23 and 127-S-23, on three tracts of land totaling 55.81 acres near the southeast corner of the City of Urbana.

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND APPROVAL” of this County Board Special Use Permit at its April 11, 2024 meeting.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. The City of Urbana has waived the requirement for having two meetings.

There are sixteen approved special conditions for case 126-S-23 listed below.

Several members of the public expressed concerns over the project; which are summarized under “Public Comments” below.

PUBLIC COMMENTS

Regarding public comments:

- (1) The following is a summary of emails received prior to the January 25, 2024, ZBA meeting:
 - a. In an email received January 24, 2024, Derek Liebert, Superintendent of Planning and Operations for the Urbana Park District, said the Urbana Park District would like to raise objections to the proposed solar farms. He said the adjacent property to the south was donated to the Urbana Parks Foundation for a park site, consistent with the City of Urbana 2005 Comprehensive Plan. He made eight requests of the solar farm developers should the solar project proceed:
 - (a) Planting of tree screen on the south of the proposed solar array to the full extent of the future park site
 - (b) A berm that additional screens and attenuates noise from the solar array inverters.
 - (c) Ongoing annual monitoring of the noise to confirm compliance with maximum allowable noise regulations.
 - (d) Dark sky lighting with neighbor cutoff to control light trespass
 - (e) Notification of any site changes/addition of any buildings, above or below ground infrastructure
 - (f) No temporary buildings, storage of materials, equipment and/or stockpiling on site.
 - (g) No third-party uses/users or leasing of site
 - (h) Ongoing management of plantings for the control of invasive and noxious species.
 - b. In an email received January 24, 2024, Kevin Garcia, Planner and Zoning Administrator for the City of Urbana, rescinded their waiver request to give the City and the Urbana Park District additional time to discuss the solar farm and proposed park.
 - c. In an email received January 25, 2024, Ellen Kirsanoff, Urbana Parks Foundation Vice-President, said the Urbana Park District and Urbana Parks Foundation are not opposed to solar development. She said this solar development, being immediately adjacent to a new park land slated for development in the future, could have a very negative impact on the new park to come. The Urbana Parks Foundation is not in favor of this development due to its proximity to their future park site.
 - d. In an email received January 24, 2024, Natalie and Robert Rodrigues, who live in Douglas Woods Subdivision, said they object to the request for two special use permits. They expressed concerns about visual impacts and being able to enjoy the surrounding rural area. They also support the development of the park south of the proposed solar farms and believe the solar farms would make the park not happen. They are concerned about impacts on natural areas and resources, water quality and drainage. They are also concerned about their property values. They want responsible solar

power in the community that balances the demand for renewable energy with the interests of Champaign County and its residents.

- e. In an email received January 24, 2024, Rita Weisiger, who lives in Douglas Woods Subdivision, said they disapprove of installing a solar farm at this location. They expressed concern about impacts on the proposed park and on natural landscapes in the area.
- f. In an email received January 24, 2024, Richard Bodine, who lives in Douglas Woods Subdivision, said he opposes the proposed solar farm, referencing the reasons expressed by Natalie Rodrigues.
- g. In an email received January 24, 2024, Sherry Hingtgen, who lives in Douglas Woods Subdivision, said she objects to the two special use permits for the proposed solar farms. She expressed concern about property values, contamination of their water wells, potential health concerns, drainage, visual impacts, and farmland protection.
- h. In an email received January 24, 2024, Kelly Moss, who lives in Douglas Woods Subdivision, said they were against the proposed solar farm, especially with the proposed park. They feel they would be pushed to consider moving from Urbana if the solar farm is built. They noted the flooding issues a nearby solar project had along Windsor Road. They expressed concern for environmental impacts on wildlife in the area.
- i. In an email received January 25, 2024, Carolyn and Ralph Trimble said the zoning provisions currently in place provide reasonable protection for the future park land now owned by the Urbana Parks Foundation. The waivers requested, if granted, would allow development of a solar project in the wrong place, highly detrimental to the future park. Solar projects can be good when they are properly placed. This proposal is not good because its placement is bad for the community as a whole. Please deny the requests for waivers for the proposed solar development.
- j. In an email received January 25, 2024, Kathy Panski said she recently purchased land on the east side of IL 130 directly across from the proposed solar farm. She said they do not want an industrial development at this location and want to protect the natural state of the property. She also expressed support for development of the park.
- k. In an email received January 25, 2024, Peter and Patricia Kale, who live in Douglas Woods Subdivision, said they object to the requests for the Special Use Permits. They said their land and the land around them is zoned for agriculture and single-family homes, and a solar farm would be unsightly, would not benefit the community or surrounding environment. They also expressed concern about drainage and well water quality.

- (2) The following is a summary of testimony heard at the January 25, 2024, ZBA meeting:
- a. Mike McCormick, an attorney representing A&E Animal Hospital and the adjacent residential rental property located northwest of the proposed solar farms, said he and his clients welcome the opportunity to discuss their concerns. He said they have concerns about noise, and he hopes the equipment making noise is as far from neighboring residences as possible. He said it's important to them that they ensure noise levels now and, in the future, will be at acceptable levels. He asked about what hardship the developer might have in meeting the separation requirements to adjacent residential properties, since they did request a waiver. He expressed hope that if construction of the solar farm occurs, that construction will occur during reasonable hours, and that due diligence be done to protect infrastructure since the solar project to the west cut internet and phone service to his clients for days. He hopes that the petitioners will be willing to talk with adjacent landowners.
 - b. Mike Walker, President of the Urbana Park District Board of Commissioners, said he is very interested in the project given the Urbana Parks Foundation has 29 acres just south of the property that they have planned to make a public park. He questioned putting a light industrial application adjacent to residential areas and the proposed park. He said the projects would impact future development by Urbana in that area. He said the screening plan appears inadequate. He asked the Board to decline this location and perhaps find a location that is farther away from the active municipality that is Urbana. He said the project would affect how people can access the park site.
 - c. Lindsay Vahling, owner of A&E Animal Hospital and the adjacent residential rental property located northwest of the proposed solar farms, said she is concerned about her residential rental unit that is located next to the proposed project regarding noise, visual impacts, and her ability to charge reasonable rent. She wants to avoid the construction issues that have occurred with the solar project on the west side of her vet clinic by a different developer. She would like noise to be monitored periodically after construction.
 - d. Natalie Rodrigues, resident of Douglas Woods Subdivision, said her main concern after living here and dealing with flooding in their own house is the water and the drainage. She is concerned about the mess construction has made at the solar project to the west of the vet clinic and doesn't want to see the same thing happen with this project. She is concerned about visual impacts, their property values, and the park, and wants to maintain the rural setting they have enjoyed.
 - e. Nancy Delcomyn, who lives south of the proposed solar farms and along with her husband donated the land for the proposed park, said she is a 30-

year Urbana Park District Commissioner. She had questions about the herbicides and maintaining of the vegetation under the panels. She thinks the developers are underestimating how difficult it is to maintain a relatively weed-free zone, especially with her 20-year battle with Canadian thistle. She mentioned concerns about the types of shrubs used in the vegetative screening. She is also concerned about the City of Urbana's ability to grow to the south with a solar farm located there. She is also concerned about the park, for which she and her husband donated the 29 acres to the south back in 2017. She said access to the proposed park would be difficult off of the busy IL 130, so they thought access would come from Windsor Road. She is also concerned about property values and tax implications. She said she does not like the precedent being set of allowing a reduced distance from neighboring properties. She said that the subject property has inadequate field tile, and it floods.

- f. Fred Delcomyn, who lives south of the proposed solar farms and along with his wife donated the land for the proposed park, said he objects to this proposal for two particular reasons. He said first, authorizing the PV solar farm seems to him to subvert the prohibition on industrial development within one-half mile of a city boundary. He said a second reason for opposing this project is the strong negative impact it would have on the proposed park adjacent to it. He also said the proposed solar farm seems to go against the City of Urbana Comprehensive Plan and the Urbana Park District's plans for a park to the south were based on that Comprehensive Plan. He said he thinks that the idea of having residences next to the park is ideal. He said part of the idea for the proposed park is that residential development would be adjacent to the park, would blend in with the park, and the park would be actually an amenity that would help attract developers to develop this area. He asked that the Board reject the project..

APPROVED SPECIAL CONDITIONS FOR CASE 111-S-23

- A. **The approved site plan consists of the following documents:**
- **Site Plan received March 1, 2024.**
 - **Screening Plans received March 1, 2024.**

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 required to ensure the following:

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

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

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

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, 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.

- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of “A-” by Kroll’s within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.

4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**

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.**

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).**
 - 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. A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant**

Drainage District shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

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

That drainage district tiles are protected.

- M. **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.

- N. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

- O. **Underground drainage tile shall be investigated and identified as follows:**
- 1. 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.**
 - 2. 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.**
 - 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 - 4. 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 standards.**
 - 5. Any tile found shall be protected from disturbance.**
 - 6. 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.**
 - 7. 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.

- P. Construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

That construction noise impacts are reduced for neighbors

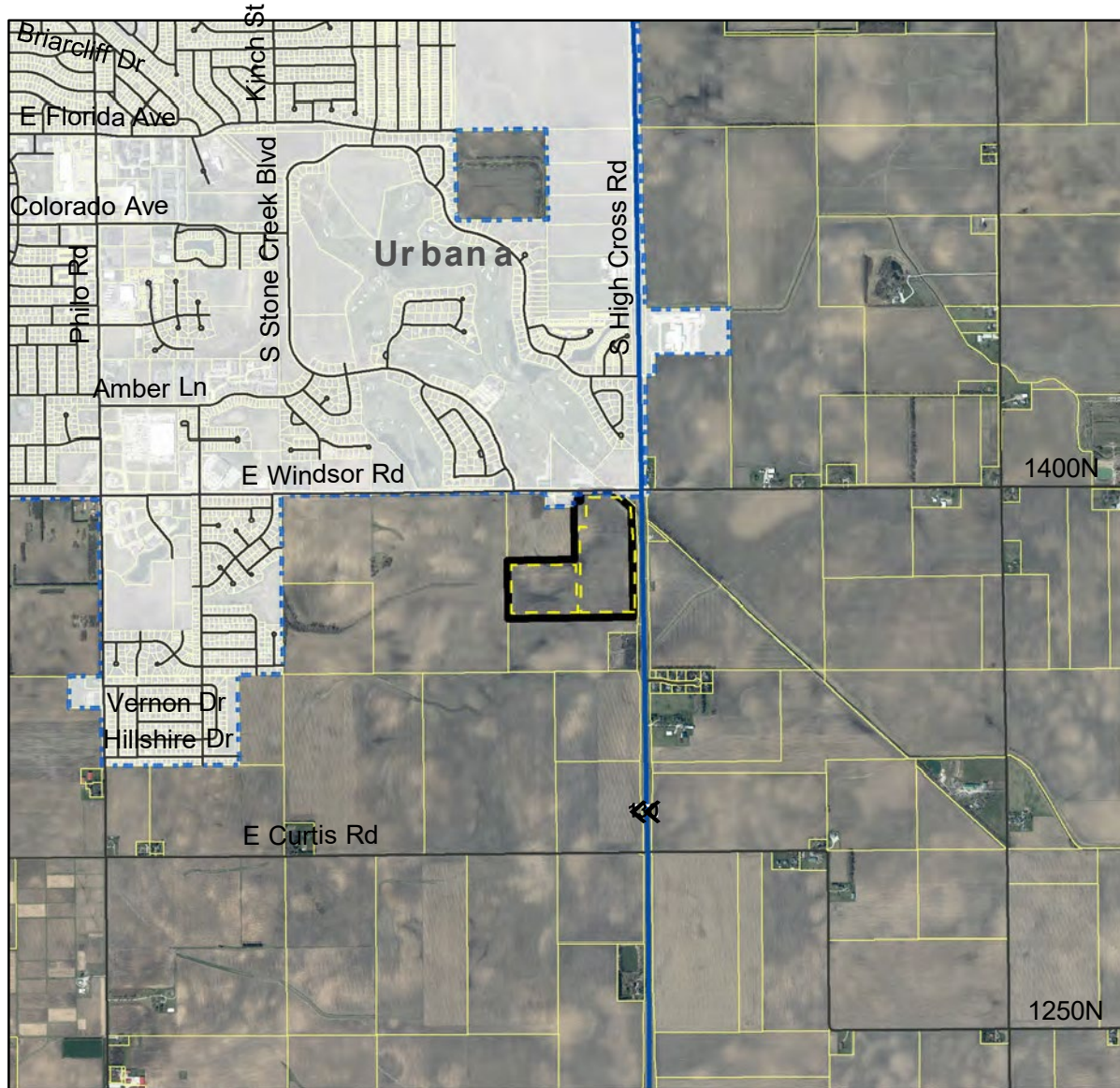
ATTACHMENTS




- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan received March 01, 2024
- C Revised Screening Plan received March 01, 2024
- D Case 126-S-23 Finding of Fact, and Final Determination as approved by the ZBA on April 11, 2024

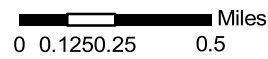
Location Map

Cases 126-V-23 & 127-S-23
January 25, 2024

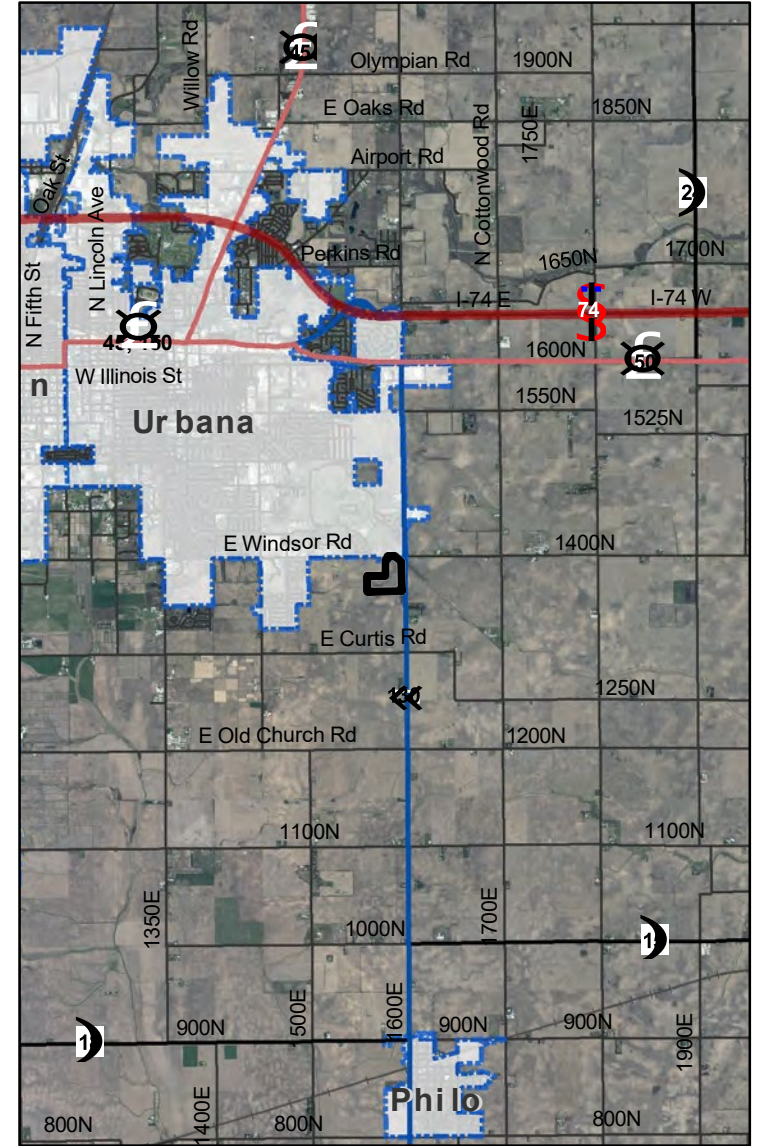
Subject Property



-  Subject Property
-  Solar Farm Fenced Areas
-  Parcels



Property location in Champaign County



Pond St
Myra Ridge Dr
Rocky Ln
River Birch Ln
Muirfield Pl

S Cottonwood Rd

S Lincoln Ave
S Race St
S Vine St
Philo Rd
E Main St
Kinch St

S Cottonwood Rd

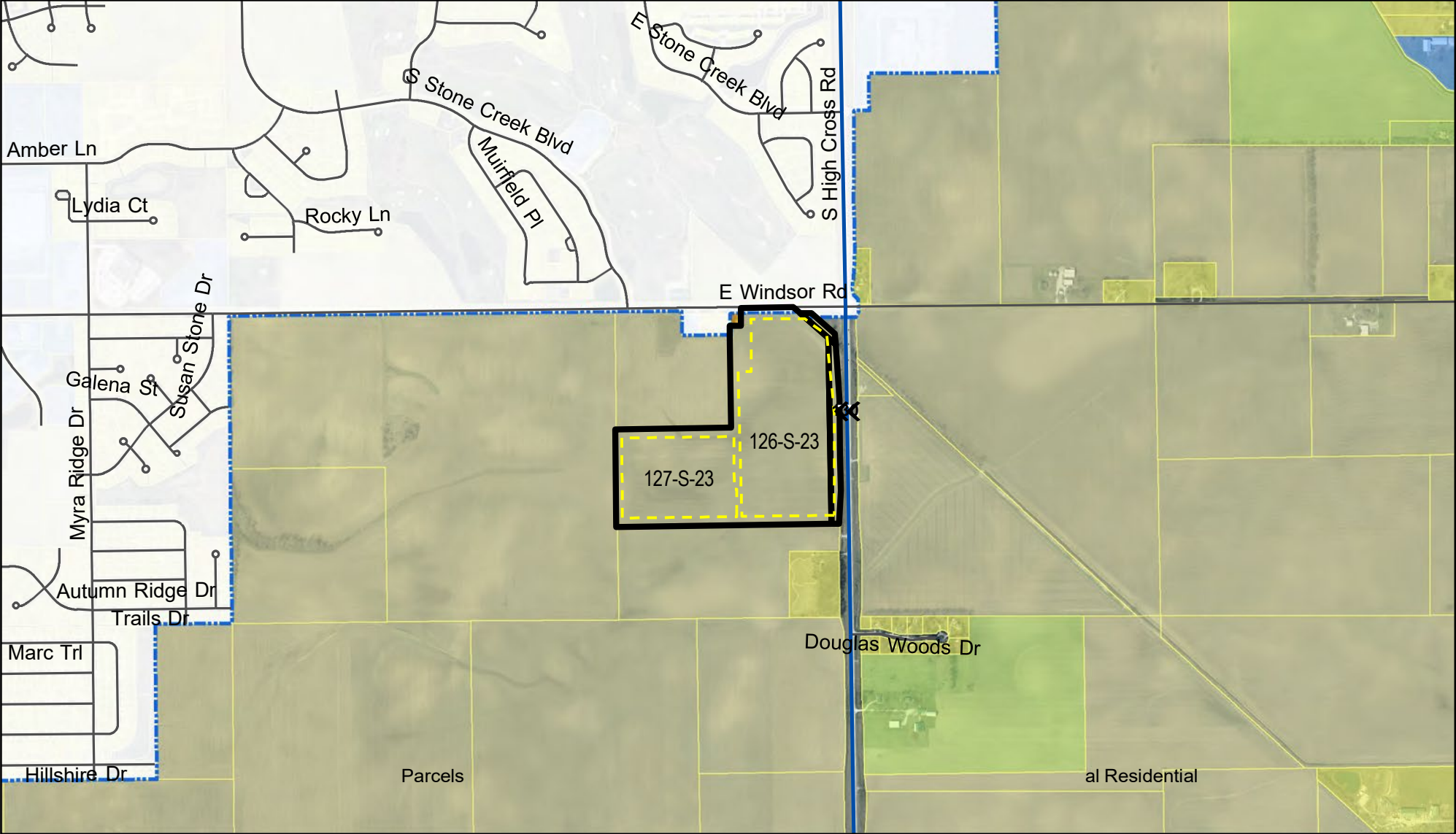
1800E

1900E

1950E

Land Use Map

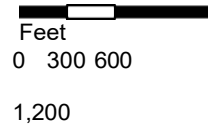
Cases 126-V-23 & 127-S-23
January 25, 2024



-  Subject Properties
-  Solar Farm Fenced Areas
-  Agriculture
-  Ag/Residential

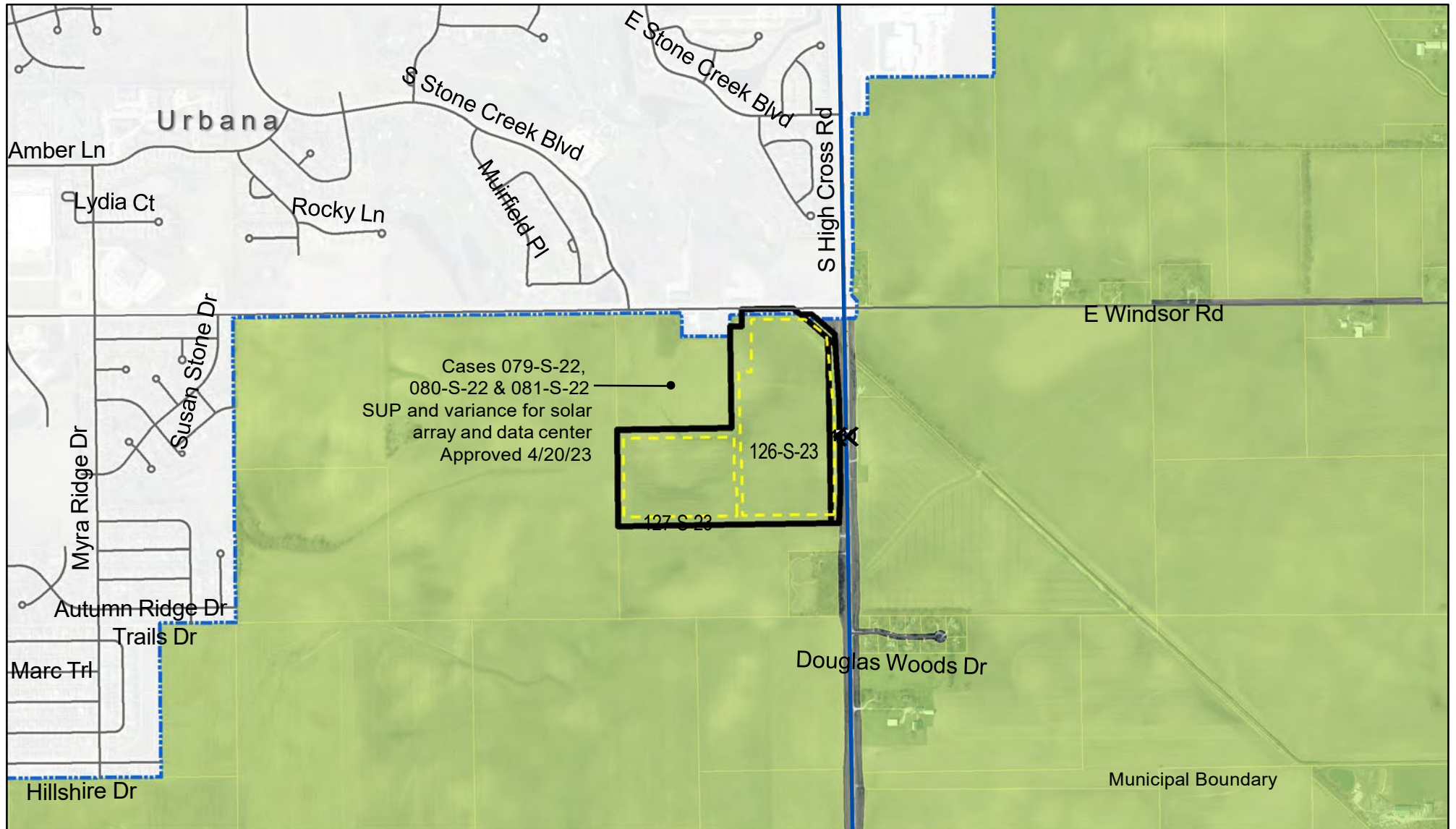


Commercial Utility

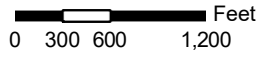


Zoning Map

Cases 126-V-23 & 127-S-23
January 25, 2024



- Subject Properties
- Solar Farm Fenced Areas
- AG-2 Agriculture



S
Cree
Blvd

S
Stone
Cree
Blvd

E Windsor Rd Co Rd 1400 N

Windsor

444'

326'

549'

500'

800'

120'

58'

374'

374'

479'

State Rte 130

S High Cross Rd
Co Rd 1600 E

High Cross Rd



Data Source(s): Westwood (2024); NAIP (2021),
Champaign County (2018), U.S. Census Bureau
(2022).

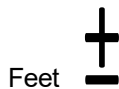
Legend

! Proposed Pole Location

Parcel Boundary

Bonacci Site 1 Solar Project

Champaign County, Illinois



PV SYSTEM DESCRIPTION	
RACKING SYSTEM	SINGLE AXIS TRACKER SYSTEM
MODULE TYPE	LONGI LR5-72HBD-550M (550W) MODULES
MODULE QTY.	9,542
INVERTERS	(14) YASKAWA SOLECTRIA XGI 1500-250/250-600 (250kW) PER PHASE
TRANSFORMERS	(2) 2,000 kVA 600V: TBD KV DELTA, PAD MOUNTED, OIL FILLED (FR3)
SYSTEM SIZE (DC)	5,248.10 kW
SYSTEM SIZE (AC)	3,500.00 kWAC
LAT/LONG	40.080235°, -88.165976°
AZIMUTH (°)	180°
TILT ANGLE (°)	-60°/+60°
PITCH	22 FEET 3 INCHES (33% GCR)
SNOWLOAD	25 PSF
WINDSPEED	90 MPH
SEISMIC DESIGN CAT.	A
SOLAR SITE ACREAGE	~22.49

Proposed Overhead Line

Perimeter Fence

Proposed Trench

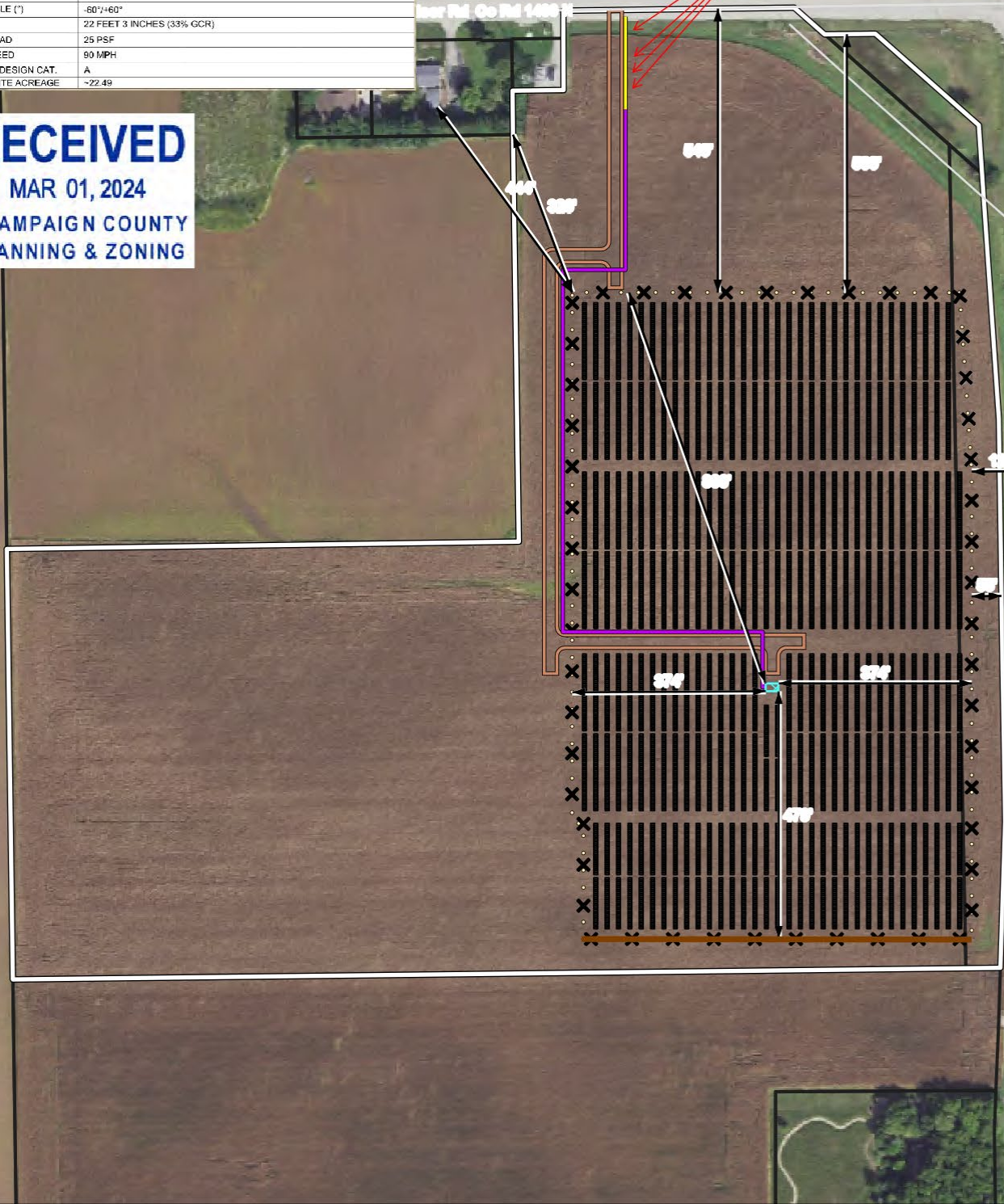
Inverter Pad

Project Boundary

Site Access Gravel Road

105

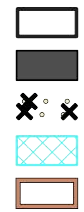
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 CHAMPAIGN COUNTY
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Map Document: N:\0045891.03_GSI_ArcPro\F0045891_03_040_SUPApplication\Exhibits_231205.aprx 2/28/2024 12:48 PM Allaloy



Westwood
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.



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Screening Planting Schedule

SHRUB	SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SIZE	SPACING (S.C.)
1	SB	40T		TECHNIO UNIBIVITALE / YINBA DODECAFOLEA BULGICHRIF	10' 10" D.C.		
2	WA	40T		WEATHERLEAF VIBURNUM / VIBURNUM AUSTRIACUM AULEGICHRIF	10' 10" D.C.		
3	WP	40T		WITCHAMNION OBTUSIFOLIUM / VIBURNUM AUSTRIACUM AULEGICHRIF	10' 10" D.C.		
4	WS	40T		SUNNIBERRY VIBURNUM / VIBURNUM AUSTRIACUM AULEGICHRIF	10' 10" D.C.		

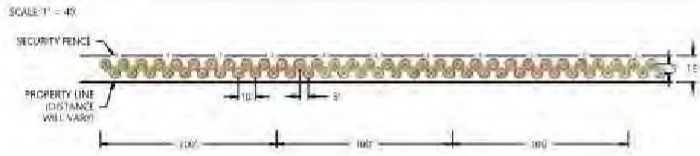
ABBREVIATIONS: BB# - BALLED AND BURLAPPED CAL - CALIPER HT - HEIGHT MIN - MINIMUM D.C. - DIAMETER SR - SPREAD QTY - QUANTITY CONT - CONTAINER

NOTES:
 1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
 2. SCREENING PLANT SCHEDULE INCLUDES SUGGESTED PLANTINGS HAVE BEEN SELECTED FROM APPROVED SPECIES LIST FROM THE LAKE COUNTY GOVERNMENT CENTER WASTE PLAN, APPENDIX A. OTHER SPECIES MAY BE SELECTED BASED UPON MARKET AVAILABILITY AND PRICING BUT THEY MUST BE FROM THE APPROVED SPECIES LIST

Vegetative Screening Selection and Intent

THE PROPOSED PLANS INCLUDE VEGETATIVE SCREENING WHICH UTILIZES NATIVE OR ADAPTED SHRUBS AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO HIDE STREET VIEWS OF THE ROADS. ONE BENEFIT TO USING NATIVE PLANTS IS THAT THEY ARE ACCUSTOMED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS, THIS ALLOWING FOR A QUICKER ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE SCREEN IS COMPOSED OF EVERGREEN SHRUBS THAT CAN PROVIDE LUSH GREEN YEAR ROUND, SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE FOLIAGE AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SUCH THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES MIGHT DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FORAGE, AND WINTER HABITAT AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER BY CREATING A THICK NATURAL HEDGE.

Planting Detail



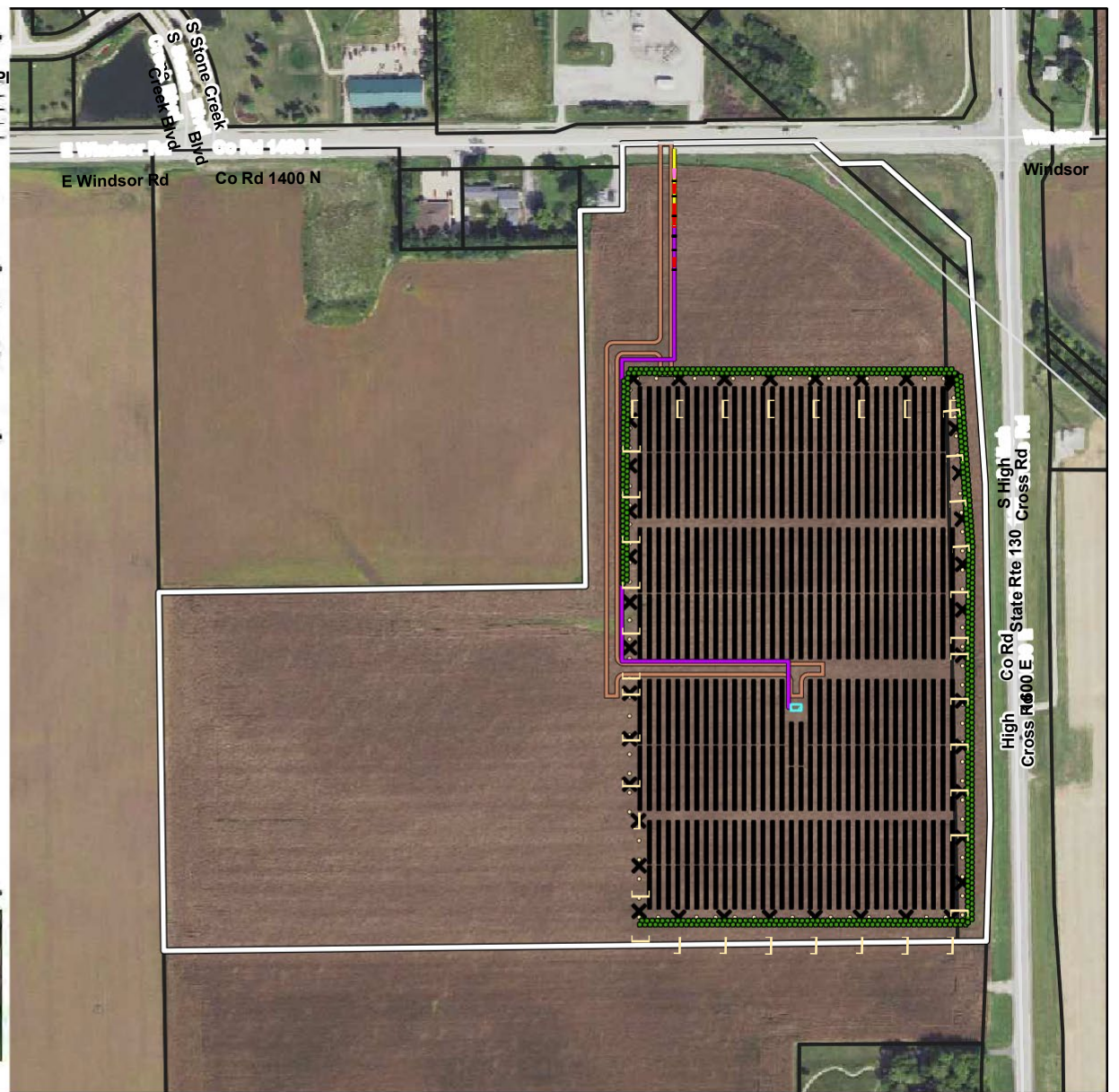
Site Legend

- PROJECT BOUNDARY
- LOT LINES
- EASEMENT LINES
- DEVELOPER CONTOUR
- 1' INTERVAL CONTOUR
- EXISTING OVERHEAD
- PROPOSED SOLAR ARRAY
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED ELECTRICAL EQUIPMENT
- UNDERGROUND COLLECTION
- LANDSCAPE BUFFER SCREENING

Seeding Legend

- ARRAY SEED MIX TOTAL AREA (25.3 AC)
 - PERIMETER SEED MIX TOTAL AREA (0.88 AC)
- (NOTE: SEE VEGETATION MANAGEMENT PLAN FOR EXACT SEED MIXES)

Vegetative Screening Plant Materials



Data Source(s): Westwood (2024); NAIP (2021), Champaign County (2018), U.S. Census Bureau (2022).



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Legend

- Project Boundary
- Parcel Boundary
- Array Solar Panels
- Inverter Pad
- Site Access Gravel Road

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Bonacci Site 1 Solar Project

- Proposed Overhead Line Proposed Trench
- Proposed Pole Location
- Proposed POCC
- Proposed Vegetative Screening

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AS APPROVED**Case 126-S-23**
Page 49 of 61**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **126-S-23** held on **January 25, 2024, March 28, 2024, and April 11, 2024**, 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 5.7 miles from the Philo fire station, and the Philo Fire Protection District was notified of this case and their only request was to have a Knox Box.
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed project is surrounded by land in agricultural production to the west, east, and south and by a substation and vacant parcel that are within the City of Urbana to the north; and the nearest residence is about 400 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; 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.

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(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.
- 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 locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a 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:
 - a. The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - b. Relevant jurisdictions have been notified of this case. The City of Urbana stated they have no issue with plans to develop these sites as solar farms.
 - c. Neighboring landowners have been notified of this case, and some expressed concerns about noise, visual impacts, property values, the proposed park to the south, and the ability of the City of Urbana to grow to the south.

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- d. The Urbana Park District and Urbana Parks Foundation, owner of 29 acres to the south that they plan to develop as a park, expressed concerns about sufficient vegetative screening, noise, and how the proposed project goes against the City of Urbana Comprehensive Plan upon which the Urbana Park District was basing their proposed park location.
- (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 City of Urbana is aware of the proposed project and in an email received January 9, 2024, from Kevin Garcia, they stated they have no issue with plans to develop these sites as solar farms.
- (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 petitioners were made aware of this separation requirement when they applied for the Special Use Permit.
- (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 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:
- (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 relevant jurisdictions to receive either an agreement or a waiver from this requirement, 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.

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- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner is working to receive either an agreement or a waiver from relevant jurisdictions.
- (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: roadway agreements take time to establish, and that timeframe is not entirely in the control of the petitioner.

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:**
 - **Site Plan received March 1, 2024.**
 - **Screening Plans received March 1, 2024.**

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 required to ensure the following:

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

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by the Environment and Land Use Committee is required at the time of application for a**

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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:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, 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.

- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of "A-" by Kroll's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**

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8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**

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.**

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).**
 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.**

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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. **A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant Drainage District shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- M. **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.

- N. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

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- O. **Underground drainage tile shall be investigated and identified as follows:**
1. **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.**
 2. **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.**
 3. **Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 4. **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 standards.**
 5. **Any tile found shall be protected from disturbance.**
 6. **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.**
 7. **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.

- P. **Construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

That construction noise impacts are reduced for neighbors.

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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 **126-S-23** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **FFP IL Community Solar**, 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 3.5 megawatts (MW), including access roads and wiring, and

SUBJECT TO 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.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. The approved site plan consists of the following documents:**
 - **Site Plan received March 1, 2024.**
 - **Screening Plans received March 1, 2024.**
- 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. The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**
- E. A signed Decommissioning and Site Reclamation Plan that has been approved by the 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**

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Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**
- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
 3. **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 or a rating of "A-" by Kroll's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 4. **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.**
 5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 6. **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.**
 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
 9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**
- 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:**

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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.**
- 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).**
 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. **A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant Drainage District shall be provided 48 hours in which to inspect for tile and the**

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positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

- M. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**
- N. Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**
- O. Underground drainage tile shall be investigated and identified as follows:**
- 1. 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.**
 - 2. 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.**
 - 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 - 4. 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 standards.**
 - 5. Any tile found shall be protected from disturbance.**
 - 6. 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.**
 - 7. Future access shall be guaranteed for maintenance of all mutual drain tiles.**
- P. That Construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

SIGNED:

Cynthia Cunningham, Interim Chair
Champaign County Zoning Board of Appeals
ATTEST:

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
Center**
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **FFP IL Community Solar LLC documents requiring ELUC approval
from Zoning Case 126-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan
including cost estimates for the 3.5 MW PV solar array that is the
subject of Zoning Case 126-S-23**

Petitioner: **FFP IL Community Solar, LLC, a subsidiary of Forefront Power
LLC**

BACKGROUND

The petitioner, FFP IL Community Solar LLC, seeks Special Use Permit approval from the Champaign County Board construct a 3.5-megawatt (MW) Photovoltaic (PV) Solar Farm near the southeast corner of the City of Urbana.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 126-S-23:

- 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 March 11, 2024 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative 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 126-S-23 were comparable.

ATTACHMENTS

- A Case 126-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received March 11, 2024

A DECOMMISSIONING PLAN FOR

Bonacci 1 Solar Project

Champaign County, Illinois

MARCH 11, 2024

PREPARED FOR:

RECEIVED

MAR 11, 2024

CHAMPAIGN COUNTY
PLANNING & ZONING

PREPARED BY:

Westwood

Decommissioning Plan

Bonacci 1 Solar Project

Champaign County, Illinois

Prepared for:

Forefront Power, LLC
100 Montgomery Street, #725
San Francisco, CA 94104

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 00458981.03

Date: March 11, 2024

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Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan (“Plan”) has been prepared for the Bonacci 1 Solar Project (Facility) in accordance with the Champaign County (County) Zoning Ordinance, Section 6.1.5 (Ordinance) and the Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA). The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The Facility is a 3.5-Megawatt (MW) alternating current (5.248-MW direct current) solar power generation project proposed by Forefront Power, LLC (Owner) in Champaign County, Illinois. Upon completion, the Facility will comprise a solar array consisting of ground-mounted photovoltaic panels and electrical support equipment, collection lines, access roads, and fencing. The Facility is located on approximately 22.49 acres and shares some Facility infrastructure with the adjacent Bonacci 2 Solar Facility.

The useful life of solar panels is generally considered to be 35 years. At that time, the project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Facility has not operated for six consecutive months, or when the Facility has surpassed the useful lifespan of the modules and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Facility, the land use of the project area was primarily agricultural. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. All access roads and other areas compacted by equipment will be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the solar facility will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, and security fence are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of

work to be completed. Some Facility infrastructure, such as the access roads, may be left in place at the landowners' requests. In accordance with AIMA, underground utility lines, if deeper than five feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all project components from the Facility site. All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Modules

Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Racking

Racking and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Overhead and Underground Cables and Lines

All underground cables and conduits will be removed if less than 5 feet below ground surface in accordance with AIMA requirements. It is assumed that the DC cables will be run on an aboveground CAB system, therefore removal of all DC cables has been included in the estimate. AIMA also requires that cables be installed 5 feet below ground surface in agricultural areas, therefore this cost estimate assumes that only underground AC cables running to surface equipment will require removal. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

3.1.4 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the Facility and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.5 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap,

recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Fence

The fencing will be chain-link fence on the north, east, and west sides of the site and solid fence on the south side. For the purposes of this decommissioning cost estimate, it's assumed that the solid fence will be made of wood. All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.7 Access Roads

Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the owner unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacting using a chisel plow or other appropriate subsoiling equipment. All rocks larger than four inches will be removed. Topsoil that was stockpiled during the original construction will be distributed across the open area. The access roads and adjacent areas that are compacted by equipment will be decompacting.

3.1.8 Restoration of Public Roads

As required by Section 6.1.5Q(2), this Plan includes provisions for repairs to public streets used during decommissioning and reclamation of the site. Public roads that will be used to haul materials and equipment during decommissioning efforts are generally multi-lane and paved. Prior to decommissioning, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority, per Section 6.1.5Q(3). The agreement will establish the protocol for documenting the condition of roadways before and after decommissioning, as well as any obligations to repair the roads from damages sustained.

3.2 Reclamation

The Owner will restore and reclaim the site to the pre-solar farm condition consistent with the County Ordinance and AIMA. The Owner assumes that the site will be returned to farmland after decommissioning through implementation of appropriate measures to facilitate such uses. Soil testing will be performed to determine if any contaminants from equipment are present in the soil. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacting in accordance with the AIMA Decompacting Guidance

Document to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

3.2.1 Backfill of Excavations

Per Section 6.1.5Q(3)k of the Ordinance, the excavation resulting from the removal of foundation concrete shall be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original Project construction. 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. Native soils excavated during construction of the Project may be stockpiled and seeded throughout the operating lifetime of the Project. These native soils may then be used for backfill.

If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or 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 County Zoning Administrator.

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.

4.0 Best Management Practices (BMPs)

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Owner will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage under the state-specific National Pollutant Discharge Elimination System (NPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers Section 404 Permit to Discharge Dredged or Fill Material.

4.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.2 Sediment Control

Sediment controls, such as silt fence, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control.

4.4 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the state-specific NPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or the Illinois Department of Natural Resources (IDNR). A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

Please see below for a table listing the potentially necessary permits for decommissioning the Facility.

POTENTIALLY NECESSARY PERMITS FOR DECOMMISSIONING

ENTITY	Type of Permit	Description
US EPA/USACE	Wetland and water quality protection under Clean Water Act §§ 401 and 404	Section 401/404 permit or coverage under a nationwide permit if the decommissioning will impact wetlands or waters of the United States
ILLINOIS EPA	NPDES permit for construction activities, including Storm Water Pollution Prevention Plan (SWPPP)	Preparation and electronic submittal of SWPPP and Notice of Intent, as well as permit fee, to Illinois EPA for coverage under Illinois General Storm Water NPDES Permit for Construction Activities (ILR10).
ILL. DEPT. OF TRANSPORTATION (IDOT)	Size and weight limitations for vehicles on any Illinois roads.	Permits for over-size or over-weight vehicles.
IDOT	Permits required for driveway entrance.	Permits for work that may damage state roads or constructing/modifying entrances/exits to state roads.
IDOT	Permits required for road work	Permits for utility work in IDOT right-of-ways

4.5 Health and Safety Standards

Work will be conducted in strict accordance with the Owner's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the Plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the solar farm will be initiated if the project has not produced electricity for a period of up to 12 months. It is anticipated that the decommissioning activities for the project can be completed in an 8-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

6.1 Cost and Salvage Estimates

The decommissioning costs are calculated using current pricing. The purpose of updating the estimate is to recognize price trends for both decommissioning costs and the salvage and resale values of the components, as well as to reflect any current construction means and methods.

There are currently active markets for scrap steel, aluminum, and copper, used transformers and electrical equipment, and used solar panels. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com. Pricing for used panels has been discounted from prices received from We Recycle Solar for a similar project. The pricing of the used panels has incorporated the degradation from five years of use as warranted by the manufacturer (not more than 0.5% per year).

Bonacci 1 Solar Project shall provide a detailed Decommissioning Cost Estimate, prepared by an Illinois Licensed Professional Engineer, prior to the issuance of building permits, which shall include the following:

- a) Three (3) individual, gross estimated costs to perform decommissioning for: aboveground restoration, belowground restoration, and environmental remediation as set forth in Section 2 above ("Gross Cost");
- b) An increase of the Gross Cost by 25% to eliminate any discrepancy in cost estimation techniques ("Contingency");
- c) The estimated resale and salvage values associated with the Project equipment ("Salvage Value");
- d) A reduction from the Salvage Value by 30%, such that only 70% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by the 70% is the ("Salvage Credit").

Thus, the Decommissioning Cost Estimate formula is: Gross Cost + Contingency – Salvage Credit = the “**Decommissioning Cost Estimate**”. The Gross Cost + Contingency for the Bonacci 1 Solar Project is approximately \$571,774 with a Salvage Credit of \$392,776. Therefore, the Decommissioning Cost Estimate is **\$178,998**.

6.2 Financial Assurance Plan

Forefront Power, LLC 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.

6.3 Use of Funds

Per Section 6.1.1A(9) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the solar facility when any of the following occur:

- a. No response is received from the landowner withing thirty (30) days from initial notification by the Zoning Administrator;
- b. The landowner does not enter, or breaches any term of a written agreement with the County to remove the Project;
- c. Any breach or performance failure of any provision of this Plan;
- d. The owner of record has filed a bankruptcy petition, or compromised the County’s interest in the letter of credit in any way not specifically allowed by this Plan;
- e. A court of law has made a finding that the Project 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 Ordinance; or
- g. Any other conditions to which to the County and the landowner mutually agree;

Additionally, per Section 6.1.5Q(5) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the project when any of the following occur:

- a. In the event that the Project or component thereof ceases to be functional for more than six months after it starts producing electricity of the Owner is not diligently repairing the Project or component;
- b. In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
- c. There is a delay in the construction of the Project of more than 6 months after construction on that Project begins.
- d. The Project or any components 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.
- e. The Project or any components thereof that is otherwise derelict for a period of 6 months.
- f. The Project is in violation of the terms of the SUP for a period exceeding ninety (90) days.
- g. The Applicant, its successors in interest, and all parties to this Plan has failed to maintain financial assurance in the form and amount required by the SUP or compromised the County's interest in this Plan.
- h. The County discovers any material misstatement of fact of misleading omission of fact made by the Applicant in the course of the SUP Zoning Case.
- i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. of the Ordinance or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

Per Section 6.1.5Q.(6), the Zoning Administrator may, but is not required to, deem the Project abandoned, or the standards set forth in Section 6.1.5Q.5. met, with respect to some, but not all, of the Project. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to that portion of the Project only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Project.

6.4 Standard Conditions for Decommissioning

The following conditions shall apply, per Section 6.1.5Q(3) of the Ordinance:

- a. The applicant or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
- b. The applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the Project shall in no way affect or change the applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to this Plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the Project.

- c. The County and its authorized representatives are authorized for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
- d. At such time as decommissioning takes place, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- e. The Applicant, its successors in interest, and all parties to this Plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- f. The Applicant, its successors in interest, and all parties to this Plan shall be obliged to perform the work in this Plan before abandoning the Project or prior to ceasing production of electricity from the Project, 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.
- g. This plan shall provide for payment of 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. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator (see Section 2.3 of this Plan.)
- i. Underground electrical cables of a depth of 5 feet or greater may be left in place (see Section 2.5 of this Plan).
- j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows. Please see Section 2.8.2 of this Plan for this information as it pertains to site restoration:
 - 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 Project 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 Project 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 Project. The methods for storing the excavated native soils during the operating lifetime of the Project 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 this Plan be deemed invalid by a court of competent jurisdiction, the Project's SUP shall be deemed void.
- l. The Applicant's obligation to complete this Plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
- m. The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of this Plan's requirements shall not be capped by the amount of financial assurance.
- n. If the Applicant 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 Project 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.

Attachment A

Decommissioning Cost Estimate

Bonacci 1 Solar Project

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	\$21,500.00	\$21,500

Mobilization was estimated to be approximately 7% of total cost of other items.

Permitting

County Permits	1	Lump Sum	\$10,000.00	\$10,000
State Permits	1	Lump Sum	\$20,000.00	\$20,000

Subtotal Permitting **\$30,000**

Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.

Civil Infrastructure

Remove Gravel Surfacing from Road	571	Cubic Yards (BV)	\$2.69	\$1,537
Haul Gravel Removed from Road to Landfill (Clinton, IL)	714	Cubic Yards (LV)	\$6.61	\$4,718
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	925	Tons	\$0.00	\$0
Remove Geotextile Fabric from Beneath Access Roads	2,981	Square Yards	\$1.40	\$4,173
Haul Geotech Fabric to Landfill (Clinton, IL)	0.8	Tons	\$18.21	\$15
Dispose of Geotech Fabric	0.8	Tons	\$81.00	\$66
Remove and Load Culvert from Beneath Access Roads	1	Each	\$420.00	\$420
Haul Culvert Removed from Access Roads to Landfill (Clinton, IL)	0.3	Tons	\$18.21	\$5
Dispose of Culvert	0.3	Tons	\$81.00	\$24
Grade Road Corridor (Re-spread Topsoil)	925	Linear Feet	\$2.22	\$2,057
Decompact Road Area	0.6	Acres	\$89.03	\$55
Remove Chainlink Fence	3,279	Linear Feet	\$7.22	\$23,671
Haul Chainlink Fence to Metal Recycling (Urbana, IL)	17	Tons	\$5.46	\$95
Remove Solid Fence	752	Linear Feet	\$22.33	\$16,777
Haul Solid Fence to Landfill (Clinton, IL)	15	Tons	\$18.21	\$274

Subtotal Civil Infrastructure **\$53,887**

Civil removal costs are a combination of StDOT unit costs where applicable, RSMeans cost for Champaign, IL, and industry standards provided to Westwood.

Structural Infrastructure

Remove Steel Foundation Posts (Arrays, Equipment)	1,743	Each	\$15.31	\$26,687
Haul Array Steel Post to Metal Recycling (Urbana, IL)	125	Tons	\$4.68	\$587
Remove Tracker Racking per String	734	Each	\$92.77	\$68,096
Haul Tracker Racking to Metal Recycling (Urbana, IL)	275	Tons	\$4.68	\$1,287
Remove Drive Motor Posts	267	Each	\$15.31	\$4,088
Haul Drive Motor Posts to Metal Recycling (Urbana, IL)	19	Tons	\$4.68	\$90

Subtotal Structural Infrastructure **\$100,835**

Steel removal costs were calculated by using RSMeans information for demolition of steel members.

Hauling calculations are based on the locations of metals recyclers.

Electrical Collection System

Remove PV Panels	9,542	Each	\$9.60	\$91,603
Haul PV 95% of Panels to Reseller (Louisville, KY)	323	Tons	\$48.99	\$15,811
Haul 5% of PV Panels to Landfill (Clinton, IL)	17	Tons	\$18.21	\$309
Dispose of PV Panels	17	Tons	\$81.00	\$1,376
Remove Combiner Boxes	14	Each	\$60.00	\$840
Remove Equipment Skids	1	Each	\$1,107.22	\$1,107
Remove Equipment Pad Frames and Foundations	1	Each	\$3,256.96	\$3,257
Haul Concrete Foundations	39	Tons	\$9.37	\$368
Dispose of Concrete from Foundations	39	Tons	\$81.00	\$3,179
Haul Equipment to Transformer Disposal (Tinely Park, IL)	1	Each	\$601.23	\$601
Remove SCADA Equipment	1	Each	\$2,000.00	\$2,000
Remove DC Collector System Cables (copper)	5.25	Per MW	\$2,000.00	\$10,496
Remove Underground (AC) Collector System Stub-Ups	1	Locations	\$400.00	\$400
Load and Haul Cables for Recycling	47.2	Tons	\$4.68	\$221

Subtotal Electrical Collection **\$131,568**

Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.

Gen-Tie System

Remove Overhead Cables	315	Feet	\$7.90	\$2,489
Loadout Overhead Cables	0.6	Tons	\$37.00	\$23
Haul Overhead Cables	0.6	Tons	\$4.68	\$3
Remove and Load Timber Transmission Poles	5	Each	\$417.97	\$2,090
Haul Timber Poles to Landfill (Clinton, IL)	16	Tons	\$18.21	\$296
Haul Hardware, Bracing, and Attachments to Landfill (Clinton, IL)	3	Cubic Yards	\$24.83	\$68
Dispose of Transmission Pole Components	5	Each	\$81.00	\$405
Topsoil and Revegetation at Removed Poles	5	Each	\$3.05	\$15
Subtotal Transmission System				\$5,388

Site Restoration

Stabilized Construction Entrance	1	Each	\$2,000.00	\$2,000
Perimeter Controls (Erosion and Sediment Control)	1,639	Linear Feet	\$3.77	\$6,180
Permanent Seeding on Roadway Areas	0.6	Acres	\$5,307.87	\$3,269
Till to Farmable Condition on Array Areas	22	Acres	\$158.78	\$3,571
Subtotal Site Restoration				\$15,020

Project Management

Project Manager	12	Weeks	\$3,749.00	\$44,988
Superintendent (half-time)	12	Weeks	\$1,762.50	\$21,150
Field Engineer (half-time)	12	Weeks	\$1,634.50	\$19,614
Clerk (half-time)	12	Weeks	\$375.00	\$4,500
Subtotal Project Management				\$90,252

Standard industry weekly rates from RSMMeans.

Subtotal Demolitions/Removals				\$448,450
Contingency (25%)				\$112,113
County Administration (2.5%)				\$11,211

Subtotal Demolition and Administration Costs **\$571,774****Salvage**

Fencing (Chain Link)	17	Tons	\$207.52	\$3,623
Steel Posts	125	Tons	\$207.52	\$26,043
Module Racking	275	Tons	\$207.52	\$57,120
PV Modules	9,065	Each	\$42.08	\$381,406
Transformers and Inverters	1,873	Pounds	\$0.27	\$506
Transformers (Oil)	1,520	Gallons	\$0.70	\$1,064
DC Collection Lines (Copper)	91,750	Pounds	\$0.97	\$88,768
AC Collection Line Stub-Ups (Aluminum)	2,625	Pounds	\$0.74	\$1,929
Transmission Lines (Steel)	0.2	Tons	\$306.18	\$73
Transmission Lines (Aluminum)	786	Pounds	\$0.74	\$578

Subtotal Salvage **\$561,109****Salvage Credit** **\$392,776**

Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.

Decommissioning Cost Estimate (Gross Cost + Contingency – Salvage Credit) **\$178,998****Minimum Financial Assurance** 22 Acres \$1,000 **\$22,490**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Bonacci 1 Solar Facility, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or State Department of Transportation (DOT) bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Facility life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. This cost estimate has been prepared based on the preliminary site layout provided by Forefront Energy, LLC and update February 28, 2024. Quantities that were not available when this Decommissioning Plan was prepared were estimated based on projects of similar size and design.
2. A facility of this size and complexity requires a full-time project manager with half-time support staff.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. Since State DOT unit prices are used, where possible, and the other costs are based on RSMeans Construction Costs, the labor rates will reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a SWPPP and SPCC Plan. The cost for these documents was split between the two phases.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as “daily cover” at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. The selected disposal facility (Clinton Landfill Inc) is located in Clinton, IL, approximately 50 miles from the project site. Hauling costs to the landfill are estimated to be \$18.21 per ton.
8. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site during construction to replace the aggregate removed from the road.
9. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road adjacent to wetlands and drainage swales.
10. Topsoil is required to be stockpiled on site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as \$89.03 per acre, and tilling to an agriculture-ready condition is estimated as \$158.78 per acre.
11. Tracker array posts are lightweight “I” beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately \$15.31.

12. The selected metal recycling facility (Mack's Twin City Recycling) is located in Urbana, IL, approximately 8 miles from the project site. Hauling costs to the recycling facility are approximately \$0.58 per ton mile, or \$4.68 per ton.
13. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.61 inches. The facility has 9,542 modules, 35,467 feet of array, weighing 266 tons. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about \$247 per ton.
14. The solar panels for this project measure approximately 3.72 feet by 7.40 feet and weigh 72 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 36 panels per hour.
15. One equipment skid, consisting of string inverters, a transformer, and a panel on a metal frame, is assumed to be used for the project. The skids weigh approximately 13,000 pounds and can be disconnected by a crew of electricians. The inverters contain copper or aluminum windings.
16. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them.
17. The underground collector system cables are placed in trenches with a minimum of 5 feet of cover in agricultural areas in accordance with AIMA guidelines. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
18. The Facility is assumed to have one entrance from the existing roadway, therefore one rock construction entrance has been included. Although the exact access road design is in progress, one culvert has also been included.
19. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
20. Metal salvage prices (steel, aluminum, copper) are based on October 2023 quotes from www.scrapmonster.com for the Midwest. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
21. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
22. The salvage value for steel uses pricing from the Midwest United States at \$305 per metric ton, or \$276.69 for U.S. ton.
23. Solar module salvage values are shown in current values, assuming near-new conditions for the first few years of operations. Solar modules are anticipated to degrade at approximately 0.50% per year, or 88% after 25 years. There is currently a robust market for used solar panels. We have assumed that as long as the modules are producing power, they will have economic value.
24. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Region United States, at \$0.36 per pound.
25. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the

wire prior to recycling. The estimate uses the Midwest prices of #2 insulated copper wire with a 50% recovery rate (\$1.29/pound) and E.C. Aluminum Wire (\$0.98/pound).

26. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.
27. According to Zoning ordinance section 6.15Q(4)b.(g), a financial assurance of \$1,000 per acre is required. Total area enclosed within the fence is approximately 22.49 acres.

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **Recommendation for County Board Special Use Permit
Case 127-S-23**

Request: **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, and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: A waiver 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.

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.

Petitioner: **FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC**

BACKGROUND

The petitioner would like to construct two Community PV Solar Farms under cases 126-S-23 and 127-S-23, on three tracts of land totaling 55.81 acres near the southeast corner of the City of Urbana.

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND APPROVAL” of this County Board Special Use Permit at its April 11, 2024 meeting.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. The City of Urbana has waived the requirement for having two meetings.

There are sixteen approved special conditions for case 127-S-23 listed below.

Several members of the public expressed concerns over the project; which are summarized under “Public Comments” below.

PUBLIC COMMENTS

Regarding public comments:

- (1) The following is a summary of emails received prior to the January 25, 2024, ZBA meeting:
 - a. In an email received January 24, 2024, Derek Liebert, Superintendent of Planning and Operations for the Urbana Park District, said the Urbana Park District would like to raise objections to the proposed solar farms. He said the adjacent property to the south was donated to the Urbana Parks Foundation for a park site, consistent with the City of Urbana 2005 Comprehensive Plan. He made eight requests of the solar farm developers should the solar project proceed:
 - (a) Planting of tree screen on the south of the proposed solar array to the full extent of the future park site
 - (b) A berm that additional screens and attenuates noise from the solar array inverters.
 - (c) Ongoing annual monitoring of the noise to confirm compliance with maximum allowable noise regulations.
 - (d) Dark sky lighting with neighbor cutoff to control light trespass
 - (e) Notification of any site changes/addition of any buildings, above or below ground infrastructure
 - (f) No temporary buildings, storage of materials, equipment and/or stockpiling on site.
 - (g) No third-party uses/users or leasing of site
 - (h) Ongoing management of plantings for the control of invasive and noxious species.
 - b. In an email received January 24, 2024, Kevin Garcia, Planner and Zoning Administrator for the City of Urbana, rescinded their waiver request to give the City and the Urbana Park District additional time to discuss the solar farm and proposed park.
 - c. In an email received January 25, 2024, Ellen Kirsanoff, Urbana Parks Foundation Vice-President, said the Urbana Park District and Urbana Parks Foundation are not opposed to solar development. She said this solar development, being immediately adjacent to a new park land slated for development in the future, could have a very negative impact on the new park to come. The Urbana Parks Foundation is not in favor of this development due to its proximity to their future park site.
 - d. In an email received January 24, 2024, Natalie and Robert Rodrigues, who live in Douglas Woods Subdivision, said they object to the request for two special use permits. They expressed concerns about visual impacts and being able to enjoy the surrounding rural area. They also support the development of the park south of the proposed solar farms and believe the solar farms would make the park not happen. They are concerned about impacts on natural areas and resources, water quality and drainage. They are also concerned about their property values. They want responsible solar

power in the community that balances the demand for renewable energy with the interests of Champaign County and its residents.

- e. In an email received January 24, 2024, Rita Weisiger, who lives in Douglas Woods Subdivision, said they disapprove of installing a solar farm at this location. They expressed concern about impacts on the proposed park and on natural landscapes in the area.
- f. In an email received January 24, 2024, Richard Bodine, who lives in Douglas Woods Subdivision, said he opposes the proposed solar farm, referencing the reasons expressed by Natalie Rodrigues.
- g. In an email received January 24, 2024, Sherry Hingtgen, who lives in Douglas Woods Subdivision, said she objects to the two special use permits for the proposed solar farms. She expressed concern about property values, contamination of their water wells, potential health concerns, drainage, visual impacts, and farmland protection.
- h. In an email received January 24, 2024, Kelly Moss, who lives in Douglas Woods Subdivision, said they were against the proposed solar farm, especially with the proposed park. They feel they would be pushed to consider moving from Urbana if the solar farm is built. They noted the flooding issues a nearby solar project had along Windsor Road. They expressed concern for environmental impacts on wildlife in the area.
- i. In an email received January 25, 2024, Carolyn and Ralph Trimble said the zoning provisions currently in place provide reasonable protection for the future park land now owned by the Urbana Parks Foundation. The waivers requested, if granted, would allow development of a solar project in the wrong place, highly detrimental to the future park. Solar projects can be good when they are properly placed. This proposal is not good because its placement is bad for the community as a whole. Please deny the requests for waivers for the proposed solar development.
- j. In an email received January 25, 2024, Kathy Panski said she recently purchased land on the east side of IL 130 directly across from the proposed solar farm. She said they do not want an industrial development at this location and want to protect the natural state of the property. She also expressed support for development of the park.
- k. In an email received January 25, 2024, Peter and Patricia Kale, who live in Douglas Woods Subdivision, said they object to the requests for the Special Use Permits. They said their land and the land around them is zoned for agriculture and single-family homes, and a solar farm would be unsightly, would not benefit the community or surrounding environment. They also expressed concern about drainage and well water quality.

- (2) The following is a summary of testimony heard at the January 25, 2024, ZBA meeting:
- a. Mike McCormick, an attorney representing A&E Animal Hospital and the adjacent residential rental property located northwest of the proposed solar farms, said he and his clients welcome the opportunity to discuss their concerns. He said they have concerns about noise, and he hopes the equipment making noise is as far from neighboring residences as possible. He said it's important to them that they ensure noise levels now and, in the future, will be at acceptable levels. He asked about what hardship the developer might have in meeting the separation requirements to adjacent residential properties, since they did request a waiver. He expressed hope that if construction of the solar farm occurs, that construction will occur during reasonable hours, and that due diligence be done to protect infrastructure since the solar project to the west cut internet and phone service to his clients for days. He hopes that the petitioners will be willing to talk with adjacent landowners.
 - b. Mike Walker, President of the Urbana Park District Board of Commissioners, said he is very interested in the project given the Urbana Parks Foundation has 29 acres just south of the property that they have planned to make a public park. He questioned putting a light industrial application adjacent to residential areas and the proposed park. He said the projects would impact future development by Urbana in that area. He said the screening plan appears inadequate. He asked the Board to decline this location and perhaps find a location that is farther away from the active municipality that is Urbana. He said the project would affect how people can access the park site.
 - c. Lindsay Vahling, owner of A&E Animal Hospital and the adjacent residential rental property located northwest of the proposed solar farms, said she is concerned about her residential rental unit that is located next to the proposed project regarding noise, visual impacts, and her ability to charge reasonable rent. She wants to avoid the construction issues that have occurred with the solar project on the west side of her vet clinic by a different developer. She would like noise to be monitored periodically after construction.
 - d. Natalie Rodrigues, resident of Douglas Woods Subdivision, said her main concern after living here and dealing with flooding in their own house is the water and the drainage. She is concerned about the mess construction has made at the solar project to the west of the vet clinic and doesn't want to see the same thing happen with this project. She is concerned about visual impacts, their property values, and the park, and wants to maintain the rural setting they have enjoyed.
 - e. Nancy Delcomyn, who lives south of the proposed solar farms and along with her husband donated the land for the proposed park, said she is a 30-

year Urbana Park District Commissioner. She had questions about the herbicides and maintaining of the vegetation under the panels. She thinks the developers are underestimating how difficult it is to maintain a relatively weed-free zone, especially with her 20-year battle with Canadian thistle. She mentioned concerns about the types of shrubs used in the vegetative screening. She is also concerned about the City of Urbana's ability to grow to the south with a solar farm located there. She is also concerned about the park, for which she and her husband donated the 29 acres to the south back in 2017. She said access to the proposed park would be difficult off of the busy IL 130, so they thought access would come from Windsor Road. She is also concerned about property values and tax implications. She said she does not like the precedent being set of allowing a reduced distance from neighboring properties. She said that the subject property has inadequate field tile, and it floods.

- f. Fred Delcomyn, who lives south of the proposed solar farms and along with his wife donated the land for the proposed park, said he objects to this proposal for two particular reasons. He said first, authorizing the PV solar farm seems to him to subvert the prohibition on industrial development within one-half mile of a city boundary. He said a second reason for opposing this project is the strong negative impact it would have on the proposed park adjacent to it. He also said the proposed solar farm seems to go against the City of Urbana Comprehensive Plan and the Urbana Park District's plans for a park to the south were based on that Comprehensive Plan. He said he thinks that the idea of having residences next to the park is ideal. He said part of the idea for the proposed park is that residential development would be adjacent to the park, would blend in with the park, and the park would be actually an amenity that would help attract developers to develop this area. He asked that the Board reject the project..

APPROVED SPECIAL CONDITIONS FOR CASE 111-S-23

- A. **The approved site plan consists of the following documents:**
- **Site Plan received March 1, 2024.**
 - **Screening Plans received March 1, 2024.**

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 required to ensure the following:

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

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

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

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, 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.

- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of “A-” by Kroll’s within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.

4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**

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.**

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).**
 - 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. A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant**

Drainage District shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

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

That drainage district tiles are protected.

- M. **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.

- N. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

- O. **Underground drainage tile shall be investigated and identified as follows:**
1. **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.**
 2. **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.**
 3. **Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 4. **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 standards.**
 5. **Any tile found shall be protected from disturbance.**
 6. **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.**
 7. **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.

- P. Construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

That construction noise impacts are reduced for neighbors

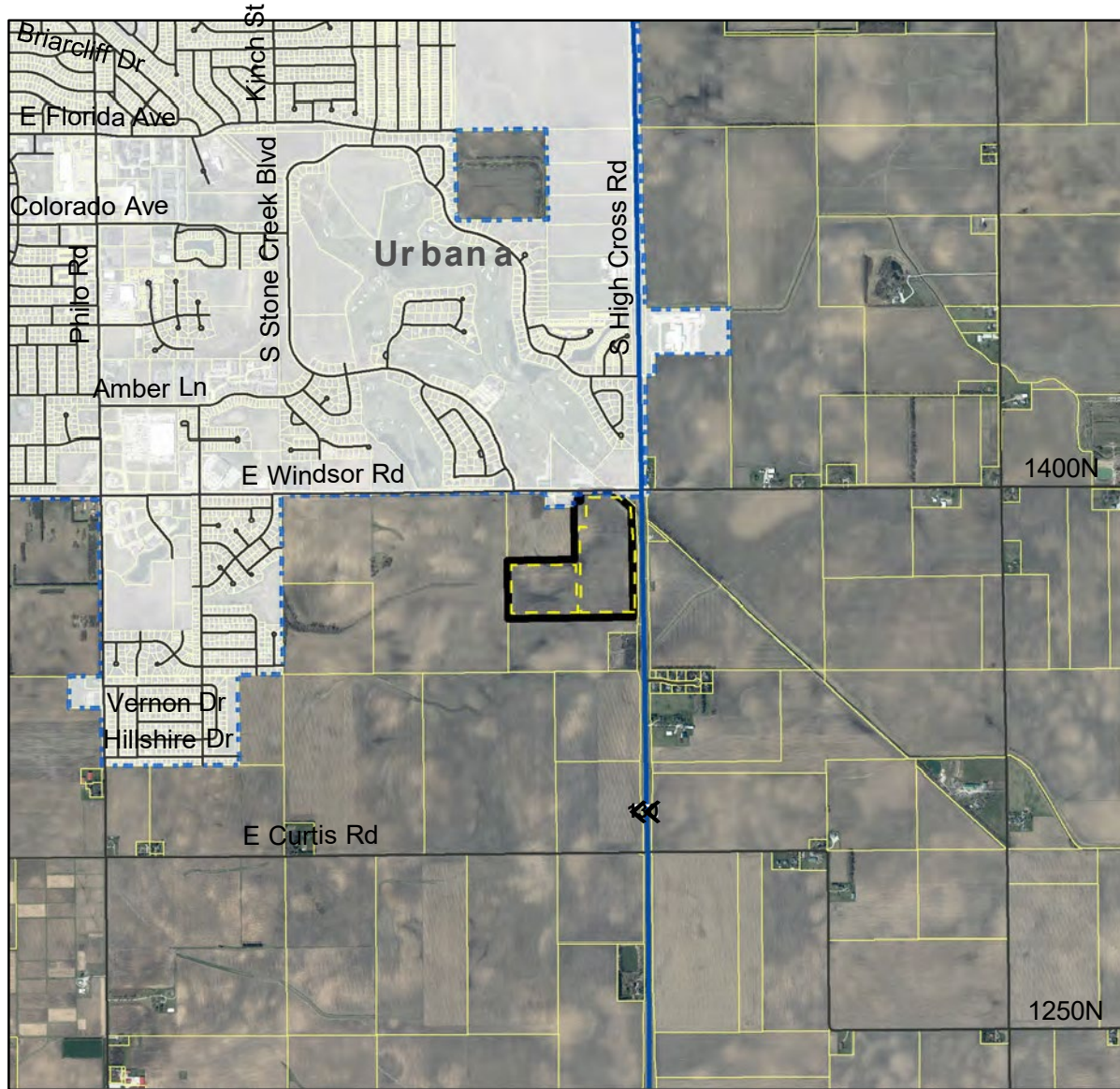
ATTACHMENTS




- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan received March 01, 2024
- C Revised Screening Plan received March 01, 2024
- D Case 127-S-23 Finding of Fact, and Final Determination as approved by the ZBA on April 11, 2024

Location Map

Cases 126-V-23 & 127-S-23
January 25, 2024

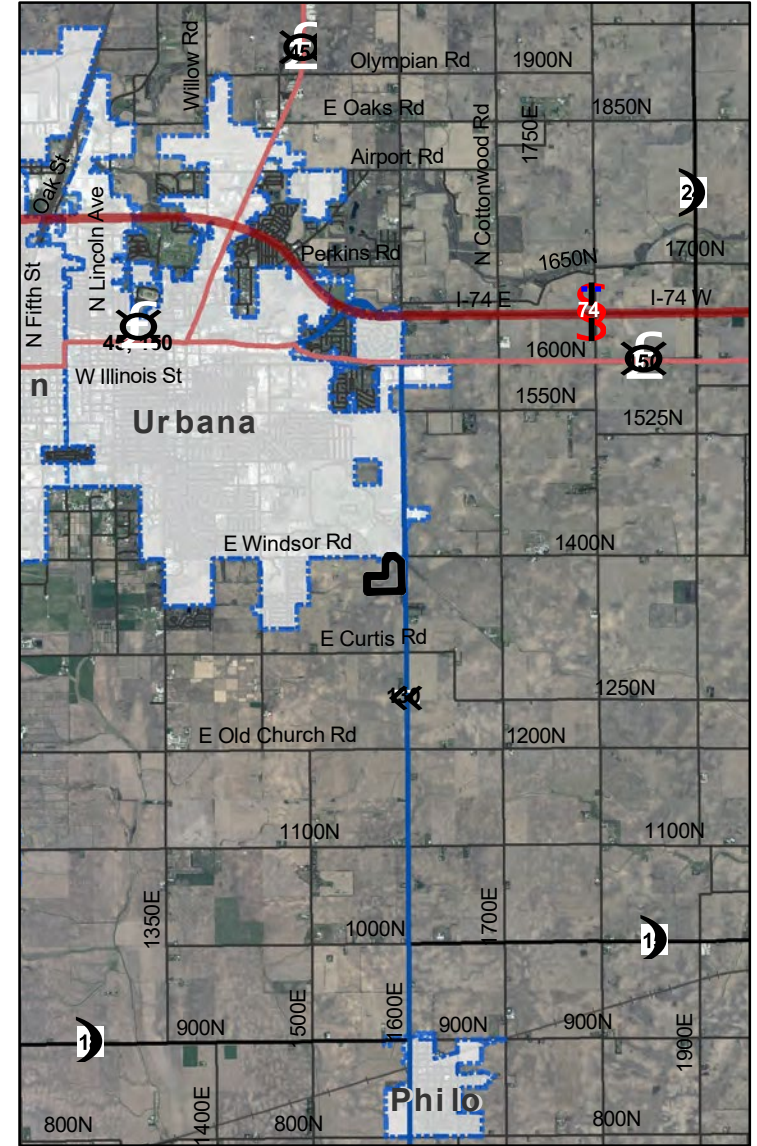
Subject Property



-  Subject Property
-  Solar Farm Fenced Areas
-  Parcels

0 0.125 0.25 0.5 Miles

Property location in Champaign County



0 0.5 1 2 Miles

Pond St

Myra Ridge Dr

Rocky Ln

River Birch Ln

Muirfield Pl

S Cottonwood Rd

S Lincoln Ave

S Race St

S Vine St

Philo Rd

E Main St

Kinch St

S Cottonwood Rd

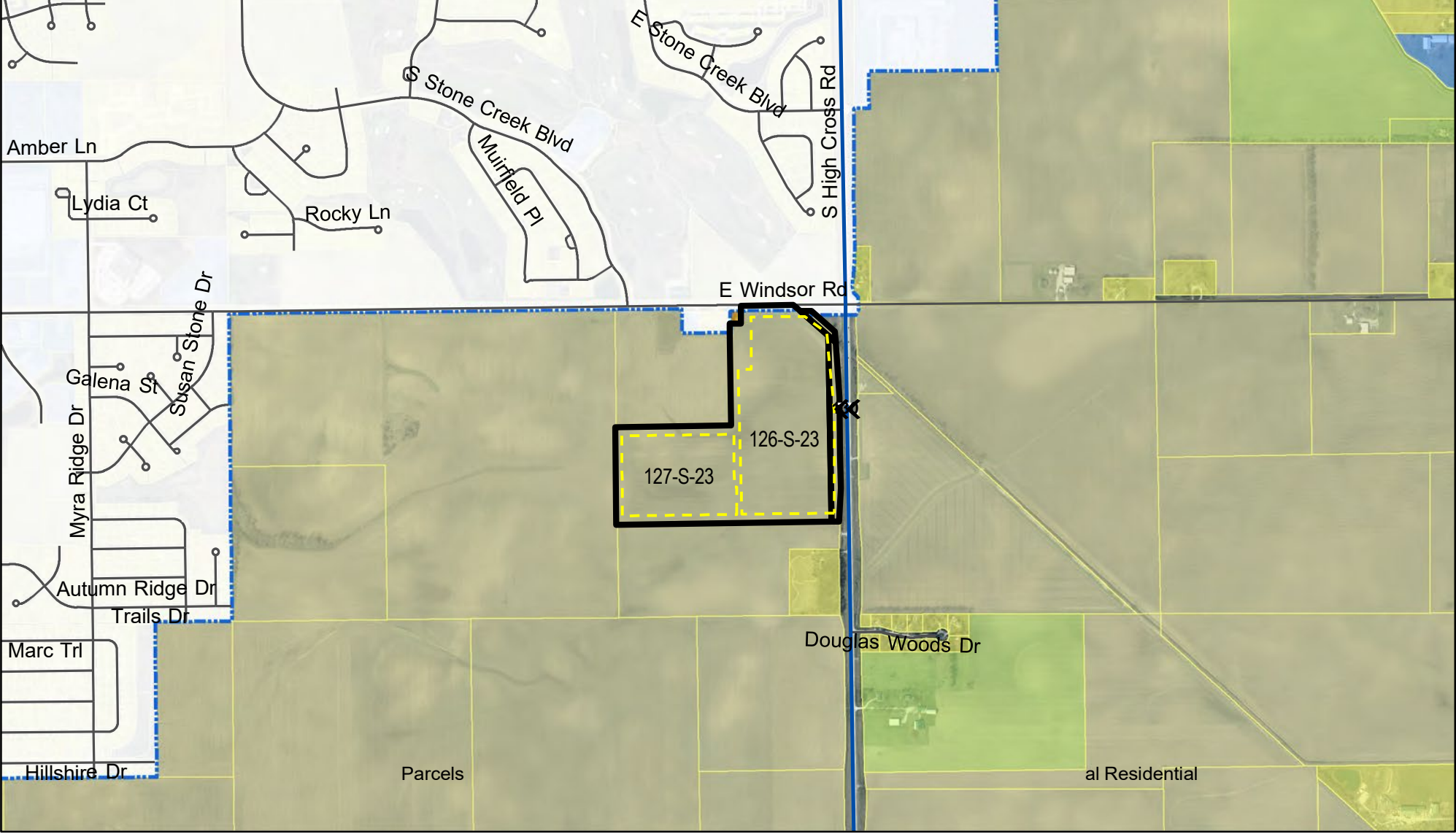
1800E

1900E

1950E

Land Use Map

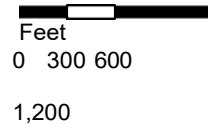
Cases 126-V-23 & 127-S-23
January 25, 2024



-  Subject Properties
-  Solar Farm Fenced Areas
-  Agriculture
-  Ag/Residential

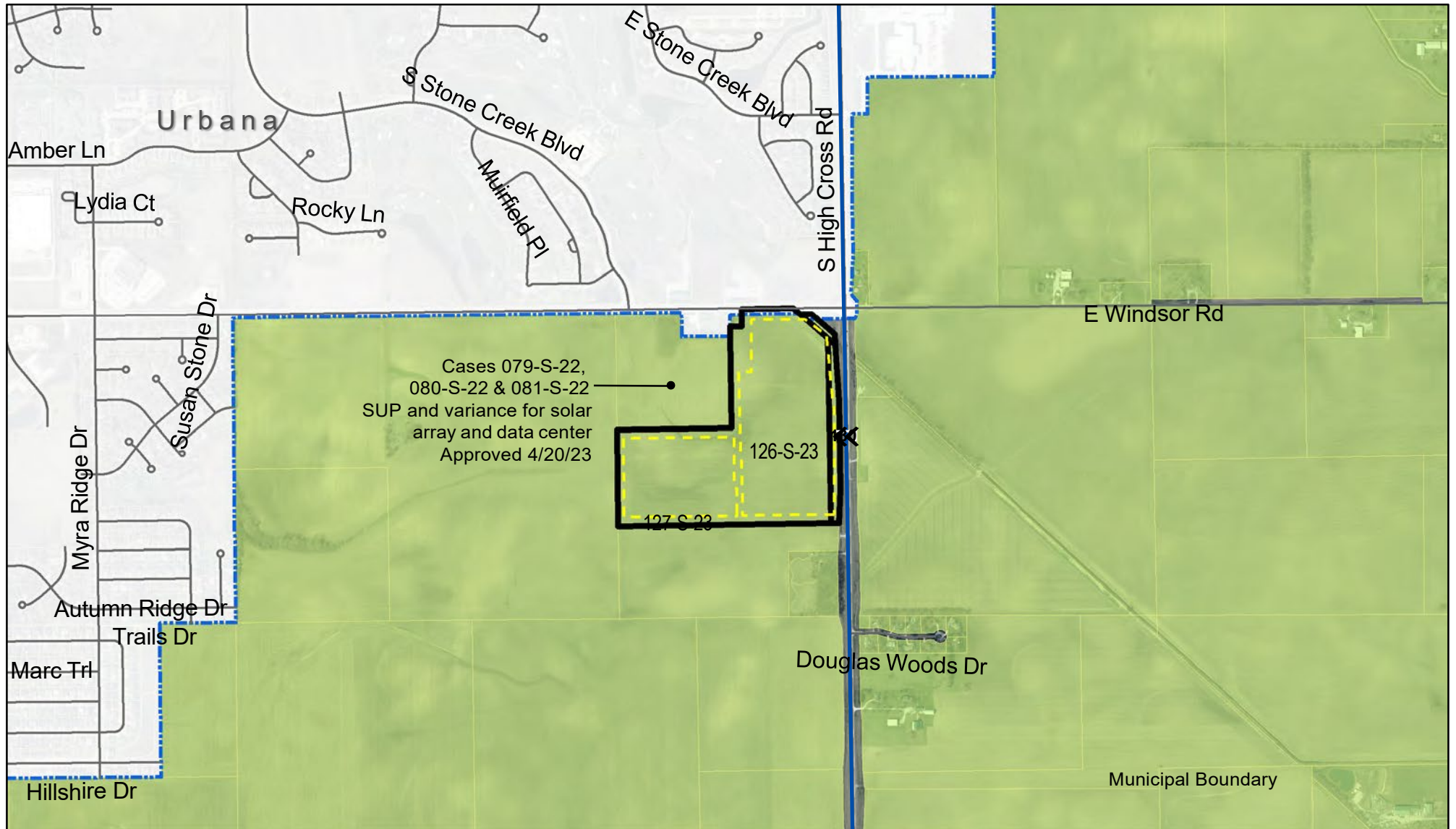


Commercial Utility

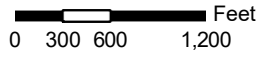


Zoning Map

Cases 126-V-23 & 127-S-23
January 25, 2024



-  Subject Properties
-  Solar Farm Fenced Areas
-  AG-2 Agriculture





FOREFRONT POWER

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 100 MONTGOMERY ST. #725
 SAN FRANCISCO, CA 94104
 (855) 204-5083
 www.ForeFrontPower.com

STAMP:

NOT FOR CONSTRUCTION

AMEREN -
 CHAMPAIGN BONACCI
 COUNTY RD 1400N (SITE 2)

3RJP+R53 URBANA,
 ILLINOIS, 61802

PROJECT NUMBER
 IL-23-0055

SHEET TITLE
 LAYOUT

SHEET SIZE
 ANSI B
 11" X 17"

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

NO.	REVISION	DATE	INIT.
1	PAD LOCATION	01.10.2024	CC

DATE: 05.31.23
 DRAWN BY: NK
 ENGINEER: XX
 APPROVED BY: XXX

PROJECT PHASE:
 PRELIMINARY

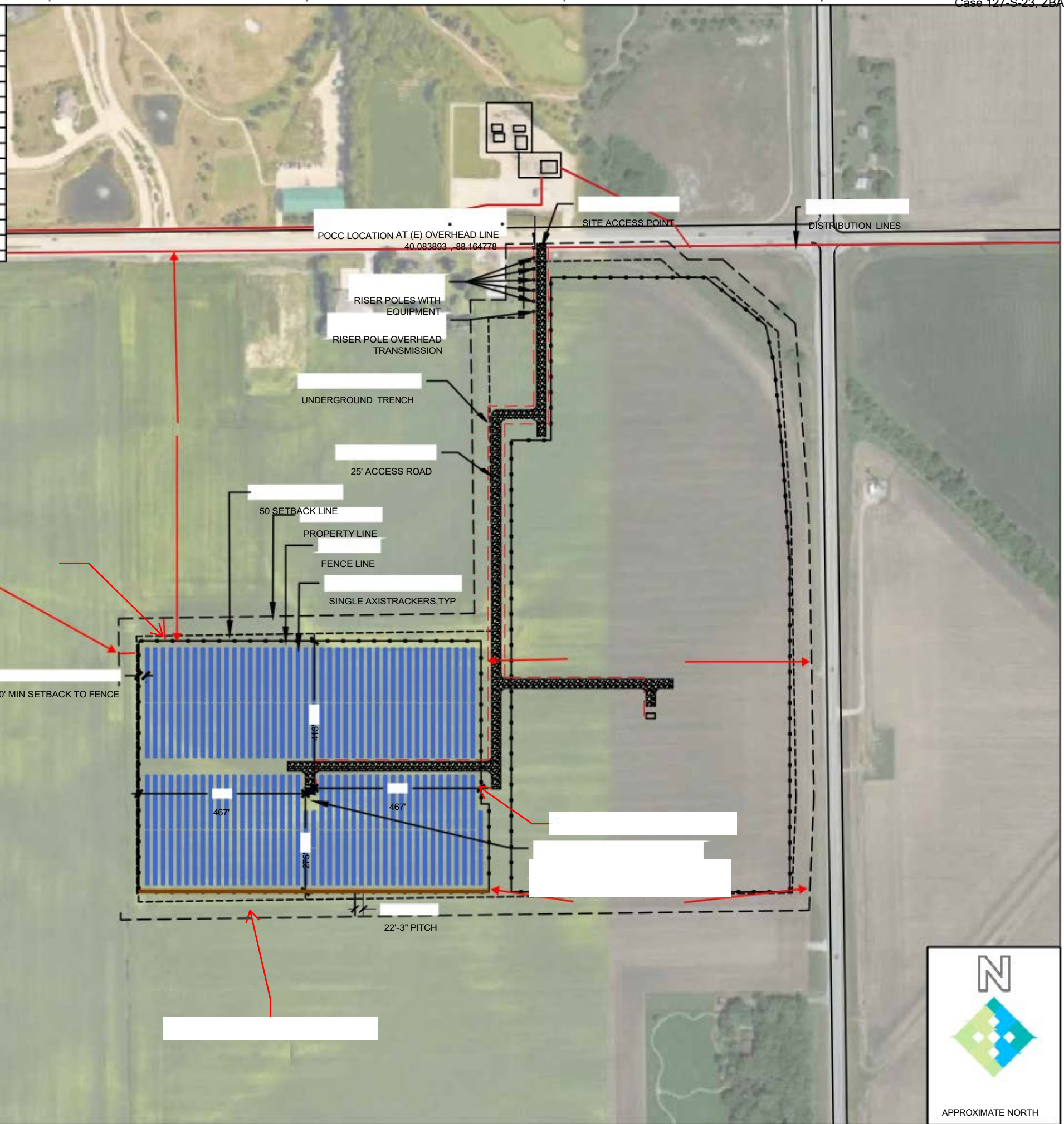
SCALE:
 1"=300'

SHEET NO.:

PV SYSTEM DESCRIPTION

RACKING SYSTEM	SINGLE AXIS TRACKER SYSTEM
MODULE TYPE	LONGI LR5-72HBD-550M (550W) MODULES
MODULE QTY.	6,552
INVERTERS	(10) YASKAWA SOLECTRIA XGI 1500-250/250-600 (250kW) PV INVERTERS
TRANSFORMERS	(1) 2,500 kVA 600V: TBD KV DELTA, PAD MOUNTED, OIL FILLED (FR3)
SYSTEM SIZE (DC)	3603.60 kW
SYSTEM SIZE (AC)	2,500.00 kWAC
LAT/LONG	40.080235°, -88.165976°
AZIMUTH (°)	-90°/+90°
TILT ANGLE (°)	-60°/+60°
PITCH	22 FEET 3 INCHES (33% GCR)
SNOWLOAD	25 PSF
WINDSPEED	90 MPH
SEISMIC DESIGN CAT.	A
SOLAR SITE ACREAGE	~15.96

RECEIVED
 MAR 01, 2024
 CHAMPAIGN COUNTY
 PLANNING & ZONING




APPROXIMATE NORTH

Printed: 05/31/2023

DESKTOP ANALYSIS OF THE ROOFS, BUILDING & STRUCTURE HEIGHTS, TREE HEIGHTS, AND THE TOPOGRAPHY WERE ASSUMED FOR THE DESIGN. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE.

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Screening Planting Schedule

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING (C)
	YB	437	RED-TWIG DOGWOOD, SWALLOW	4'S CONT	10' @ 0'C
	YA	447	YELLOW BIRCH, VIBURNUM	4'S CONT	10' @ 0'C
	YB	444	YELLOW BIRCH, VIBURNUM	4'S CONT	10' @ 0'C
	WB	485	SHRUBBER WHITE BIRCH, PHYSOCARPUS	4'S CONT	10' @ 0'C

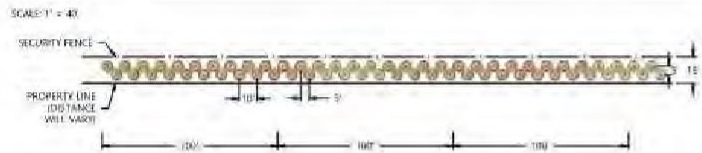
ABBREVIATIONS: BBB = BALLED AND BURLAPPED; CAL = CALIPER; HT = HEIGHT; MIN = MINIMUM; D.C. = ON CENTER; SP = SPREAD; QTY = QUANTITY CONT. = CONTAINER

NOTES:
 1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 2. SCREENING PLANT SCHEDULE INCLUDES SUGGESTED PLANTINGS HAVE BEEN SELECTED FROM APPROVED SPECIES LIST FROM THE LAKE COUNTY GOVERNMENT CENTER MASTER PLAN, APPENDIX A. OTHER SPECIES MAY BE SELECTED BASED UPON MARKET AVAILABILITY AND PRICING BUT THEY MUST BE FROM THE APPROVED SPECIES LIST.

Vegetative Screening Selection and Intent

THE PROPOSED PLANS INCLUDE VEGETATIVE SCREENING WHICH UTILIZES NATIVE OR ADAPTED SHRUBS AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO LIMIT DIRECT VIEWS OF THE ARRAY. ONE BENEFIT TO USING NATIVE PLANTS IS THAT THEY ARE ADAPTED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS. THIS ALLOWS FOR Easier ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE SCREEN IS COMPOSED OF EVERGREEN SHRUBS THAT CAN PROVIDE LUSH GREEN YEAR-ROUND SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE POLAR AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SO THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES WOULD DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FOOD, AND WINTER HARBOR AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER CREATING A TYPE OF NATURAL HEDGE.

Planting Detail



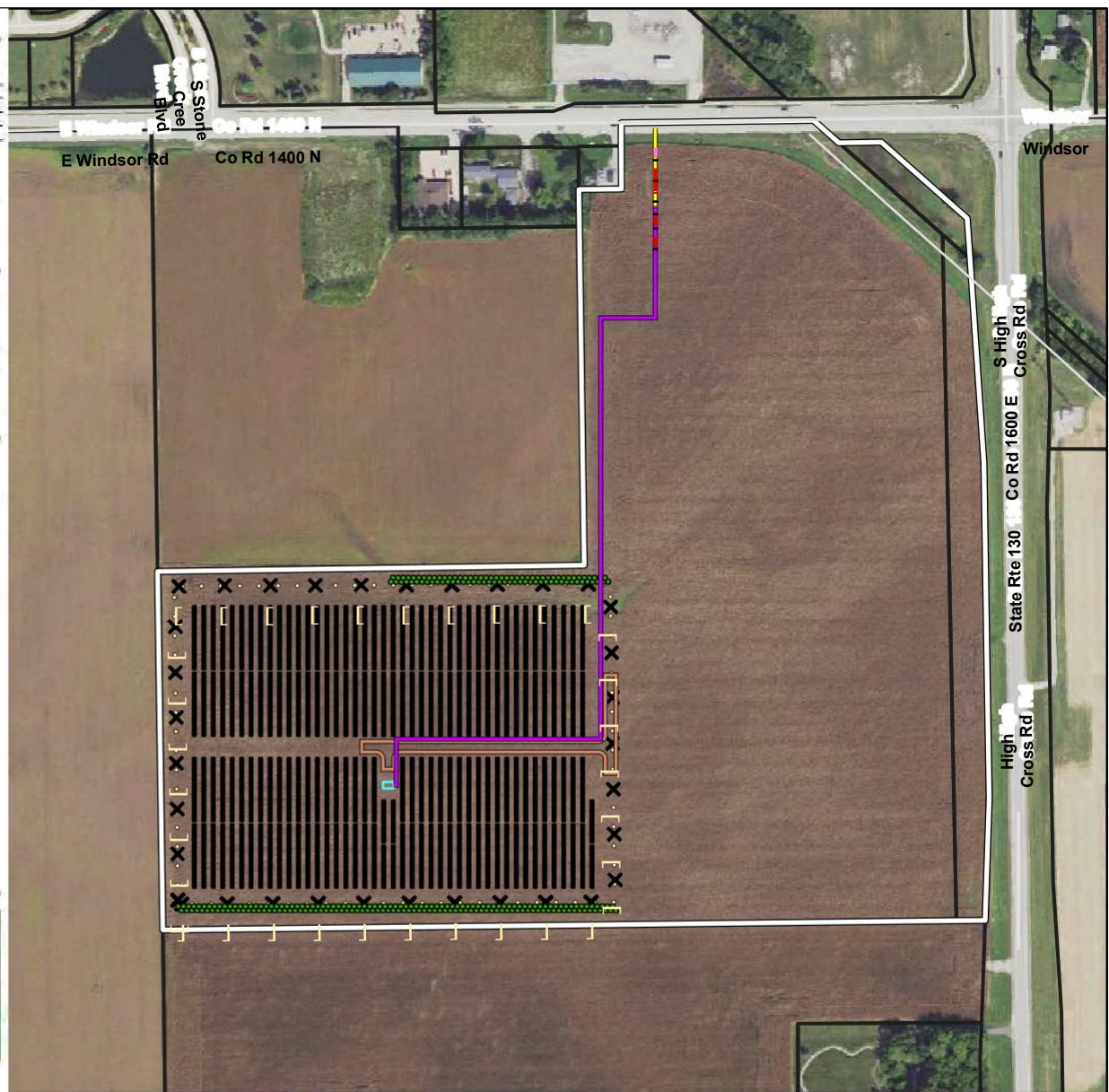
Site Legend

- PROJECT BOUNDARY
- LOT LINES
- EASEMENT LINES
- DEVELOPMENT CONTOUR
- 1' INTERVAL CONTOUR
- 10' POWER OVERHEAD
- PROPOSED SOLAR ARRAY
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED ELECTRICAL EQUIPMENT
- UNDERGROUND COLLECTION
- LANDSCAPE BUFFER SCREENING

Seeding Legend

- ARRAY SEED MIX (TOTAL AREA 22.33 AC)
 - PERIMETER SEED MIX (TOTAL AREA 2.66 AC)
- (NOTE: SEE VEGETATION MANAGEMENT PLAN FOR EXACT SEED MIXES)

Vegetative Screening Plant Materials



Data Source(s): Westwood (2024); NAIP (2021), Champaign County (2018), U.S. Census Bureau (2022).

Legend

- Project Boundary
- Proposed Trench
- Inverter Pad
- Site Access Gravel Road

Bonacci Site 2 Solar Project

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 MAR 01, 2024
 CHAMPAIGN COUNTY
 PLANNING & ZONING

Champaign County, Illinois

Array Solar Panels

[Perimeter Fence

! Proposed Pole Location

! Proposed POCC

Proposed Vegetative
Screening



Screening Plan

¹⁵E⁴XHIBIT 6

AS APPROVED**Case 127-S-23**
Page 49 of 61**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **127-S-23** held on **January 25, 2024, March 28, 2024 and April 11, 2024**, 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 5.7 miles from the Philo fire station, and the Philo Fire Protection District was notified of this case and their only request was to have a Knox Box
 - c. The Special Use **WILL** be compatible with adjacent uses because: the proposed project is surrounded by land in agricultural production to the west, east, and south and by a substation and vacant parcel that are within the City of Urbana to the north; and the nearest residence is about 825 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; 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.

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Page 50 of 61

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(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.
- 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 locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a 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:
 - a. The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - b. Relevant jurisdictions have been notified of this case. The City of Urbana stated they have no issue with plans to develop these sites as solar farms.
 - c. Neighboring landowners have been notified of this case, and some expressed concerns about noise, visual impacts, property values, the proposed park to the south, and the ability of the City of Urbana to grow to the south.

AS APPROVED**Case 127-S-23**
Page 51 of 61

- d. The Urbana Park District and Urbana Parks Foundation, owner of 29 acres to the south that they plan to develop as a park, expressed concerns about sufficient vegetative screening, noise, and how the proposed project goes against the City of Urbana Comprehensive Plan upon which the Urbana Park District was basing their proposed park location.
- (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 City of Urbana is aware of the proposed project and in an email received January 9, 2024, from Kevin Garcia, they stated they have no issue with plans to develop these sites as solar farms.
- (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 petitioners were made aware of this separation requirement when they applied for the Special Use Permit.
- (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 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:
- (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 relevant jurisdictions to receive either an agreement or a waiver from this requirement, 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.

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- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner is working to receive either an agreement or a waiver from relevant jurisdictions.
- (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: roadway agreements take time to establish, and that timeframe is not entirely in the control of the petitioner.

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:**

- **Site Plan received March 1, 2024.**
- **Screening Plans received March 1, 2024.**

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 required to ensure the following:

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

D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

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

AS APPROVED

**Case 127-S-23
Page 53 of 61**

Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

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

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, 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.

- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **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 or a rating of "A-" by Kroll's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
4. **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.**
5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
6. **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.**
7. **The telephone number for the complaint hotline required by 6.1.5 S.**
8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

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9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**

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.**

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).**
 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.**

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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. **A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant Drainage District shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.**

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

That drainage district tiles are protected.

- M. **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.

- N. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

- O. **Underground drainage tile shall be investigated and identified as follows:**

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- 1. 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.**
- 2. 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.**
- 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
- 4. 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 standards.**
- 5. Any tile found shall be protected from disturbance.**
- 6. 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.**
- 7. 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.

- P. Construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

That construction noise impacts are reduced for neighbors.

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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 **127-S-23** is hereby **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **FFP IL Community Solar**, 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 2.5 megawatts (MW), including access roads and wiring, and

SUBJECT TO 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.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

- A. **The approved site plan consists of the following documents:**
 - **Site Plan received March 1, 2024.**
 - **Screening Plans received March 1, 2024.**
- 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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**
- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by the 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**

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Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

- F. **A Roadway Upgrade and Maintenance Agreement or waiver therefrom signed by the City of Urbana and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**
- 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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
 - 3. **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 or a rating of “A-” by Kroll’s within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 - 4. **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.**
 - 5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 - 6. **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.**
 - 7. **The telephone number for the complaint hotline required by 6.1.5 S.**
 - 8. **Any updates to the approved Site Plan from Case 126-S-23 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
 - 9. **A copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.**
- 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:**

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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.**
- 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).**
 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. **A 5 feet deep open trench shall extend for 30 feet on either side of any Drainage District drainageway that is crossed with underground wiring and the relevant**

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Drainage District shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

- M. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**
- N. Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the west or south sides of the PV SOLAR FARM, the owner of the PV SOLAR FARM will establish vegetative screening on the west side per Section 6.1.5 M.(2) of the Zoning Ordinance.**
- O. Underground drainage tile shall be investigated and identified as follows:**
 - 1. 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.**
 - 2. 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.**
 - 3. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 - 4. 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 standards.**
 - 5. Any tile found shall be protected from disturbance.**
 - 6. 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.**
 - 7. Future access shall be guaranteed for maintenance of all mutual drain tiles.**
- P. That construction noise on the subject properties shall start no earlier than 7 a.m. and end by 8 p.m. except for employee traffic which may occur outside of those hours.**

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

SIGNED:

Cynthia Cunningham, Interim Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

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

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

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

Date: **April 29, 2024**

RE: **FFP IL Community Solar LLC documents requiring ELUC approval
from Zoning Case 127-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan
including cost estimates for the 2.5 MW PV solar array that is the
subject of Zoning Case 127-S-23**

Petitioner: **FFP IL Community Solar, LLC, a subsidiary of Forefront Power
LLC**

BACKGROUND

The petitioner, FFP IL Community Solar LLC, seeks Special Use Permit approval from the Champaign County Board construct a 2.5-megawatt (MW) Photovoltaic (PV) Solar Farm near the southeast corner of the City of Urbana.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 127-S-23:

- 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 March 11, 2024 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative 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 127-S-23 were comparable.

ATTACHMENTS

- A Case 127-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received March 11, 2024

A DECOMMISSIONING PLAN FOR

Bonacci 2 Solar Project

Champaign County, Illinois

MARCH 11, 2024

PREPARED FOR:

RECEIVED

MAR 11, 2024

CHAMPAIGN COUNTY
PLANNING & ZONING

PREPARED BY:

Westwood

Decommissioning Plan

Bonacci 2 Solar Project

Champaign County, Illinois

Prepared for:

Forefront Power, LLC
100 Montgomery Street, #725
San Francisco, CA 94104

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 00458981.04

Date: March 11, 2024

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Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan (“Plan”) has been prepared for the Bonacci 2 Solar Project (Facility) in accordance with the Champaign County (County) Zoning Ordinance, Section 6.1.5 and the Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA). The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The Facility is a 2.5-Megawatt (MW) alternating current (3.6-MW direct current) solar power generation project proposed by Forefront Power, LLC (Owner) in Champaign County, Illinois. Upon completion, the Facility will comprise a solar array consisting of ground-mounted photovoltaic panels and electrical support equipment, collection lines, access roads, and fencing. The Facility is located on approximately 15.96 acres and shares some Facility infrastructure with the adjacent Bonacci 1 Solar Facility.

The useful life of solar panels is generally considered to be 35 years. At that time, the project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Facility has not operated for six consecutive months, or when the Facility has surpassed the useful lifespan of the modules and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Facility, the land use of the project area was primarily agricultural. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. All access roads and other areas compacted by equipment will be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the solar facility will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, and security fence are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of

work to be completed. Some Facility infrastructure, such as the access roads, may be left in place at the landowners' requests. In accordance with AIMA, underground utility lines, if deeper than five feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all project components from the Facility site. All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Modules

Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Racking

Racking and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Overhead and Underground Cables and Lines

All underground cables and conduits will be removed if less than 5 feet below ground surface in accordance with AIMA requirements. It is assumed that the DC cables will be run on an aboveground CAB system, therefore removal of all DC cables has been included in the estimate. AIMA also requires that cables be installed 5 feet below ground surface in agricultural areas, therefore this cost estimate assumes that only underground AC cables running to surface equipment will require removal. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

3.1.4 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.5 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas compacted by equipment used in decommissioning will be decompact in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap,

recycled, or disposed of appropriately, at the owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Fence

The site fencing will consist of chain-link fence on the north, east, and west sides of the site and a solid fence on the south side. For this estimate, it's assumed that the solid fence will be wood. All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.7 Access Roads

Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the owner unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacting using a chisel plow or other appropriate subsoiling equipment. All rocks larger than four inches will be removed. Topsoil that was stockpiled during the original construction will be distributed across the open area. The access roads and adjacent areas that are compacted by equipment will be decompacting.

3.1.8 Restoration of Public Roads

As required by Section 6.1.5Q(2), this Plan includes provisions for repairs to public streets used during decommissioning and reclamation of the site. Public roads that will be used to haul materials and equipment during decommissioning efforts are generally multi-lane and paved. Prior to decommissioning, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority, per Section 6.1.5Q(3). The agreement will establish the protocol for documenting the condition of roadways before and after decommissioning, as well as any obligations to repair the roads from damages sustained.

3.2 Reclamation

The Owner will restore and reclaim the site to the pre-solar farm condition consistent with the County Ordinance and AIMA. The Owner assumes that the site will be returned to farmland after decommissioning through implementation of appropriate measures to facilitate such uses. Soil testing will be performed to determine if any contaminants from equipment are present in the soil. In addition to the reclamation activities described above for each decommissioning

activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacting in accordance with the AIMA Decompaction Guidance Document to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

3.2.1 Backfill of Excavations

Per Section 6.1.5Q(3)k of the Ordinance, the excavation resulting from the removal of foundation concrete shall be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original Project construction. 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. Native soils excavated during construction of the Project may be stockpiled and seeded throughout the operating lifetime of the Project. These native soils may then be used for backfill.

If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or 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 County Zoning Administrator.

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.

4.0 Best Management Practices (BMPs)

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Owner will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage under the state-specific National Pollutant Discharge Elimination System (NPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers Section 404 Permit to Discharge Dredged or Fill Material.

4.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.2 Sediment Control

Sediment controls, such as silt fence, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control.

4.4 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the state-specific NPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or the Illinois Department of Natural Resources (IDNR). A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

Please see below for a table listing the potentially necessary permits for decommissioning the Facility.

POTENTIALLY NECESSARY PERMITS FOR DECOMMISSIONING

ENTITY	Type of Permit	Description
US EPA/USACE	Wetland and water quality protection under Clean Water Act §§ 401 and 404	Section 401/404 permit or coverage under a nationwide permit if the decommissioning will impact wetlands or waters of the United States
ILLINOIS EPA	NPDES permit for construction activities, including Storm Water Pollution Prevention Plan (SWPPP)	Preparation and electronic submittal of SWPPP and Notice of Intent, as well as permit fee, to Illinois EPA for coverage under Illinois General Storm Water NPDES Permit for Construction Activities (ILR10).
ILL. DEPT. OF TRANSPORTATION (IDOT)	Size and weight limitations for vehicles on any Illinois roads.	Permits for over-size or over-weight vehicles.
IDOT	Permits required for driveway entrance.	Permits for work that may damage state roads or constructing/modifying entrances/exits to state roads.
IDOT	Permits required for road work	Permits for utility work in IDOT right-of-ways

4.5 Health and Safety Standards

Work will be conducted in strict accordance with the Owner's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the Plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the solar farm will be initiated if the project has not produced electricity for a period of up to 12 months. It is anticipated that the decommissioning activities for the project can be completed in an 8-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

6.1 Cost and Salvage Estimates

The decommissioning costs are calculated using current pricing. The purpose of updating the estimate is to recognize price trends for both decommissioning costs and the salvage and resale values of the components, as well as to reflect any current construction means and methods.

There are currently active markets for scrap steel, aluminum, and copper, used transformers and electrical equipment, and used solar panels. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com. Pricing for used panels has been discounted from prices received from We Recycle Solar for a similar project. The pricing of the used panels has incorporated the degradation from five years of use as warranted by the manufacturer (not more than 0.5% per year).

Bonacci 2 Solar Project shall provide a detailed Decommissioning Cost Estimate, prepared by an Illinois Licensed Professional Engineer, prior to the issuance of building permits, which shall include the following:

- a) Three (3) individual, gross estimated costs to perform decommissioning for: aboveground restoration, belowground restoration, and environmental remediation as set forth in Section 2 above ("Gross Cost");
- b) An increase of the Gross Cost by 25% to eliminate any discrepancy in cost estimation techniques ("Contingency");
- c) The estimated resale and salvage values associated with the Project equipment ("Salvage Value");
- d) A reduction from the Salvage Value by 30%, such that only 70% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by the 70% is the ("Salvage Credit").

Thus, the Decommissioning Cost Estimate formula is: Gross Cost + Contingency – Salvage Credit = the “**Decommissioning Cost Estimate**”. The Gross Cost + Contingency for the Bonacci 2 Solar Project is approximately \$497,859 with a Salvage Credit of \$281,617. Therefore, the Decommissioning Cost Estimate is **\$216,242**.

6.2 Financial Assurance Plan

Forefront Power, LLC 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.

6.3 Use of Funds

Per Section 6.1.1A(9) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the solar facility when any of the following occur:

- a. No response is received from the landowner withing thirty (30) days from initial notification by the Zoning Administrator;
- b. The landowner does not enter, or breaches any term of a written agreement with the County to remove the Project;
- c. Any breach or performance failure of any provision of this Plan;
- d. The owner of record has filed a bankruptcy petition, or compromised the County’s interest in the letter of credit in any way not specifically allowed by this Plan;
- e. A court of law has made a finding that the Project 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 Ordinance; or

- g. Any other conditions to which to the County and the landowner mutually agree;

Additionally, per Section 6.1.5Q(5) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the project when any of the following occur:

- a. In the event that the Project or component thereof ceases to be functional for more than six months after it starts producing electricity of the Owner is not diligently repairing the Project or component;
- b. In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
- c. There is a delay in the construction of the Project of more than 6 months after construction on that Project begins.
- d. The Project or any components 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.
- e. The Project or any components thereof that is otherwise derelict for a period of 6 months.
- f. The Project is in violation of the terms of the SUP for a period exceeding ninety (90) days.
- g. The Applicant, its successors in interest, and all parties to this Plan has failed to maintain financial assurance in the form and amount required by the SUP or compromised the County's interest in this Plan.
- h. The County discovers any material misstatement of fact of misleading omission of fact made by the Applicant in the course of the SUP Zoning Case.
- i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. of the Ordinance or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

Per Section 6.1.5Q.(6), the Zoning Administrator may, but is not required to, deem the Project abandoned, or the standards set forth in Section 6.1.5Q.5. met, with respect to some, but not all, of the Project. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to that portion of the Project only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Project.

6.4 Standard Conditions for Decommissioning

The following conditions shall apply, per Section 6.1.5Q(3) of the Ordinance:

- a. The applicant or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
- b. The applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the Project shall in no way affect or change the applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to this Plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the Project.
- c. The County and its authorized representatives are authorized for right of entry onto the

Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.

- d. At such time as decommissioning takes place, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- e. The Applicant, its successors in interest, and all parties to this Plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- f. The Applicant, its successors in interest, and all parties to this Plan shall be obliged to perform the work in this Plan before abandoning the Project or prior to ceasing production of electricity from the Project, 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.
- g. This plan shall provide for payment of 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. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator (see Section 2.3 of this Plan.)
- i. Underground electrical cables of a depth of 5 feet or greater may be left in place (see Section 2.5 of this Plan).
- j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows. Please see Section 2.8.2 of this Plan for this information as it pertains to site restoration:
 - 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 Project 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 Project 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 Project. The methods for storing the excavated native soils during the operating lifetime of the Project 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 this Plan be deemed invalid by a court of competent jurisdiction, the Project's SUP shall be deemed void.
- l. The Applicant's obligation to complete this Plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
- m. The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of this Plan's requirements shall not be capped by the amount of financial assurance.
- n. If the Applicant 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 Project 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.

Attachment A

Decommissioning Cost Estimate

[Redacted text block]

[Redacted text block]

[Redacted text block]

Gen-Tie System

Remove Overhead Cables	1,209	Feet	\$7.90	\$9,551
Loadout Overhead Cables	2.4	Tons	\$37.00	\$89
Haul Overhead Cables	2.4	Tons	\$4.68	\$11
Remove and Load Timber Transmission Poles	9	Each	\$417.97	\$3,762
Haul Timber Poles to Landfill (Clinton, IL)	29	Tons	\$18.21	\$533
Haul Hardware, Bracing, and Attachments to Landfill (Clinton, IL)	5	Cubic Yards	\$24.83	\$122
Dispose of Transmission Pole Components	9	Each	\$81.00	\$729
Topsoil and Revegetation at Removed Poles	9	Each	\$3.05	\$27
Subtotal Transmission System				\$14,825

Site Restoration

Stabilized Construction Entrance	1	Each	\$2,000.00	\$2,000
Perimeter Controls (Erosion and Sediment Control)	1,168	Linear Feet	\$3.77	\$4,401
Permanent Seeding on Roadway Areas	1.0	Acres	\$5,307.87	\$5,274
Till to Farmable Condition on Array Areas	16	Acres	\$158.78	\$2,534
Subtotal Site Restoration				\$14,209

Project Management

Project Manager	10	Weeks	\$3,749.00	\$37,490
Superintendent (half-time)	10	Weeks	\$1,762.50	\$17,625
Field Engineer (half-time)	10	Weeks	\$1,634.50	\$16,345
Clerk (half-time)	10	Weeks	\$375.00	\$3,750
Subtotal Project Management				\$75,210

Standard industry weekly rates from RSMMeans.

Subtotal Demolitions/Removals				\$390,477
Contingency (25%)				\$97,619
County Administration (2.5%)				\$9,762

Subtotal Demolition/Removals				\$497,859
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Salvage

Fencing (Chain Link)	12	Tons	\$207.52	\$2,580
Steel Posts	158	Tons	\$207.52	\$32,751
Module Racking	189	Tons	\$207.52	\$39,221
PV Modules	6,224	Each	\$42.08	\$261,892
Transformers and Inverters	1,873	Pounds	\$0.27	\$506
Transformers (Oil)	760	Gallons	\$0.70	\$532
DC Collection Lines (Copper)	63,000	Pounds	\$0.97	\$60,953
AC Collection Line Stub-Ups (Aluminum)	1,875	Pounds	\$0.74	\$1,378
Transmission Lines (Steel)	0.9	Tons	\$306.18	\$279
Transmission Lines (Aluminum)	3,018	Pounds	\$0.74	\$2,218

Subtotal Salvage				\$402,309
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Salvage Credit				\$281,617
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Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.

Total Demolition Minus Salvage Credit				\$216,242
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Minimum Financial Assurance	16 Acres		\$1,000	\$15,960
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Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Bonacci 2 Solar Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. This cost estimate has been prepared based on the preliminary site layout provided by Forefront Energy, LLC and dated May 2023. Quantities that were not available when this Decommissioning Plan was prepared were estimated based on projects of similar size and design.
2. A facility of this size and complexity requires a full-time project manager with half-time support staff.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. Since State DOT unit prices are used, where possible, and the other costs are based on RSMeans Construction Costs, the labor rates will reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a SWPPP and SPCC Plan. The cost for these documents was split between the two phases.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as “daily cover” at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. The selected disposal facility (Clinton Landfill Inc) is located in Clinton, IL, approximately 50 miles from the project site. Hauling costs to the landfill are estimated to be \$18.21 per ton.
8. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site during construction to replace the aggregate removed from the road.
9. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road adjacent to wetlands and drainage swales.
10. Topsoil is required to be stockpiled on site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as \$89.03 per acre, and tilling to an agriculture-ready condition is estimated as \$158.78 per acre.
11. Tracker array posts are lightweight “I” beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately \$15.31.
12. The selected metal recycling facility (Mack's Twin City Recycling) is located in Urbana, IL,

approximately 8 miles from the project site. Hauling costs to the recycling facility are approximately \$0.58 per ton mile, or \$4.68 per ton.

13. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.61 inches. Each solar panel has a width of 44.61 inches. The facility has 6,552 modules, 25,200 feet of array, weighing 233.28 tons. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about \$255 per ton.
14. The solar panels for this project measure approximately 3.72 feet by 7.40 feet and weigh 72 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 36 panels per hour.
15. One equipment skid, consisting of string inverters, a transformer, and a panel on a metal frame, is assumed to be used for the project. The skids weigh approximately 13,000 pounds and can be disconnected by a crew of electricians. The inverters contain copper or aluminum windings.
16. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them.
17. The underground collector system cables are placed in trenches with a minimum of 5 feet of cover in agricultural areas in accordance with AIMA guidelines. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
18. The Facility is assumed to have one entrance from the existing roadway, therefore one rock construction entrance has been included. Although the exact access road design is in progress, one culvert has also been included.
19. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
20. Metal salvage prices (steel, aluminum, copper) are based on October, 2023 quotes from www.scrapmonster.com for the Midwest. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
21. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
22. The salvage value for steel uses pricing from the Midwest United States at \$305 per metric ton, or \$276.69 for U.S. ton.
23. Solar module salvage values are shown in current values, assuming near-new conditions for the first few years of operations. Solar modules are anticipated to degrade at approximately 0.50% per year, or 88% after 25 years. There is currently a robust market for used solar panels. We have assumed that as long as the modules are producing power, they will have economic value.
24. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Region United States, at \$0.36 per pound.
25. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the

wire prior to recycling. The estimate uses the Midwest prices of #2 insulated copper wire with a 50% recovery rate (\$1.29/pound) and E.C. Aluminum Wire (\$0.98/pound).

26. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.
27. According to Zoning ordinance section 6.15Q(4)b.(g), a financial assurance of \$1,000 per acre is required. Total area enclosed within the fence is approximately 15.96 acres.



Illinois Environmental Protection Agency

Bureau of Water • 1021 N. Grand Avenue E. • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control ANNUAL FACILITY INSPECTION REPORT

for NPDES Permit for Storm Water Discharges from Separate Storm Sewer Systems (MS4)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. Complete each section of this report.

Report Period: From March, 31, 2023 To March, 31, 2024

Permit No. ILR40 00_2_56

MS4 OPERATOR INFORMATION: (As it appears on the current permit)

Name: County of Champaign, Illinois

Mailing Address 1: 1726 East Washington Street

Mailing Address 2: _____

County: Champaign

City: Urbana

State: IL Zip: 61802

Telephone: 217-384-3708

Contact Person: John Hall

(Person responsible for the annual inspection)

Email Address: jhall@co.champaign.il.us

Name(s) of governmental entity(ies) in which MS4 is located: (As it appears on the current permit)

Champaign County

THE FOLLOWING ITEMS MUST BE ADDRESSED.

A. Changes to best management practices (check appropriate BMP change(s) and attach information regarding change(s) to BMP and measurable goals.)

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| 1. Public Education and Outreach | <input checked="" type="checkbox"/> | 4. Construction Site Runoff Control | <input checked="" type="checkbox"/> |
| 2. Public Participation/Involvement | <input type="checkbox"/> | 5. Post-Construction Runoff Control | <input checked="" type="checkbox"/> |
| 3. Illicit Discharge Detection & Elimination | <input checked="" type="checkbox"/> | 6. Pollution Prevention/Good Housekeeping | <input checked="" type="checkbox"/> |

B. Attach the status of compliance with permit conditions, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, and your identified measurable goals for each of the minimum control measures.

C. Attach results of information collected and analyzed, including monitoring data, if any during the reporting period.

D. Attach a summary of the storm water activities you plan to undertake during the next reporting cycle (including an implementation schedule.)

E. Attach notice that you are relying on another government entity to **satisfy** some of your permit obligations (if applicable).

F. Attach a list of construction projects that your entity has paid for during the reporting period.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature:

Steve Summers

Printed Name:

Date:

Champaign County Executive

Title:

EMAIL COMPLETED FORM TO: epa.ms4annualinsp@illinois.gov

or Mail to: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION #19
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in a civil penalty of not to exceed \$50,000 for the violation and an additional civil penalty of not to exceed \$10,000 for each day during which the violation continues (415 ILCS 5/42) and may also prevent this form from being processed and could result in your application being denied. This form

IL 532 2585

WPC 691 Rev 6/10 has been approved by the Forms Management Center.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
ANNUAL FACILITY INSPECTION REPORT
April 1, 2024
N.P.D.E.S. PHASE II PERMIT FOR STORMWATER DISCHARGES
from
MUNICIPAL SEPARATE STORM SEWER SYSTEMS

Champaign County, Illinois
NPDES Permit No. ILR40 00256

REPORTING PERIOD:

Year 5 is April 1, 2023 through March 31, 2024

MS4 OPERATOR INFORMATION:

County of Champaign, Illinois
Brookens Administrative Center
1776 East Washington Street
Urbana, IL, 61802
Contact person: John Hall, Director of Planning and Zoning

GOVERNMENTAL ENTITY IN WHICH MS4 IS LOCATED:

Champaign County, Illinois

INTRODUCTION

Champaign County was identified as a small Municipal Separate Storm Sewer System (MS4) in March 2003 as part of the expanded Phase II of the National Pollutant Discharge Elimination System (NPDES) Storm Water Program.

Mandated by Congress under the Clean Water Act, the NPDES Storm Water Program is a comprehensive two-phased national program for addressing the non-agricultural sources of storm water discharges which adversely affect the quality of our nation's waters. The Clean Water Act prohibits anybody from discharging pollutants through a point source into a water of the United States unless they have an NPDES permit. A point source is any discernible, confined, and discrete conveyance, such as a pipe, ditch, channel, or container.

Phase II required small MS4s in urbanized areas to obtain NPDES permits and implement six minimum control measures by using selected best management practices (BMPs).

Urbanized areas are delineated by the Census Bureau and are defined as a central place or places and the adjacent densely settled surrounding area, that together have a residential population of at least 50,000 people and an overall population density of at least 500 people per square mile. About 47 square miles (4.7%) of the approximately 1,000 square miles that make up Champaign County are included in the urbanized area (see the attached map).

Champaign County, Illinois
MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

Champaign County is not a municipality but the regulatory definition of MS4 also includes any County owned roads with a drainage system. County Highway roadside ditches are currently the only point source discharges in the urbanized area maintained by Champaign County.

Champaign County must maintain compliance with the MS4 requirements of the NPDES Storm Water Program. MS4 compliance requires that an updated Notice of Intent (NOi) be on file at all times with the Illinois Environmental Protection Agency (IEPA). The NOi must explain which best management practices Champaign County will use to implement the six required minimum control measures. The six required minimum control measures are the following:

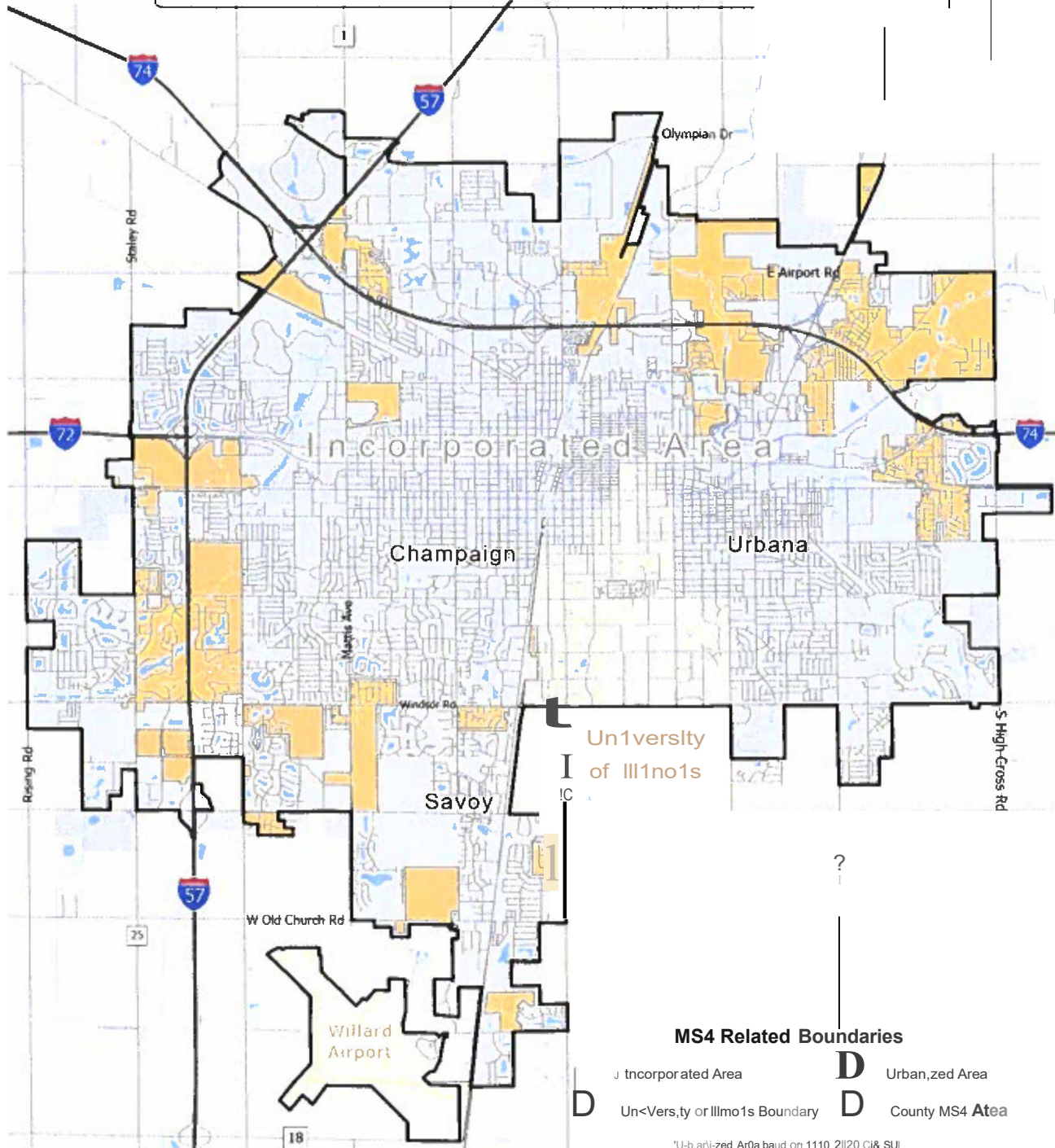
- **Public Education and Outreach.** Selected BMPs should educate the public on the various ways to reduce storm water pollution.
- **Public Participation and Involvement.** Selected BMPs should involve the public in developing, implementing, and reviewing MS4 best management practices.
- **Illicit Discharge Detection and Elimination.** Selected BMPs should identify improper discharges and spills to drainage systems and include enforcement mechanisms.
- **Construction Site Runoff Control.** Selected BMPs should enable construction site operators (builders and MS4s) to manage storm water runoff to reduce pollution.
- **Post-Construction Runoff Control.** Selected BMPs should enable property owners (developers and MS4s) to manage storm water runoff to reduce pollution from a site after construction activities have ended.
- **Pollution Prevention and Good Housekeeping.** Selected BMPs should enable the MS4 entity to minimize pollution from its own property and facilities by reducing pollution from streets, parking lots, open spaces and storage and vehicle maintenance areas and is discharged into local waterways or that results poor maintenance of storm sewer systems.

Champaign County has worked in cooperation with the other MS4s in the Champaign County Urbanized Area to share costs and expertise and common efforts to develop a regional consistency towards fulfilling the NPDES Phase II MS4 requirements.

Champaign County has sought to develop a plan suited to the MS4 requirements but also tailored to the abilities of an Illinois county. The NPDES Phase II MS4 requirements were included as a formal County land use policy in the Champaign County Land Resource Management Plan that was adopted in April 2010.

Champaign County filed a fourth NOi with IEPA to include the five-year period of April 1, 2019, to March 31, 2024. This document serves as the annual report for Year 5 activities.

Champaign County MS4 Jurisdiction



1.

B.M.P. MONITORING AND ASSESSMENT PROGRAM

Effective 3/1/16, each Small MS4 is required to implement a monitoring and assessment program to evaluate the effectiveness of selected best management practices (BMPs) at reducing pollutant loadings and water quality impacts. The monitoring and assessment program may include evaluation of BMPs and/or direct water quality monitoring, at the discretion of each Small MS4, but the program should be tailored to the size and characteristics of the Small MS4 and the relevant watersheds.

Outfall/Discharge Monitoring and Physical Stream Assessment

The Champaign County Unincorporated MS4 will collaborate with the municipal MS4 jurisdictions in Champaign County in developing a monitoring and assessment program for the Champaign County Unincorporated MS4 that matches as closely as possible the municipal MS4 monitoring and assessment programs. Municipal MS4 agencies in the Champaign-Urbana Urbanized Area rely on a combination of outfall/discharge monitoring and assessment of physical/habitat characteristics such as stream bank erosion caused by storm water discharges.

Methods and practices used for the Champaign County Unincorporated MS4 Monitoring and Assessment program will be based on municipal MS4 practices and methods as much as possible and will be supplemented as necessary by practices described in the following documents:

- *Illicit Discharge Detection and Elimination A Guidance Manual for Program Development and Technical Assessments*, published by the Center for Watershed Protection and Robert Pitt, University of Alabama, October 2004.
- *UNIFIED STREAM ASSESSMENT: A USER'S MANUAL Version 2.0. Urban Subwatershed Restoration Manual No. JO*, published by the Center for Watershed Protection, February 2005.
- *Stream Visual Assessment Protocol*, published by the United States Department of Agriculture Natural Resources Conservation Service National Water and Climate Center, Technical Note 99-1, December 1998.

Justification

The unincorporated Champaign County MS4 Area is highly interconnected with the municipal MS4 Area and using the same (or nearly the same) monitoring and assessment (M&A) methods to evaluate the effectiveness of storm water best management practices (BMPs) in the unincorporated MS4 Area may help minimize the overall costs of implementing and conducting the M&A program in the unincorporated MS4 Area; and should eliminate confusion that could otherwise result if a different approach were used than is used in the municipal MS4s; and may provide a more accurate overall understanding of the effectiveness of BMPs for the entire Champaign County urbanized area.

The *Unified Stream Assessment (USA)* is a continuous stream walk method that systematically evaluates stream conditions and that can be applied to both rural and urban streams. Staff can perform the USA with relatively minimal training. USA protocols should be adapted to meet agency needs and skills and to address regional stream conditions.

The USA includes specific protocols and model forms for documenting the assessments of Storm Water Outfalls and Severe Bank Erosion. The USA assessment for Storm Water Outfalls is very similar to the Outfall Reconnaissance Inventory (ORI) used in *Illicit Discharge Detection and Elimination*. Including ORI methods in

the USA Storm Water Outfall assessments can improve the overall assessment of storm water outfalls and discharges.

Severe bank erosion caused by storm water discharges can be accurately assessed only after identifying the average erosion condition for a particular stream reach. The USA includes a Reach Level Assessment to characterize overall conditions within each reach of the stream. Guidance is included in the USA assessment of Severe Bank Erosion to help identify locations with more severe erosion. The *Stream Visual Assessment Protocol* (SYAP) also provides useful additional guidance for making the assessment of Severe Bank Erosion.

The USA protocols assume identification of uniform stream reaches. Stream reaches will be identified and mapped prior to actual field investigations. During the field investigation the various stream reaches will be identified using GIS locators. Standard worksheets will be completed for each reach for the entire length of stream in the MS4 Area. Streams (miles) to be assessed are as follows:

- Vermilion Watershed:
 - Saline Branch Drainage Ditch (3.2 miles)
- Upper Kaskaskia Watershed:
 - Copper Slough (1.6 miles)
 - Phinney Branch (1.1 miles)
- Upper Embarras Watershed
 - An unnamed tributary near Lake Park (.6 mile).

Gaining access to streams in the unincorporated MS4 Area will be a significant challenge because all the streams are on private property.

Annual monitoring is planned to occur during June through October. Annual monitoring will note the conditions for the current year and identify changes from previous years. The results will be reported in the Annual Update.

Follow up investigations may be necessary based on observed changes.

Outfalls were identified per the IEPA 4/22/16 Acceptance of Response to Noncompliance Advisory Letter.

SELF-ASSESSMENT OF PERMIT COMPLIANCE

Tables I through 6 summarize Champaign County Unincorporated MS4 Storm Water Program activities from April 1, 2023 through March 31, 2024. Table 7 identifies BMPs that were started and still in progress and Table 8 identifies BMPs still pending.

Table 1: Public Education and Outreach Activities 4/1/23 - 3/31/24

BMPID	Activities
A. I. I. - Flyers and information sheets at permit counter.	Handouts are displayed and available at Planning and Zoning permit counter.
A.2.1. • Inform business groups about MS4, NPDES, and BMPs.	No requests for presentations about MS4, NPDES and BMPs were made from business groups.
A.2.2. - Inform developer, contractor, engineering, and architecture groups about MS4, NPDES, and BMPs.	Champaign County collaborated with the Champaign County Stormwater Partnership to host the Illinois Green Infrastructure & Erosion Control Conference on October 24 th , 2023.
A.2.3. • Inform environmental groups about MS4, NPDES, and BMPs.	No requests for presentations about MS4, NPDES and BMPs were made from environmental groups.
A.6.1. - Educational and informational material on web page.	The MS4 Annual Facility Inspection Report was posted to the County website and to the collaborative MS4 website the Champaign County Stormwater Partnership (www.cestonnwater.org).

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Table 2: Public Participation and Involvement Activities 4/1/23 - 3/31/24

BMPID	Activities
B.A.1. - Comply with applicable state and local public notice requirements.	All public hearings and meetings are noticed as required by state law and local ordinances and policies.
B.6.1. - Intergovernmental Storm Water Management group meetings (coordination meeting for all Champaign County MS4 jurisdictions).	During the program year County staff attended and participated in meetings with other MS4 jurisdictions on 4/3/2023; 6/13/2023; 8/3/2023; 8/10/2023; 9/9/2023; 9/20/2023; 10/10/2023; 10/24/2023; 10/30/2023; 12/12/2023; 3/13/2024.
8.6.2. - Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	The MS4 Storm Water Survey is on the County website at https://docs.google.com/forms/d/e/J.FA_d5hbzMASGJ.1/viewform?c=O&w=:1w0ZorXoCFWUddjbMyI8P3M_gfviewform?c=O&w=:1
B.6.3. - Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) Meeting to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	There was no Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) in the reporting year.
8.6.4. - Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	The Environmental Justice Areas for the reporting year have been identified and mapped.
B.7.1. Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement, when appropriate.	Funding for MS4 projects were included in the Work Plan for 2024.

Table 3: Illicit Discharge Detection and Elimination Activities 4/1/23- 3/31/24

BMP ID	Activities
C.1.1. - Map drainage system outfalls into streams and rivers.	The up-to-date storm sewer system map for the unincorporated Champaign County MS4 Area is mapped to 100% completion including the storm sewer system map for County Highways outside the MS4 Area.
C.3.1. - Establish and maintain citizen complaint phone line for illegal dumping and illicit discharges into drainage systems.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding illegal dumping and illicit discharges.
C.3.2. - Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding non-complying and/or non-functioning private sewage treatment systems.
C.6.1. - Annual Report to the Environment and Land Use Committee (ELUC) of the	The MS4 Annual Report was prepared and presented to the Environment and Land Use Committee (ELUC) on May 4, 2023 and approved by the Champaign County Board on May 18, 2023.

Champaign County Board.

Champaign County, Illinois
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Table 4: Construction Site Runoff Control Activities 4/1/23 - 3/31/24

HMPID	Activities
D.1.1. - Soil erosion and sediment control regulations.	Soil erosion and sediment control regulations in the Champaign County Storm Water Management and Erosion Control Ordinance were enforced for all Land Disturbance Erosion Control (LDEC) Permits.
D.2.1. - Erosion and sediment control BMPs.	All Land Disturbance Erosion Control (LDEC) Permits, were reviewed for use of appropriate BMPs.
D.4.1. - Develop processes and procedures to evaluate proposed construction site runoff mechanisms.	Procedures to evaluate proposed construction site runoff mechanisms are refined in the review of LDEC Permits.
D.4.2. - Training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	Staff from the Champaign County Highway Department and Planning and Zoning Department attended the Illinois Green Infrastructure & Erosion Control Conference on October 24 th , 2023.
D.6.1. - Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26. Procedures were refined as more experience was gained in the review of LDEC Permits.

Table 5: Post-Construction Runoff Control Activities 4/1/23 - 3/31/24

BMPID	Activities
E.3.3. - Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Staff from the Champaign County Highway Department and Planning and Zoning Department attended the Illinois Green Infrastructure & Erosion Control Conference on October 24 th , 2023. Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26.
E.4.1. - Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26.
E.5.1. - Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	The Storm Water Management and Erosion Control Ordinance requires "as-built" documentation.

Table 6: Pollution Prevention/ Good Housekeeping Activities 4/1/23-3/31/24

BMP ID	Activities
F.1.1. - Spill prevention protocol.	The Champaign County Emergency Management Agency (CEEMA) conducted or participated in the following trainings in the program year: <ul style="list-style-type: none"> • October, 18th 2023, Supported annual U of I Facilities & Services Hazmat drill with mobile command post. • January 25th, 2024, Attended local Pipeline Safety Program. • March 23rd - 24th, 2024, Attended Summit of Railroad Hazmat

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F.1.2. - Spill Response Protocol.	The Champaign County Environmental Health Department conducted an inspection in the following areas: <ul style="list-style-type: none"> • April 4th, 2023. Attended to a visual table-top, icr:i-c. 11,1in Dera'lment scene in rio. • October 18th, 2023, 'supported' annual LI or II, u:il tic & '>en ICC'> I la1111a1 drill"ith mobile c<wul land po t. • December 8th, 2023, Attended and helped facilitate Dou-;lel Co11111 I.I PC I la1 Inat exerci e. • January, 25th, 2024. attended lo,al Pipkline \akt) Prn ram • March 19th, 2024. S1a11cd Virll al CAMI·O cour · for ha,r111a1. • March 23rd, 24th, 20">4. Attended Summit of Railroad I la1111a1 I thought Leader.
F.1.3. - Hazardous material and storage management training.	All relevant hazardous materials storage and handling reviewed with Facilities Director.

Table 7: BMPs in Progress

BMPID	Status
C.2.1. - Prohibit illegal dumping and illicit discharges into drainage system through Nuisance Ordinance.	Preliminary Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but was not adopted in the program year.
C.3.3. - Create a database of existing private sewage treatment systems and develop management plan to bring non-compliant systems into compliance.	Records of private sewage treatment systems obtained from Public Health Department; GIS database is under development.
D.3.1. - Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	The Storm Water Management and Erosion Control Ordinance includes a prohibition of illegal dumping and illicit discharges from construction activities. Preliminary Nuisance Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but has not yet been adopted.
I. I. I. - Implement a public education program about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately-owned developed property).	Development of a Green Infrastructure & Green Housekeeping web page has begun by department staff.
E.1.2. - Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Development of a Sustainable Lawn Care web page has begun by department staff.
C.3.1. - Develop procedures to ensure that storm water management facilities are maintained to function as designed (post-construction).	The Storm Water Management and Erosion Control Ordinance requires ongoing maintenance of storm water management facilities.

Table 8: BMPs Pending

BMPID	Explanation of Pending Status
E.2.1. - Require annual inspections of publicly owned storm water management facilities (post-construction).	Expected to be included in the SWPPP that was supposed to be completed in 2024 but has not yet been completed.
F.2.1. - Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County-owned facilities.	Expected to be included in the SWPPP that was supposed to be completed in 2024 but has not yet been completed.

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CHANGES TO BEST MANAGEMENT PRACTICES

Attachment A summarizes that no changes were made to the BMPs in the reporting year.

STATUS OF COMPLIANCE

Attachment **B** reviews the status of compliance for all BMPs.

INFORMATION COLLECTED AND ANALYZED IN YEAR 3

Attachment C summarizes that there were no observations or reports made or received during the reporting year.

STORMWATER PROGRAM ACTIVITIES PROPOSED FOR NEXT PROGRAM YEAR APRIL 1, 2024- MARCH 31, 2025

The activities proposed for next Program Year April 1, 2024 - March 31, 2025, are summarized in Attachment D.

RELIANCE ON OTHER GOVERNMENTAL ENTITY

Champaign County does and will continue to participate in and share resources with the Cooperative MS4 Group, the Champaign County Stormwater Partnership; however, it does not rely on another governmental entity to satisfy its permit obligations.

YEAR 5 CONSTRUCTION PROJECTS

Champaign County construction projects may be authorized under the Facilities Department or the Highway Department.

Projects and details of Highway Construction Projects in the program year are provided in Table 9.

Projects and details of County Facilities Construction Projects in the program year are provided in Table 10.

ATTACHMENTS

- A Changes to Best Management Practices
- B Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
- C Information Collected for Year 5
- D Proposed NPDES Permit Activities for next Program Year April 1, 2024 - March 31, 2025
- E Champaign County Unincorporated MS4 Area Environmental Justice Areas May 23, 2023

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Table 9: Highway Construction Projects¹ from April 1, 2023 through March 31, 2024

Section Number	Road District	Project Type	Area of Disturbance	Status
06-18408-00-SP	Pesotum Twp	RR Xing Rehab	<1 acre	Completed in 2023
15-18441-00-SP	Pesotum Twp	RR Xing Rehab	<1 acre	Completed in 2023
18-30057-00-BR	Urbana Twp	Bridge Replacement	<1 acre	Completed in 2023
19-00074-00-BR	Champaign County	Bridge Replacement	<1 acre	Completed in 2023
19-25452-00-SP	Somer Twp.	RR Xing Rehab	<1 acre	Completed in 2023
20-00086-00-BR	Champaign County	Bridge Replacement	<1 acre	Completed in 2023
20-00455-00-RS	Champaign County	CIR/Resurfacing	<1 acre	Completed in 2023
22-00121-00-BR	Champaign County	Bridge Rehabilitation	<1 acre	Expected to be completed in 2024
22-00460-00-RS	Champaign County	CIR/Resurface	<1 acre	Completed in 2023
22-03122-00-BR	Champaign Twp	Bridge Rehabilitation	<1 acre	Completed in 2024
22-03123-00-BR	Champaign Twp	Bridge Rehabilitation	<1 acre	Completed in 2024
22-10125-00-BR	East Bend Twp	Culvert Replacement	<1 acre	Completed in 2024
22 14120-00-BR	Ludlow Twp	Bridge Rehabilitation	<1 acre	Completed in 2024
23-03000-00-RS	Champaign Twp	Resurfacing	<1 acre	Completed in 2023
23-15000-00-RS	Mahomet Twp.	Resurfacing	<1 acre	Completed in 2023
23-20000-00-GM	Rantoul Twp.	Intersection Improvements	<1 acre	Completed in 2023
23-30000-00-RS	Urbana Twp	Intersection Improvements	<1 acre	Completed in 2023
*	Champaign County	CH 11 GR Fix	<1 acre	Completed in 2024
*	Champaign County	CH 13 GR Fix	<1 acre	Completed in 2023
*	Champaign County	CH 13 Paving Fix	<1 acre	Completed in 2023
*	Champaign County	CH 15 GR Fix	<1 acre	Completed in 2023
*	Champaign County	CH 17 Tile Improvements	<1 acre	To be Completed in 2024.
*	Champaign County	CH 18 GR Fix	<1 acre	Completed in 2023
*	Champaign County	CH 18 Tile Improvements	<1 acre	Completed in 2023
*	Champaign County	CH 22 Tile	<1 acre	Completed in 2023
*	Champaign County	Culvert Installation & Replacement CH 6	<1 acre	Completed in 2024
*	Champaign County	Culvert Replacement CH 15	<1 acre	Completed in 2023
*	Champaign County	Culvert Replacement CH 19	<1 acre	Completed in 2023

Champaign County, Illinois
MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

Table 9: Highway Construction Projects¹ from April 1, 2023 through March 31, 2024

Section Number	Road District	Project Type	Area of Disturbance	Status
*	Hensley Twp.	Guardrail Fix	<1 acre	Completed in 2023
*	Ogden Twp.	Guardrail Fix	<1 acre	Completed in 2023
*	Mahomet Twp.	Guardrail Fix	<1 acre	Completed in 2024
*	Champaign County	Guardrail Fix	<1 acre	Completed in 2024
<p>NOTES</p> <p>1. All construction projects during this period were roadway projects.</p> <p>2. * Indicates no section number included from Highway Construction Projects report.</p>				

Table 10: Facilities Construction Projects from April 1, 2023 through March 31, 2024

NPDES ID	Township and Section	Location	Project Type	Area of Disturbance	Status
ILRIOZCLW	Urbana/16	502 S Lierman Ave. Urbana, IL	Building Expansion	3.09 acres	Expected completion in 2024

There were no proposed changes to the BMPs between April 1, 2023 and March 31, 2024.

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
1	A.1.1	Flyers and information sheets at permit counter.	<i>COMPLETE</i>	Develop and distribute one new educational material handout.	Distribute handout.	Handouts are displayed and available at the service counter.
2	A.2.1	Inform business groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	No requests for presentations about MS4, NPDES and BMPs were made from business groups.
3	A.2.2	Inform developer, contractor, engineering, and architecture groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Champaign County collaborated with the Champaign County Stormwater Partnership to host the Illinois Green Infrastructure & Erosion Control Conference on October 24 th , 2023.
4	A.2.3	Inform environmental groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	No requests for presentations about MS4, NPDES and BMPs were made from environmental groups.
6	A.6.1	Educational and informational material on web page.	<i>COMPLETE</i>	Develop web page with annual updates on informational and educational materials.	Update web page.	The MS4 Annual Facility Inspection Report was posted to the County website and to the collaborative MS4 website the Champaign County Stormwater Partnership (www.ccstormwater.org).
7	B.4.1	Comply with applicable state and local public notice requirements.	<i>COMPLETE</i>	Annual number of meetings with MS4 related topics. Maintain electronic records of notices, agendas, and public participation.	Provide notice of MS4 related meetings and provide opportunity for public input.	All public hearings and meetings are noticed as required by state law and local ordinances and policies.
8	B.6.1	Intergovernmental Storm Water Management group meetings (coordination meeting for all Champaign County MS4 jurisdictions).	<i>COMPLETE</i>	Hold at least 4 coordination meetings each year.	Attend meetings.	During the program year County staff attended and participated in meetings with other MS4 jurisdictions on 4/3/2023; 6/13/2023; 8/13/2023; 8/10/2023; 9/12/2023; 9/20/2023; 10/10/2023; 10/24/2023; 10.130/2023; 12/12/2023:

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
					3/13/2024.
9	B.6.2 Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	COMPLETE	Conduct the annual MS4 Storm Water Survey on the County website.	Make the MS4 Area Storm Water Survey available on the County website.	The MS4 Storm Water Survey is on the County website at https://docs.google.com/form d/e/1 FAIpOLsd_5hbzMASGpKePWU3kr8gmOJ-w0ZorXoCFWUUdqibMv18P3Mg/viewform?c=0&w=1
10	B.6.3 Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	INCOMPLETE	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at one ELUC Meeting each year.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC meeting.	There was no Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) in the program year.
11	B.6.4 Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	COMPLETE	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes. Review annual survey results at the Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting the Champaign County Board's Environment and Land Use Committee (ELUC).	The Environmental Justice Areas for the reporting year have been identified and mapped.

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
12	8.7.t	Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement when appropriate.	<i>COMPLETE</i>	Include NPDES MS4 requirements in the County's Land Resource Management Plan and include in annual long-range work plan as required.	Include MS4 in work plan for FY24.	Funding for MS4 projects were included in the Work Plan for 2024.
13	Ct.I	Map drainage system outfalls into streams and rivers.	<i>COMPLETED</i>	Complete a system wide updated every three years.	System wide update of Champaign County Unincorporated MS4 Area storm sewer system map.	The up-to-date storm sewer system map for the unincorporated Champaign County MS4 Area is mapped to 100% completion including the storm sewer system map for county Highways outside the MS4 Area.
14	C.2.1	Prohibit illegal dumping and illicit discharges into drainage system through Nuisance Ordinance.	<i>IN PROGRESS</i>	Review existing Nuisance Ordinance and revise to include illegal dumping and illicit discharges into drainage systems.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage system.	Preliminary Ordinance language regarding illegal dumping and illicit discharges into drainage systems had been previously drafted but has not yet been adopted.
15	C.3.1	Establish and maintain citizen complaint phone line for illegal dumping and illicit discharge into drainage systems.	<i>COMPLETE</i>	Maintain phone line.	Maintain complaint phone line and record of complaints.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding illegal dumping and illicit discharges.
16	C.3.2	Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	<i>COMPLETE</i>	Develop and maintain phone line.	Maintain complaint phone line and record of complaints.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding non-complying and/or non-functioning private sewage treatment systems.

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
17	C.3.3	Create a database of existing private sewage treatment systems and develop a management plan to bring non-compliant systems into compliance.	<i>IN PROGRESS</i>	Create database and develop, adopt, and implement management plan.	Create database and develop management plan.	Records of private sewage treatment systems obtained from Public Health Department; GIS database is under development.
18	C.6.1	Annual Report to the Environment and Land Use Committee (ELUC) of the Champaign County Board.	<i>COMPLETE</i>	Present Annual Report and place on file.	Complete Annual Report and place on file.	The MS4 Annual Report was prepared and presented to the Environment and Land Use Committee (ELUC) on May 4, 2023 and approved by the Champaign County Board on May 18, 2023.
19	0.1.1	Soil erosion and sediment control regulations.	<i>COMPLETE</i>	Review existing erosion and sediment control regulations. Prepare draft regulations for County Board adoption and enforce adopted regulations.	Enforce soil erosion and sediment control ordinance (Storm Water Management and Erosion Control Ordinance).	Soil erosion and sediment control regulations in the Champaign County Storm Water Management and Erosion Control Ordinance were enforced for all Land Disturbance Erosion Control (LDEC) Permits.
20	D.2.1	Erosion and sediment control BMPs.	<i>COMPLETE</i>	Review and evaluate existing BMPs to determine which should be included in the erosion and sediment control ordinance. Review existing regulations and develop new regulations for ordinance.	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).	All Land Disturbance Erosion Control (LDEC) Permits were reviewed for use of appropriate BMPs.
21	D.3.1	Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	<i>IN PROGRESS</i>	Enforce Storm Water Management and Erosion Control (SWMEC) Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities. Review existing	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities.	The Storm Water Management and Erosion Control Ordinance includes a prohibition of illegal dumping and illicit discharges from construction activities. Preliminary Nuisance Ordinance language has been drafted regarding illegal dumping and

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
			Nuisance Ordinance and, if needed, revise to prohibit illegal dumping and illicit discharge into drainage systems from construction activities. same as SWMEC Ordinance.		illicit discharges into drainage systems but has not yet been adopted.
22	D.4.1 Develop processes and procedures to evaluate proposed construction site runoff mechanisms.	<i>COMPLETE</i>	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop, implement, and refine review procedures to evaluate proposed construction site runoff mechanisms.	Procedures to evaluate proposed construction site runoff mechanisms are refined in the review of LDEC Permits.
23	D.4.2 Training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	<i>COMPLETE</i>	Zoning Officer (or Director's designee) attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	Director's designee attends training.	Staff from the Champaign County Highway Department and Planning and Zoning Department attended the Illinois Green Infrastructure & Erosion Control Conference on October 24 th , 2023. Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26.
24	D.6.1 Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	<i>COMPLETE</i>	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Procedures were refined as more experience was gained in the review of LDEC.
25	E.1.1 Implement a public education program about the benefits of green infrastructure	<i>IN PROGRESS</i>	Add a Green Infrastructure page to the Champaign	Develop, implement, and maintain	Development of a Green Infrastructure & Green

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
	and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately owned developed property.		County website to educate landowners about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately owned developed property.	Champaign County Green Infrastructure & Green Housekeeping web page	Housekeeping web page has begun by department staff.
26	E.1.2 Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	<i>IN PROGRESS</i>	Add a Sustainable Lawn Care page to the Champaign County website to educate landowners about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Develop and implement a Champaign County Sustainable Lawn Care web page.	Development of a Sustainable Lawn Care web page has begun by department staff.
17	E.2.1 Require annual inspections of publicly owned storm water management facilities (post-construction).	<i>INCOMPLETE</i>	Procedures for maintenance of publicly owned storm water management facilities (post-construction) should be established in the Champaign County SWPPP.	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP.	None.
28	E.3.1 Develop procedures to ensure that storm water management facilities are maintained to function as designed (post-construction).	<i>IN PROGRESS</i>	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	The Storm Water Management and Erosion Control Ordinance requires ongoing maintenance of storm water management facilities.
29	E.3.3 Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly	<i>COMPLETE</i>	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers.	Staff from the Champaign County Highway Department and Planning and Zoning Department attended the Illinois Green Infrastructure & Erosion Control

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Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities
		involved in) the routine maintenance. repair. or replacement of public exterior surfaces. Require that contractors who are retained to manage or earl)' out the kinds of maintenance and relevant contractor employees also have annual training.		involved in (or who retain others who manage or are directly involved in) the routine maintenance. repair. or replacement of public exterior surfaces. Require that contractors who are retained to manage or car!)' out the kinds of maintenance and relevant contractor employees also have annual training.	employees. and/or contractors and contractor employees.	Conference on October 24 th . 2023. Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26.
30	E.4.1	Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	<i>COMPLETE</i>	Director's designee attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attends training.	Staff completed Illinois Center for Transportation Erosion and Sediment Control Training on 3/26.
31	E.5.1	Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	<i>COMPLETE</i>	Develop procedures and processes to inspect construction sites for compliance with approved post-construction site runoff control mechanisms.	Develop and implement procedures to inspect construction sites for compliance with post-construction runoff control mechanisms.	The Storm Water Management and Erosion Control Ordinance requires "as-built" documentation. Champaign County Planning & Zoning Staff have been trained to inspect post-construction runoff control mechanisms.
32	F.1.1	Spil I prevention protocol.	<i>COMPLETE</i>	Conduct annual spill prevention training with appropriate County staff. Track meeting agenda. materials. and attendee sign-in sheet.	Complete annual spill prevention training with appropriate County staff.	The Champaign County Emergency Management Agency (CCEMA) conducted or participated in the following trainings in the program year: • October, 18 th 2023. Supported annual U of I Facilities & Services Hazmat drill with mobile

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 5 Milestone	Description of Activities	
33	F.1.2	Spill response protocol.	<i>COMPLETE</i>	Conduct annual spill response training with appropriate County staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual spill response training with appropriate County staff.	<p>command post.</p> <ul style="list-style-type: none"> • January 25¹¹¹, 2024, Attended local Pipeline Safety Program. • March 23rd 24¹¹¹, 2024, Attended Summit of Railroad Hazmat Thought Leader. <p>The Champaign County Emergency Management Agency (CCEMA) conducted or participated in the following trainings in the program year:</p> <ul style="list-style-type: none"> • April 4¹¹¹, 2023, Attended FEMA Virtual Table-top Exercise: Train Derailment scenario. • October, 18th 2023, Supported annual U of I Facilities & Services Hazmat drill with mobile command post. • December 8¹¹¹2023, Attended and helped facilitate Douglas County LEPC Hazmat exercise. • January 25¹¹¹, 2024, Attended local Pipeline Safety Program. • March 19¹¹¹, 2024, Started Virtual CAMEO course for hazmat. • March 23rd - 24th, 2024, Attended Summit of Railroad Hazmat Thought Leader.

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Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 5
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

	BMP No.	Brief Description of Best Management Practice (BMP)	tatu	Measurable Goal	Year 5 Milestone	Description of Activities
34	F.1.3	Hazardous material and storage management training.	COMPLETE	Conduct annual hazardous material and storage management training with appropriate staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual hazardous material and storage management training with appropriate County staff.	All relevant hazardous materials storage and handling reviewed with Facilities Director.
35	F.2.1	Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County owned facilities.	INCOMPLETE	Prepare SWPPP for all County owned facilities.	Begin developing the Draft SWPPP for all County owned facilities.	one.

There was no information collected between April 1, 2023 and March 31, 2024.

Attachment D. N.P.D.E.S. Permit Activities for Next Reporting Year 1 April 1, 2024- March 31, 2025
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year 4/1/24-3/31/25
A.1.1	Flyers and information sheets at permit counter.	Develop and distribute one new educational material handout.	Distribute handout.	Distribute handout.
A.2.1	Inform business groups about MS4. N PDES. and BM Ps.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.2.2	Inform developer. contractor. engineering, and architecture groups about MS4. N PDES. and BM Ps.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.2.3	Inform environmental groups about MS4. N PDES. and BM Ps.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.6.1	Educational and informational material on web page.	Develop web page with annual updates on informational and educational materials.	Update web page.	Update web page.
B.4.1	Comply with applicable state and local public notice requirements.	Annual number of meetings with MS4 related topics. Maintain electronic records of notices. agendas. and public participation.	Provide notice of MS4 related meetings and provide opportunity for public input.	Provide notice of MS4 related meetings and provide opportunity for public input.
B.6.1	Intergovernmental Storm Water Management group meetings (coordination meetings for all Champaign County MS4 jurisdictions)	Hold at least 4 coordination meetings each year.	Attend meetings.	Attend meetings.
B.6.2	Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	Conduct the annual MS4 Storm Water Survey on the County website.	Make the MS4 Storm Water Survey available on the Champaign County website.	Make the MS4 Storm Water Survey available on the Champaign County website.
8.6.3	Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) Meeting to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at one ELUC Meeting each year.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC Meeting.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC Meeting.

Attachment D. N.P.D.E.S. Permit Activities for Next Reporting Year 1 April 1, 2024- March 31, 2025
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year 4/1/24-3/31/25
8.6.4	Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes. Review annual survey results at the Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC).
8.7.1	Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement when appropriate.	Include NPDES MS4 requirements in the County's Land Resource Management Plan and include in annual long-range work plan as required.	Include MS4 in work plan for FY23.	Include MS4 in work plan for FY24.
C.1.1	Map drainage system outfalls into streams and rivers.	Complete a system wide update every 3 years.	Update Champaign County Unincorporated MS4 Area storm sewer system map as new information becomes available.	System wide update of the Champaign County Unincorporated MS4 Area storm sewer system map.

Attachment D. N.P.D.E.S. Permit Activities for Next Reporting Year 1 April 1, 2024- March 31, 2025
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23 - 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year 4/ 1/24-3/31/25
C.2.1	Prohibit illegal dumping and illicit discharges into drainage systems through Nuisance Ordinance.	Review existing Nuisance Ordinance and revise to include illegal dumping and illicit discharges into drainage systems.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage system. MILESTONE NOT ACHIEVED Draft has not been adopted yet.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage system.
C.3.1	Establish and maintain citizen complaint phone line for illegal dumping and illicit discharges into drainage systems.	Maintain phone line.	Maintain complaint phone line and record of complaints.	Maintain complaint phone line and record of complaints.
C.3.2	Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	Develop and maintain phone line.	Maintain complaint phone line and record of complaints.	Maintain complaint phone line and record of complaints.
C.3.3	Create a database of existing private sewage treatments systems and develop a management plan to bring non-compliant systems into compliance.	Create database and develop, adopt and implement management plan.	Create database and develop management plan. MILESTONE NOT ACHIEVED	Create database and develop management plan.
C.6.1	Annual report to the Environment and Land Use Committee (ELUC) of the Champaign County Board.	Present Annual Report and place on file.	Complete Annual Report and place on file.	Complete Annual Report and place on file.
D.1.1	Soil erosion and sediment control regulations.	Review existing erosion and sediment control regulations. Prepare draft regulations for County Board adoption and enforce adopted regulations.	Enforce Soil Erosion and Sediment Control Ordinance (Storm Water Management and Erosion Control Ordinance).	Enforce Soil Erosion and Sediment Control Ordinance (Storm Water Management and Erosion Control Ordinance).
D.2.1	Erosion and sediment control BMPs.	Review and evaluate existing BMPs to determine which should be included in the erosion and sediment control ordinance. Review existing regulations and develop new regulations for the ordinance.	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).

Attachment D. N.P.D.E.S. Permit Activities for Next Reporting Year 1 April 1, 2024 - March 31, 2025
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year 4/1/24-3/31/25
D.3.1	Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	Enforce Storm Water Management and Erosion Control (SWMEC) Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities. Review existing Nuisance Ordinance and, if needed, revise to prohibit illegal dumping and illicit discharge into drainage systems from construction activities, same as SWMEC Ordinance.	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharges into drainage systems from construction activities. MILESTONE NOT ACHIEVED Draft has not been adopted yet.	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharges into drainage systems from construction activities.
D.4.1	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop, implement, and refine review procedures to evaluate proposed construction site runoff mechanisms.	Develop, implement, and refine review procedures to evaluate proposed construction site runoff mechanisms.
D.4.2	Training class/workshop for evaluating and inspecting construction site runoff control mechanism.	Zoning Officer (or Director's designee) attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	Director's designee attends training.	Director's designee attends training.
D.6.1	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.
E.1.1	Implement a public education program about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from existing privately owned developed property.	Add a Green Infrastructure page to the Champaign County website to educate landowners about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from existing privately-owned developed property.	Develop and implement a Champaign County Green Infrastructure & Green Housekeeping web page.	Develop and implement a Champaign County Green Infrastructure & Green Housekeeping web page.

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CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
 REPORTING PERIOD YEAR 5 (4/1/23- 3/31/24) APRIL 1, 2024

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year 4/1 /24-3/31/25
E.1.2	Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Add a Sustainable Lawn Care page to the Champaign County website to educate landowners about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Develop and implement a Champaign County Sustainable Lawn Care web page.	Develop and implement a Champaign County Sustainable Lawn Care web page.
E.2.1	Require annual inspection of publicly owned storm water management facilities (post-construction).	Procedures for maintenance of publicly owned storm water management facilities (post-construction) should be established in the Champaign County SWPPP.	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP. MILESTONE NOT ACHIEVED	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP.
E.3.1	Develop procedures to ensure that storm water facilities are maintained to function as designed (post- construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construct ion). MILESTONE NOT ACHIEVED	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).
E.3.3	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers, employees, and/or contractors and contractor employees.	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers, employees, and/or contractors and contractor employees.

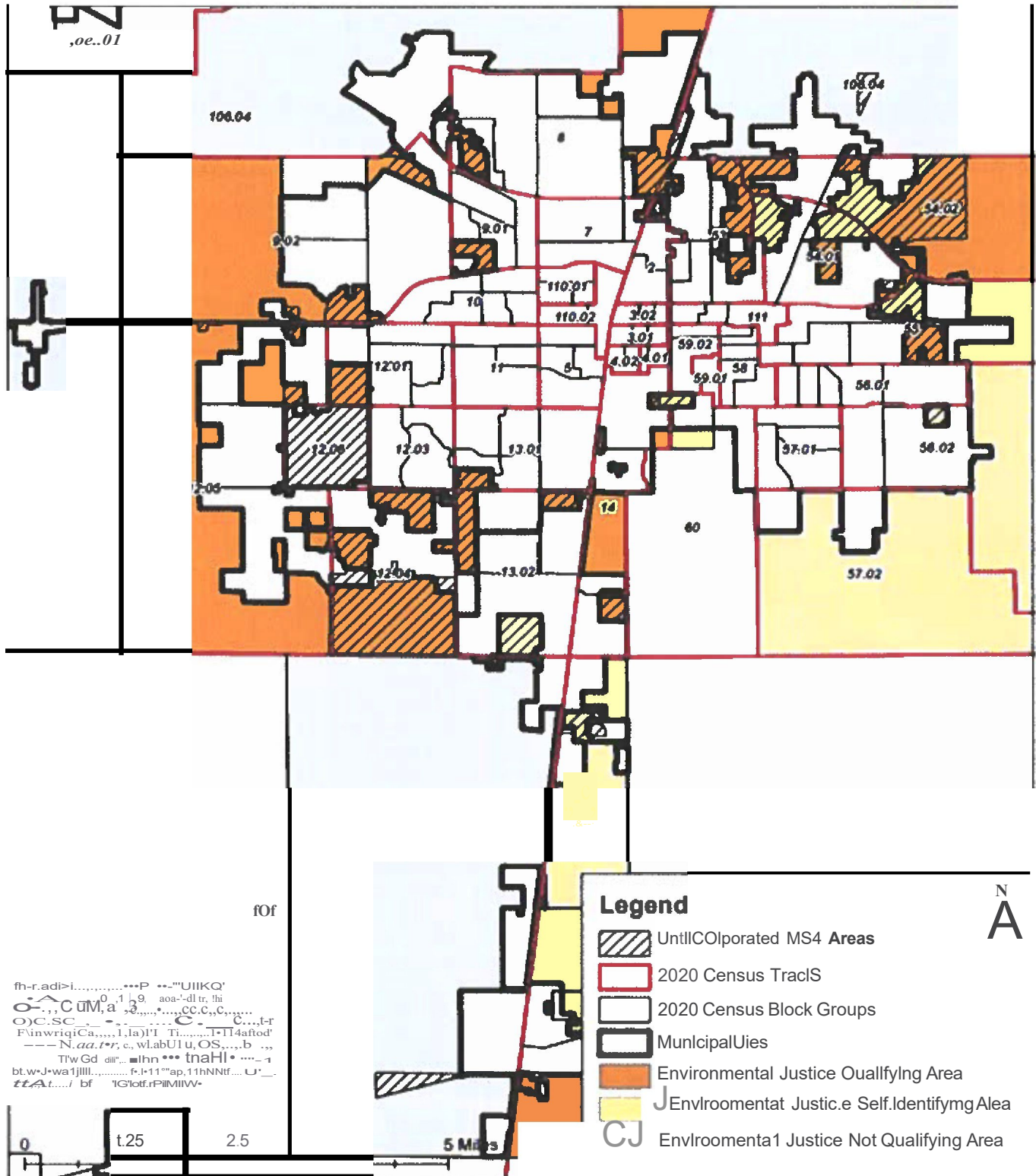
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CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
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BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 5 Milestone (4/1/23-3/31/24)	Proposed Activity Next Program Year4/1/24-3/3/25
E.4.1	Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attends training.	Director's designee attends training.
E.5.1	Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	Develop procedures and processes to inspect construction sites for compliance with approved post-construction runoff control mechanisms.	Develop and implement procedures to inspect construction sites for compliance with approved post-construction runoff control mechanisms.	Develop and implement procedures to inspect construction sites for compliance with approved post-construction runoff control mechanisms.
F.1.1	Spill prevention protocol.	Conduct annual spill prevention training with appropriate County staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual spill prevention training with appropriate County staff.	Complete annual spill prevention training with appropriate County staff.
F.1.2	Spill response protocol.	Conduct annual spill response training with appropriate County staff. Track meeting agenda, materials and attendee sign-in sheet.	Complete annual spill response training with appropriate County staff.	Complete annual spill response training with appropriate County staff.
F.1.3	Hazardous material and storage management training.	Conduct annual hazardous material and storage management training with appropriate County staff. Track meeting agenda, materials and attendee sign-in sheet.	Complete annual hazardous material and storage management training with appropriate County staff.	Complete annual hazardous material and storage management training with appropriate County staff.
F.2.1	Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County owned facilities.	Prepare SWPPP for all County owned facilities.	Begin developing the Draft SWPPP for all County owned facilities. MILESTONE NOT ACHIEVED	Begin developing the Draft SWPPP for all County owned facilities.

MS4 Environmental Justice Areas: Unincorporated Champaign County

Prepared 23 May 2023

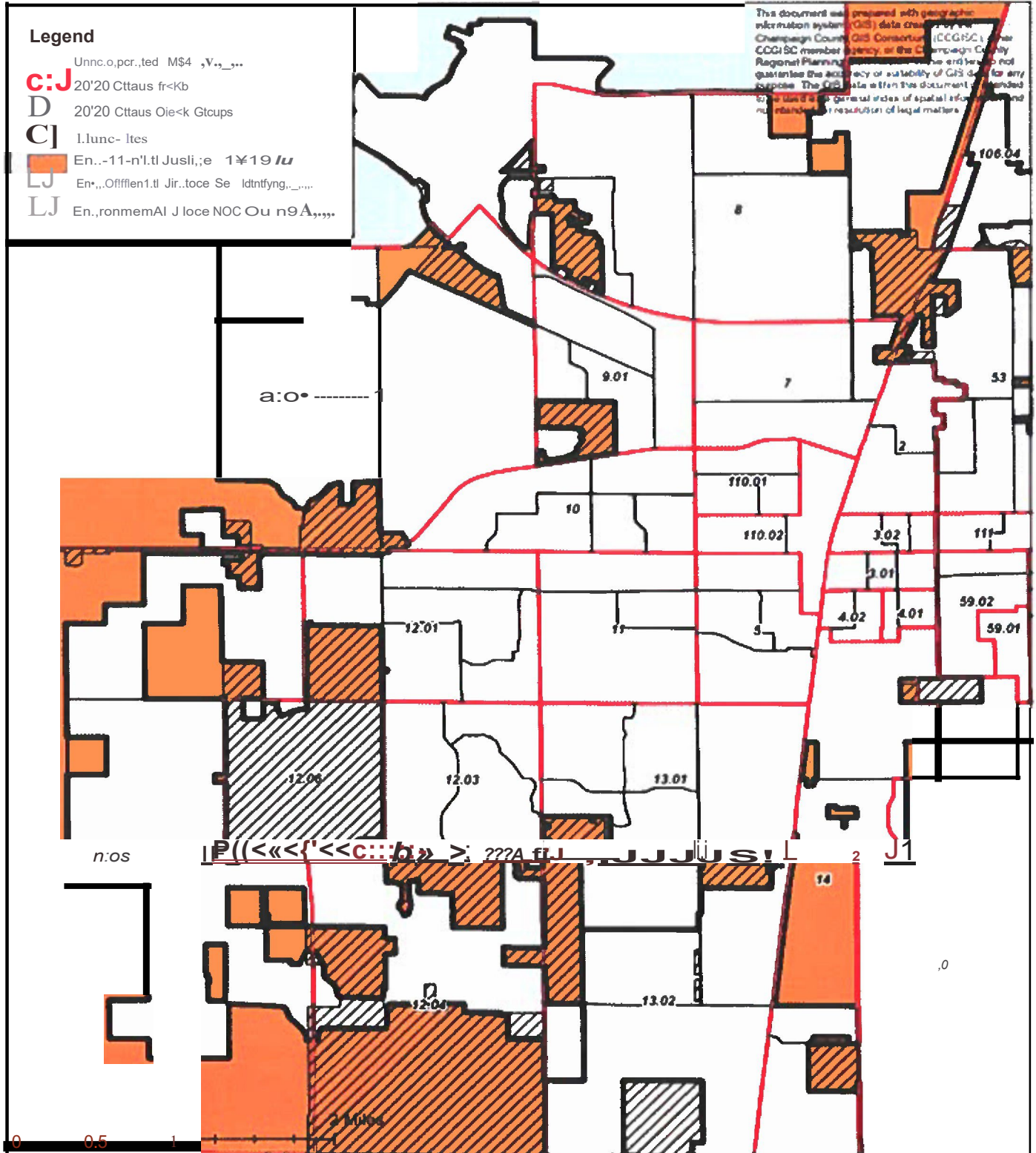
Sources: US Census Bureau, 2017-2021 American Community Survey



MS4 Environmental Justice Areas: Champaign Area Detailed Map

Prepared 23 May 2023

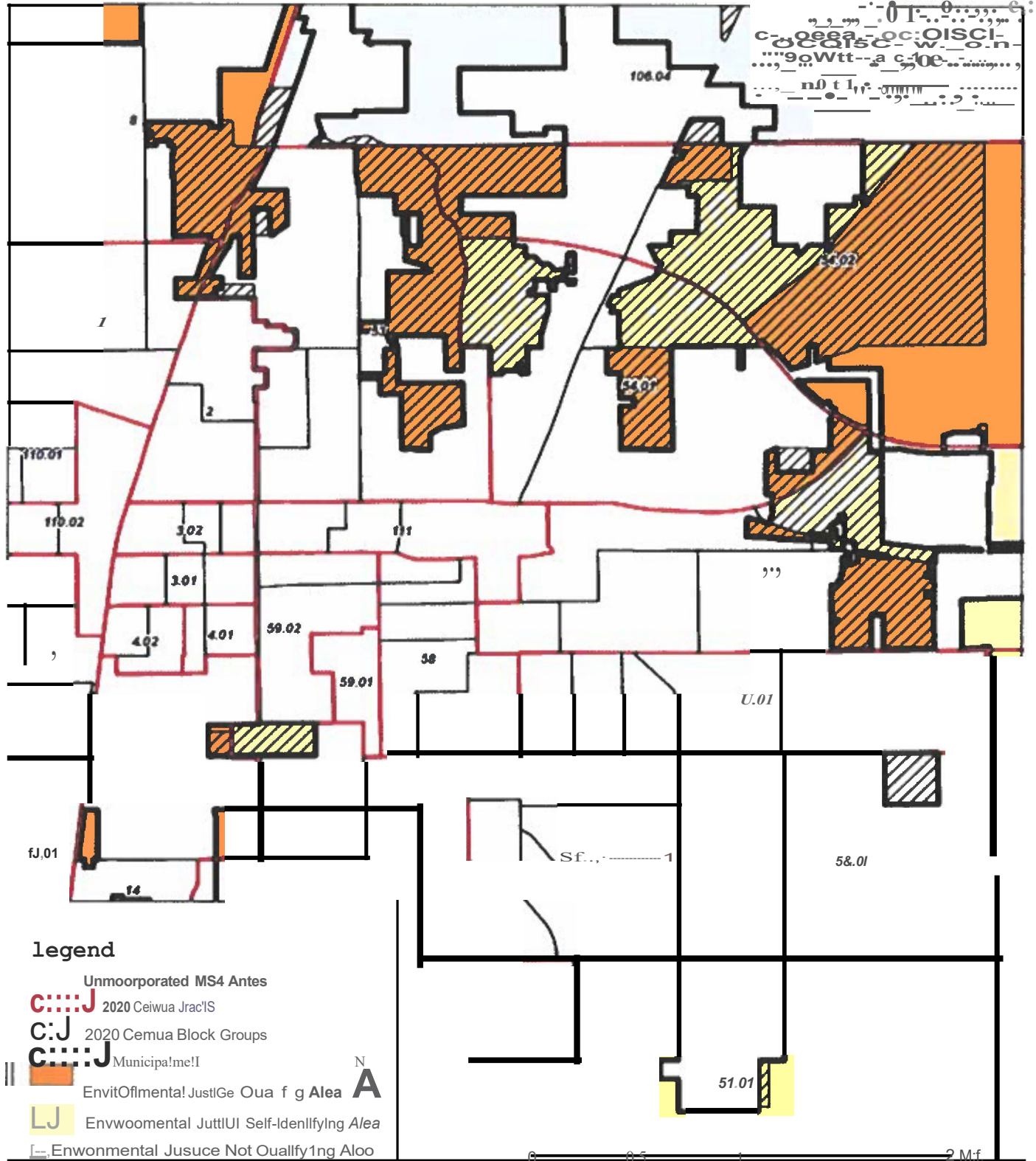
Sources: U.S. Census Bureau, 2017-2021 American Community Survey



MS4 Environmental Justice Areas: Urbana Area Detailed Map

Prepared 23 May 2023

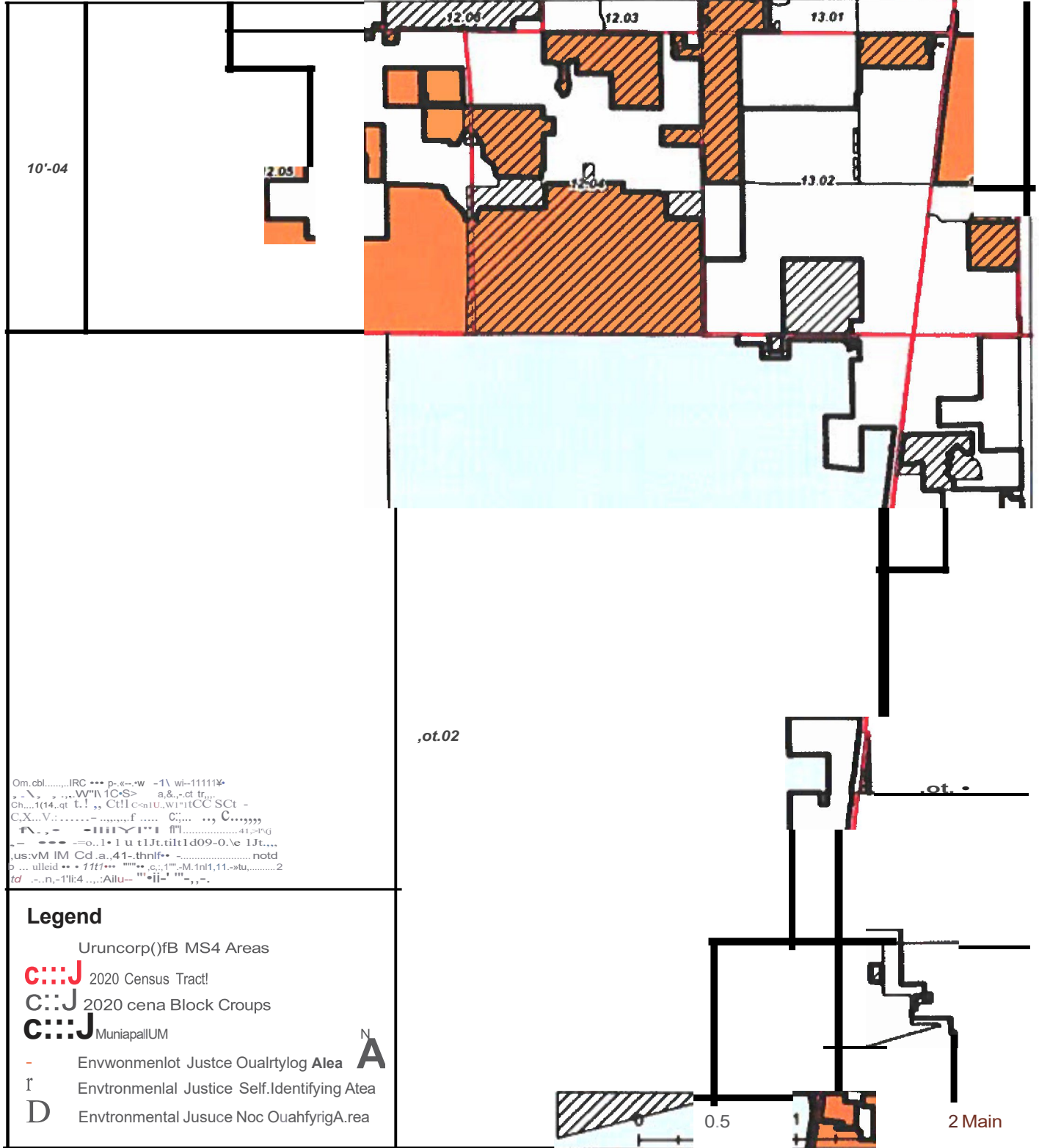
Sources: US Census Bureau, 2017-2021 American Community Survey



MS4 Environmental Justice Areas: Savoy Area Detailed Map

Prepared 25 May 2023

Source: US Census Bureau. 2017-2021 American Community Survey



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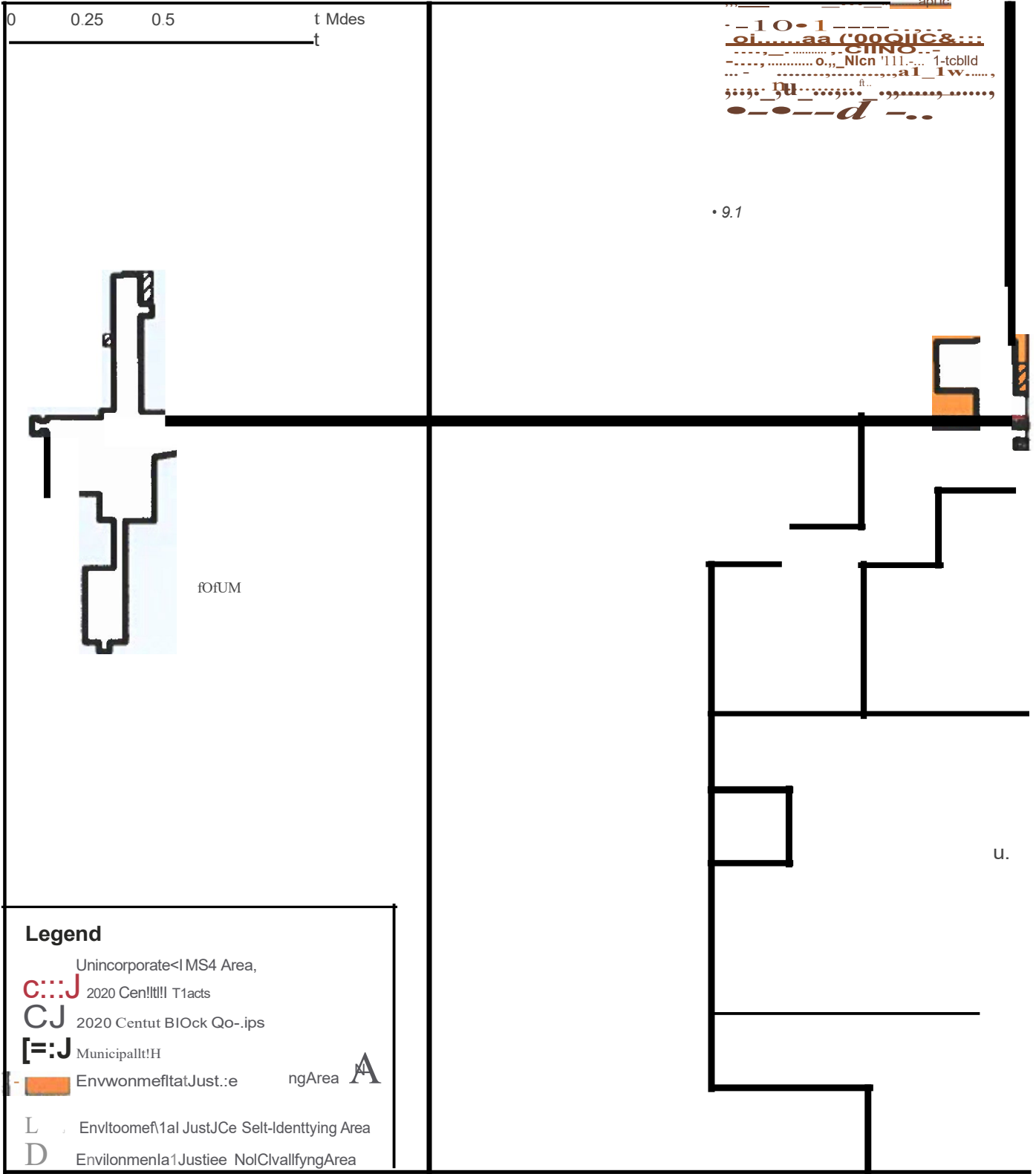
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MS4 Environmental Justice Areas: Bondville Area Detailed Map

Prepared 23 May 2023

Source: US Census Bureau. 2017-2021 American Community Survey



MONTHLY REPORT for NOVEMBER 2023¹

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
Center**
1776 E. Washington Street
Urbana, Illinois 61802

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in November and two were filed in November 2022. The average number of cases filed in November in the preceding five years was 2.4.

Two Zoning Board of Appeals (ZBA) meetings were held in November and seight cases were completed. No ZBA meetings were held in November 2022 and no cases were completed. The average number of cases completed in November in the preceding five years was 3.2.

By the end of November there were 9 cases pending. By the end of November 2022 there were 12 cases pending.

Table 1. Zoning Case Activity in November 2023 & November 2022

Type of Case	November 2023 2 ZBA meetings		November 2022 No ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	3	0	0
SFHA Variance	0	0	0	0
Special Use	0	4	1	0
Map Amendment	0	1	1	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	8	2	0
Total cases filed (fiscal year)	39 cases		37 cases	
Total cases completed (fiscal year)	43 cases		33 cases	
Cases pending*	7 cases		12 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 56.0% or the equivalent of 4.5 full time staff members (of the 8 authorized) present on average for each of the 19 workdays in November.

Subdivisions

No County subdivision was approved in November. No municipal subdivision plat was reviewed for compliance with County zoning in November.

Zoning Use Permits

A detailed breakdown of permitting activity appears in Table 2. A list of all Zoning Use Permits issued for the month is at Appendix A. Permitting activity in November can be summarized as follows:

- 18 permits for 24 structures were approved in November compared to 7 permits for 6 structures in November 2022. The five-year average for permits in November in the preceding five years was 13.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including November 2023, August 2023, June 2023, May 2023, April 2023, July 2022, May 2022, December 2021, November 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, and January 2019).
- 7.0 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$1,588,156 was the reported value for the permits in November compared to a total of \$525,049 in November 2022. The five-year average reported value for authorized construction in November was \$2,843,451.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2023, August 2023, March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, May 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$5,026 in fees were collected in November compared to a total of \$1,262 in November 2022. The five-year average for fees collected in November was \$3,934.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including November 2023, September 2023, August 2023, May 2023, March 2023, September 2022, July 2022, June 2022, May 2022, February 2022, September 2021, March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 2019, November 2019, October 2019, April 2019, December 2018, and November 2018).

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Table 2. Zoning Use Permits Approved in November 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	400,000	6	0	2,709,000
Other	2	0	137,600	34	0	2,718,467
SINGLE FAMILY Resid.: New - Site Built	1	1,736	300,000	14	10,450	5,796,000
Manufactured						
Additions	5	901	319,999	19	4,013	2,041,923
Accessory to Resid.	5	794	222,897	60	11,261	2,923,955
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	7 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New				6	40,656	18,382,780
Other	1	466	7,500	4	2,897	327,500
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS	1	933	10,000	1	933	10,000
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	196	190,160	16	1,129	288,084
TOTAL APPROVED	18/24	5,026	1,588,156	160/179	71,339	35,197,709

* 18 permits were issued for 24 structures in November 2023; 16 permits require inspect. and Compl. Certif.

◇ 160 permits have been issued for 179 structures since 1/1/23.

NOTE: Home occupations and Other permits (change of use, temporary use) total 16 since 1/1/23, (this number is not included in the total number of structures).

10 Zoning Use Permit App. were *received* and *approved* in November 2023.

8 Zoning Use Permit App. *approved* in November 2023 had been *received* in prior months.

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- There were 4 lot split inquiries and 190 other zoning inquiries in November.
- Two sets of ZBA minutes were transcribed in November.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2023

	November 2023	2023 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit can authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	0.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 43 Zoning Compliance Inspections were made in November for a total of 334 Zoning Compliance Inspections so far in 2023.
- 23 Zoning Compliance Certificates were issued in November for a total of 111 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 compliance certificates for an average of 2.7 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for November and can be summarized as follows:

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- 2 new complaints were received in November compared to 5 new complaints received in November 2022. No complaint was referred to another agency in November and no complaint was referred to another agency in November 2022.
- 24 enforcement inspections were conducted in November compared to 24 inspections in November 2022.
- No contacts were made prior to written notification in November and four contacts were made in November 2022.
- 24 investigation inquiries were made in November. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
- Nine complaints were resolved in November and six complaints were resolved in November 2022.
- 113 complaints were left open (unresolved) at the end of November.
- Four new violations were added in November and three First Notices and one Final Notice were issued. In November 2022, one new violation was added along with one First Notice and no Final Notice. The budget anticipated a total of 10 First Notices for 2023.
- No case was referred to the State’s Attorney’s Office in November and none were referred in November 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- One violation and nine complaints were resolved in November compared to two violations and six complaints that were resolved in November 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 369 complaints and violations remain open at the end of November compared to 391 open complaints and violations at the end of November 2022.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office.

APPENDICES

A Zoning Use Permit Activity In November 2023

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued in November 2023

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Table 4. Enforcement Activity During November 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14	9	8	10	12	10	10	16	2		100
Initial Complaints Referred to Others ²	2	0	0	0	0	0	0	0	0	0	0	0		0
Inspections	314	14	37	61	20	39	42	39	53	51	41	24 ⁷		421 ⁸
Phone Contact Prior to Notice	18	2	0	1	2	1	1	2	3	1	2	0		15
Complaints Resolved	60	7	1	11	4	5 ⁹	14	4	11	9	8	9 ⁹		74 ¹⁰
Open Complaints³	96	94	97	100	105	108	104	112	111	112	120	113		113
New violations	16	0	0	3	1	1	2	0	4	1	0	4		16
First Notices Issued	16	0	0	3	1	1	2	0	4	1	0	3		15
Final Notices Issued	1	0	0	0	0	0	0	1	1	0	1	1		4
Referrals to SAO ⁴	2	0	0	0	0	0	0	0	0	0	0	0		0
Violations Resolved ⁵	69	1	1	3	2	1	14	3	0	5	2	1 ¹¹		25 ¹²
Open Violations⁶	272	271	270	270	269	269	254	251	255	251	249	252		252¹³
TOTAL Open Complaints & Violations	368	365	367	370	374	377	358	363	366	363	369	365		365

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.,
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 2 of the 24 inspections performed were for the new complaints received in November 2023.
8. 218 of the 421 inspections performed in 2023 have been for complaints received in 2023.
9. One of the complaints resolved in November 2023 were received in November 2023.
10. 24 of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in November were for complaints that had been received in November 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
145-23-03 I-1	Lots 243, 244, and 245 of Wilbur Heights Subdivision of Section 31, Somer Township; 208 Paul Avenue, Champaign, Illinois. P.I.N.: 25-15-31-353-039	Bager Haider, Owner; <i>NSB Investments, LLC</i>	05/25/2023 11/17/2023	Authorize an existing addition to a single-family home and a detached accessory storage shed (<u>2 structures</u>). Case: 108-V-23
227-23-01 R-2	Lots 2 and 3 in Block 3 of Simeon H. Busey's Addition to the town of Penfield of Section 04, Compromise Township; 201 South West Street, Penfield, Illinois. P.I.N.: 06-12-04-306-014	Michael San Miguel	08/15/2023 11/16/2023	Construct an addition to an existing single-family home and authorize two existing detached accessory yard sheds (<u>3 structures</u>). Case: 113-V-23
227-23-02 I-1	Lots 278, 279, 280 of Wilbur Heights Subdivision of Section 31, Somer Township; 201 Wallace Avenue, Champaign, Illinois. P.I.N.: 25-15-31-353-001	Tahir Malik	08/15/2023 11/17/2023	Construct an addition and authorize two previously constructed additions to a commercial building. Case: 114-V-23
261-23-01 AG-2	Lot 3 of Stahly Subdivision of Section 08, Champaign Township; 314 Tiffany Court, Champaign, Illinois. P.I.N.: 03-20-08-476-005	Evergreen Cremation Services	09/18/2023 11/14/2023	Change the Use to establish a crematory, <i>Evergreen Cremation Services</i> . Cases: 230-AM-77, 096-AM23, & 097-S-23

Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
298-23-01 AG-1	An 8.10-acre tract of land being a part of the NE Corner of the S ½ of the SE ¼ of Section 07, Raymond Township; 419 County Road 1900 East, Sidney, Illinois. P.I.N.: 21-34-07-400-002	David Perry	10/25/2023 11/06/2023	Construct two additions to an existing single-family home.
303-23-01 R-3	Lots 7 and 8 of Woodard's Chateau Gardens of Section 10, St. Joseph Township; 701 & 801/802 Chateau Drive, St. Joseph, Illinois. P.I.N.: 28-22-10-227-007 & 008	Amit Kadriu	10/30/2023 11/02/2023	Authorize a previously constructed detached accessory storage shed.
303-23-02 AG-1	A 14.00-acre tract of land being a part of the N ½ of the NE ¼ of Section 08, Philo Township; 1373 County Road 1100 North, Urbana, Illinois. P.I.N.: 19-27-08-200-007	James Hopper	10/30/2023 11/09/2023	Install an accessory PV Solar Array and authorize an existing gazebo (<u>2 structures</u>).
303-23-03 B-3	A 3.36-acre tract of land located in the NE Corner of the S ½ of the NE ¼ of Section 09, Scott Township; 293 County Road 1675 North, Seymour, Illinois. P.I.N.: 23-19-09-200-008	Adam and Jodi Kimball	10/30/2023 11/15/2023	Erect one, one-sided, freestanding, off-premises advertising sign. Cases:995-S-20, 996-V-20, 977-S-20, & 979-V-20
312-23-01 AG-1	Tract 2 of the Olson Plat of Survey being a part of the SE ¼ of Section 24, Urbana Township; 1772 County Road 1400 North, Urbana, Illinois. P.I.N.: 30-21-24-400-004	Alan and Anna Tammen	11/08/2023 11/17/2023	Construct a new single-family home with an attached garage & a detached accessory storage shed (<u>2 structures</u>).

Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
312-23-02 AG-2	A tract of land adjacent to Lot 1 of Wildberry Acres Subdivision being a part of the SE ¼ of the NE ¼ of Section 10, Urbana Township; 903 North High Cross Road, Urbana, Illinois. P.I.N.: 30-21-10-200-009	K2 Builders, LLC	11/08/2023 11/17/2023	Construct two additions to an existing single-family home. NHO-23-02 – approval of NHO based on the approval of a SUP.
312-23-03FP AG-2	Lot 213 in a Replat of Lot 13 and a part of Lot 12 of the Homer Abram’s Subdivision in the W ½ of the SW ¼ of Section 08, Champaign Township; 228 South Rising Road, Champaign, Illinois. P.I.N.: 03-20-08-351-024	Nick and Kristen Pulos	11/08/2023 11/20/2023	Construct a detached accessory garage and authorize an existing covered porch addition to an existing single-family home. Cases: 860-S-16 (Withdrawn) & 179-AV-99
313-23-01 AG-1	A 2.24-acre tract of land located in the SE Corner of the SE ¼ of Section 13, Hensley Township; 2115 County Road 1200 East, Champaign, Illinois. P.I.N.: 12-14-13-400-006	Lowell and Sandie Osterbur	11/09/2023 11/17/2023	Construct a sunroom addition to an existing single-family home.
317-23-01 AG-1	A 4.36-acre tract of land located in the NW Corner of the NW ¼ of Section 32, Philo Township; 686 County Road 1300 East, Tolono, Illinois. P.I.N.: 19-27-32-100-003	Ted Meharry	11/13/2023 11/20/2023	Install an accessory ground-mounted PV Solar Array.

Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
317-23-02 AG-1	A 19.71-acre tract of land located in the NE Corner of the SE ¼ of Section 23, Crittenden Township; 245 County Road 1700 East, Villa Grove, Illinois. P.I.N.: 08-33-23-400-013	Jeffrey Adam Watson	11/13/2023 11/22/2023	Construct an agricultural shed for storage with a shop, office, and bathroom.
317-23-03 AG-1	A 2.98-acre tract of land being a part of the SW ¼ of the SW ¼ of Section 04, Harwood Township; 3508 County Road 200 East, Ludlow, Illinois. P.I.N.: 11-04-04-300-008	Phyllis Colwell	11/13/2023 11/28/2023	Install an accessory ground-mounted PV-Solar Array and authorize an existing pergola and yard shed (<u>3 structures</u>).
321-23-01	Under Review			
324-23-01 AG-1	Two tracts of land totaling 1.50 acres of the W ½ of the NW ¼ of the NE ¼ of Section 17, Ogden Township; 1588 County Road 2650 East, Ogden, Illinois. P.I.N.: 17-24-17-200-007 & 026	David and Marita Booker	11/20/2023 11/29/2023	Construct a detached accessory shed with a shop and bathroom.
324-23-02 AG-1 & AG-2	A 2.23-acre tract of land being a part of the NE ¼ of the NE ¼ of the NE ¼ of Section 08, Harwood Township; 1995 County Road 3500 North, Ludlow, Illinois. P.I.N.: 11-04-08-200-005	Michael Moynihan	11/20/2023 11/30/2023	Construct an accessory PV Solar Array and authorize a previously constructed detached yard shed (<u>2 structures</u>). Case: 442-AM-82 & 124-V-23

Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN NOVEMBER 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
325-23-02 AG-1	Lot 1 of Werts Subdivision of Section 34, Urbana Township; 4303 South High Cross Road, Urbana, Illinois. P.I.N.: 30-21-34-200-004	Banio and Shanelle Koroma	11/21/2023 11/30/2023	Change the Use to establish an Event Center and erect an on-premises freestanding sign. Case: 106-V-23
326-23-01	Under Review			
334-23-01	Under Review			

Land Disturbance Erosion Control Permit also required

*received and reviewed, however, not approved during reporting month

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*11/01/2023	189-19-01	A tract of land located in the South Half of the SW Quarter, Section 26, Brown Township. 426 CR 3100N, Fisher, Illinois. PIN: 02-01-26-300-005	An above-ground swimming pool.
*11/02/2023	319-22-01	A tract of land in the NE corner of the NE Quarter, Section 9, Sidney Township. 2093 CR 1100N, Sidney, Illinois PIN: 24-28-09-200-033	A storage shed and workshop for agricultural equipment.
*11/02/2023	341-22-01	A tract of land beginning at the East line of the SE Quarter of Section 24, Condit Township. 2621 CR 1200E, Thomasboro, Illinois. PIN: 07-08-24-400-005 & 006	A ground-mounted solar array.
*11/02/2023	209-20-01	A tract of land located in the NE Corner of the South Half of the SE Quarter, Section 7, Raymond Township. 419 CR 1900E, Sidney, Illinois. PIN: 21-34-07-400-002	An addition to an existing single-family home.
*11/02/2023	220-22-01	A tract of land located in the NE Quarter of the NW Quarter, Section 2, Tolono Township. 1409 W Old Church Rd, Champaign, Illinois PIN: 29-26-02-100-006	A ground-mounted solar array.
*11/02/2023	024-23-01	Lot 6 in Linbry Estates Subdivision, Section 3, St. Joseph Township. 1777B CR 2200E, St. Joseph, Illinois. PIN: 28-22-03-283-006	An addition to an existing detached garage.
*11/02/2023	213-22-01	A tract of land in part of the NW Quarter of Section 9, Sidney Township. 512 Witt Park Rd, Sidney, Illinois. PIN: 24-28-09-326-008	An addition to an existing single-family home and a pole barn.
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*11/02/2023	337-20-01	Lots 10 and 11, Spring Creek Subdivision, Section 6, Scott Township. 5 Abbott Lane, Seymour, Illinois. PIN: 23-19-06-151-018 & 019	A detached shed for personal storage and an above-ground swimming pool.
*11/02/2023	227-21-01	Lot 2, Walter Sandwell Third Subdivision, Section 33, Philo Township. 1468 Mauries Way, Tolono, Illinois PIN: 19-27-33-476-005	An in-ground swimming pool.
*11/02/2023	209-22-01	A tract of land in the NE Quarter, Section 2, East Bend Township. 1083 CR 3600N, Gibson City, Illinois. PIN: 10-02-02-200-003	A sunroom addition to an existing single-family home and a porch addition from 2014.
*11/02/2023	313-21-02	Parcel B of a Plat of Survey of Part of the SW Quarter, Section 30, Condit Township. 607 CR 2550N, Dewey, Illinois PIN: 07-08-30-300-027	A single-family home with attached garage.
11/14/2023	285-22-03	Lot 4 of Greenwood Lake 5 th Subdivision of Section 21, East Bend Township. 854 CR 3200N, Dewey, Illinois. PIN: 10-02-21-476-014	A single-family home with attached garage.
11/14/2023	096-22-01	A tract of land part of the SE quarter of the SE quarter of Section 3, together with a part of the SW Quarter of the SW Quarter of Section 2, Brown Township. 3525 CR 450E Foosland, Illinois PIN: 02-01-02-300-004 & 400-004	A single-family home with attached garage.
11/14/2023	348-22-01	A tract of land beginning at the NW corner of the South Half of the NW Quarter of Section 4, Condit Township. 2974 CR 800E, Dewey, Illinois PIN: 07-08-04-100-011	A detached storage shed for a tree farm.
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/14/2023	216-23-04	A tract of land in the South Half of the SW Quarter of Section 31, Condit Township. 2397 CR 675E, Champaign, Illinois PIN: 07-08-31-300-003	A ground-mounted solar array.
11/14/2023	020-23-01	A tract of land beginning at the NW corner of the East Half of the NW Quarter of the SW Quarter of Section 28, East Bend Township. 815 CR 3150N Dewey, Illinois PIN: 10-02-28-300-004	A ground-mounted solar array.
11/14/2023	187-23-01	Lot 103R of a Replat of Lot 206 of a Replat of Lot 4 of Summerfield Subdivision and Lot 103 of a Replat of Lots 1, 2, and 3 of Summerfield Subdivision of Section 36, Newcomb Township. 2485 CR 500E, Dewey, Illinois PIN: 16-07-36-126-018	A detached accessory garage and an in-ground pool.
11/16/2023	165-23-01	A 1.289-acre tract of land located in the NE corner of the SE ¼ of Section 15, Rantoul Township. 2749 CR 1600E, Rantoul, Illinois PIN: 20-09-15-400-002	An accessory solar array.
11/16/2023	180-12-01	A 2-acre tract of land located immediately north of Henry Behrens 1 st Addition to the Original Town of Dewey and Lots 6,7,8, & 9 and a vacated right-of-way in Henry Behren's 1 st Addition to the Original Town of Dewey, Section 34, East Bend Township. 16 Third Street, Dewey, Illinois PIN: 10-02-34-177-010 & 011	A multi-purpose church building.
11/16/2023	052-23-02	A 117-acre tract of land in the NE ¼ of the SW ¼ of Section 33, Stanton Township. 2049B CR 1850N, St. Joseph, Illinois PIN: 27-16-33-300-010	A detached storage shed for agriculture use.
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/16/2023	150-20-01	A tract in the SE Corner of the E ½ of the SW ¼ of Section 20, Stanton Township. 1940 CR 2000N, Urbana, Illinois PIN 27-16-20-300-006 &400-008	An addition to an existing agriculture equipment sales and service business and two previously constructed buildings.
11/16/2023	207-23-01	Lot 2 in the Elmore Subdivision and an adjacent 2.17-acre parcel in the NE ¼ of the NW ¼ of the NE ¼ Section 32, Rantoul Township. 1373 CR 2500N, Thomasboro, Illinois PIN: 20-09-32-200-007 & 010	An accessory solar array.
11/16/2023	180-23-01	A 2.43-acre tract of land being a part of the SW ¼ of the NW ¼ of Section 33, Rantoul Township. 2428 US Route 45, Thomasboro, Illinois. PIN: 20-09-33-426-005	An accessory solar array.
*Zoning Compliance Inspection based on the current aerial photography			