



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

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7 **MINUTES – Approved As Distributed**

8 DATE: Thursday, June 6, 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**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Vice-Chair)	
John Farney	
Donald Owen	
Emily Rodriguez	
	Jilmala Rogers
Chris Stohr	
	Eric Thorsland (Chair)

14 **County Staff:** John Hall (Zoning Administrator), Charles Campo (Senior Planner), and Liz Dillingham  
15 (Administrative Services)  
16

17 **Others Present:** None  
18

19 **MINUTES**

20 **I. Call to Order**

21 Committee Vice-Chair Esry called the meeting to order at 6:30 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 **MOTION** by Mr. Farney to approve the agenda and seconded by Mr. Owen.  
28 Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.  
29  
30

31 **IV. Approval of Minutes**

32 A. May 9, 2024 – Regular Meeting  
33

34 **MOTION** by Mr. Farney to approve the minutes of the May 9, 2024 regular meeting,  
35 seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously to approve the  
36 minutes.  
37  
38

39 **V. Public Participation**

40  
41 Norman Davis spoke about the problems at 2306 S. Mattis Ave, Champaign. He would like the ELUC  
42 Committee to implement rules to help circumvent situations similar to the issues at 2306 S. Mattis Ave,  
43 Champaign, IL. He stated he has been dealing with the problem since he took office three years ago.  
44 He opposes keeping of livestock in a residential area. He indicated Mr. & Mrs. Hopper's rights end  
45 where their neighbors and society's rights begin. He would like to see the county adopt principles for  
46 residential areas to mirror the current laws of the Illinois Department of Agriculture which regulates  
47 the farming industry and protects the environment. Mr. Davis stated that Mr. Hopper has not applied  
48 for the proper permissions from the Illinois Department of Agriculture. Furthermore, he suggested that  
49 the County Board examines the City of Champaign municipal code for reference.  
50

51 Eric Auth stated he agrees with Mr. Davis. He is the property owner located immediately adjacent to  
52 the north of 2306 S. Mattis Avenue. He stated he hired an attorney to handle the situation next door. A  
53 cease-and-desist letter was served upon the residents at 2306 S. Mattis three weeks ago, however, there  
54 has not been any compliance or progress from said neighbors. He is requesting implementation of  
55 governmental regulation to prevent this type of behavior for future incidents. He thanked the ELUC  
56 Board.  
57

58 Mr. Ender Socorro said he was present to discuss Zoning Cases 903-S-18 & 907-S-18 if needed. He  
59 represents the company who will construct the projects.  
60

61 Alison Harper stated she is in support of agriculture on private property and opposes practices of  
62 commercial animal production. She stated no one knew the pigs were on their property for two months  
63 until she gave them a new piece of pasture. She ultimately killed two of the three pigs. She quoted the  
64 Champaign County Zoning ordinance. She stated she thought she was abiding by the ordinance. Ms.  
65 Harper related she found a small piece of property to move her livestock to. She thanked the ELUC  
66 committee.  
67

68 Mr. Andrew Harper was present and stated Alison covered everything, so he did not need to speak.  
69

70 Mr. Esry asked if anyone else wanted to speak and no one did so he closed Public Participation.  
71

72 **VI. Communications**

73 Mr. Stohr provided the board with information regarding the Urbana Champaign Sanitary District  
74 being recognized with the Sustainability and Green Infrastructure Award. This is a prestigious award,  
75 and he is excited to view the beautiful sculpture they received. They were also recognized with Best  
76 Operator of the Year Award. Mr. Stohr also learned that the Cronus fertilizer plant has applied for and  
77 received an air permit from the Illinois EPA. The project will be proceeding.  
78

79 Mr. Stohr also attended a briefing from the US EPA regarding polyfluoroalkyl substances (**PFAS**),  
80 perfluorooctane sulfonate (**PFOS**), and Perfluorooctanoic acid (**PFOA**). The US EPA is concentrating  
81 their efforts to interrupt, stop, and find alternatives for the use of **PFAS**. Monetary grants will soon be  
82 available for drinking water and wastewater. He is uncertain about biosolids that are a product of  
83 wastewater treatment. For anyone who has spread those on their farm ground, they are looking to make  
84 them passive receivers and not have to treat the **PFAS** contained in the biosolids that are located on  
85 their property.

86 Mr. Stohr spoke about a more contentious issue, carbon dioxide sequestration, Senate Bill 1289, which  
87 was passed in the last session. It turns out that some of the opponents of the sequestration are happy  
88 with parts of the bill, but it doesn't address the potential impact on the overlying aquifers, including the  
89 Mahomet Aquifer. Mr. Stohr is working with some County Board members and some scientific and  
90 engineering colleagues to draft a letter addressing these issues. He will circulate it around the board  
91 when the letter is complete.  
92

93 **VII. New Business: Items for Information Only**

- 94 **A. Email from Pat Gray regarding auxiliary dwelling units.**  
95  
96 **B. Email from James Hitchens regarding community awareness of**  
97 **restrictions on burning of landscape waste.**  
98  
99 **C. Email from Kathleen Bryant regarding Champaign Township burning**  
100 **of landscape waste.**  
101  
102 **D. Email from Champaign Township Supervisor Norman Davis.**  
103

104 Mr. Farney asked Mr. Hall if the subject of auxiliary dwelling units (ADU) has been on  
105 ELUC's radar in the past.  
106

107 Mr. Hall explained ADU's are a trend in urban areas which tend not to need a separate septic system  
108 for each additional unit. There is also no limit on the creation of lots like we have in the rural areas.  
109

110 Mr. Hall stated the County Board has limited the creation of lots since 1998 trying to protect and  
111 preserve farmland. He added that the County Board could decide to provide some means for adding  
112 ADU's. He noted that every ADU added would presumably add at least ten trips a day to the rural  
113 road system. Additionally, thinking that you could add that many extra units in a rural area, turns out  
114 to be different than adding that many units to an urban area. The streets are paved, and you have  
115 central sewer and water. It has never been a popular topic for the County Board. Mr. Hall stated this  
116 could be changing, he did not know.  
117

118 Mr. Farney appreciated hearing Mr. Hall's take on the ADU's and having to have a separate septic  
119 system in comparing an ADU to the size of a large yard barn.  
120

121 Mr. Esry commented that he does not recall this topic coming up in the past meetings.  
122

123 Mr. Hall reminded the committee in the late 1990's, the topic came up because there was a growing  
124 awareness of trying to help elderly parents "age in place" and there was some attempt to allow that  
125 concept with mobile home units. This went back to the size of the land, septic system, and the well.  
126 All of these issues can be solved but it depends on if the County Board wishes to investigate it.  
127

128 Mr. Farney spoke about the issue of township burning. He asked Mr. Hall to clarify if ELUC has a  
129 say in the protocol regarding burning permits.

130  
131 Mr. Hall stated our burning ordinance exempts facilities operated by local government units.  
132 Champaign Township is classified as a local government unit and is permitted.

133  
134 Mr. Davis stated Champaign Township applied for a new permit which was just granted yesterday. It  
135 does not expire for 12 months. They are under very strict conditions for burning of waste regarding  
136 wind. Burns cannot be started if the wind is blowing more than 7 MPH. Wind direction is also  
137 considered.

138  
139 There is never yard waste added to the burn pit more than halfway. He added than an hour prior to  
140 quitting time, they douse the flames with water to extinguish the fire. The waste is then removed  
141 several days later. They do their very best to keep particulate matter and smell down. Brush and  
142 trees are the only things that are burned in the pit.

143  
144 Mr. Stohr asked if they take any of the brush to the Landscape Recycling in Urbana.

145  
146 Mr. Davis stated they take almost all their leaves to the center to the tune of about \$10,000 a year.  
147 He remains mindful of that amount since it is taxpayers' money.

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

149

- 150 **A. Recreation & Entertainment License:** Taylor Feldkamp for Demo Derby  
151 at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana  
152 09/25/24-09/28/24.

153  
154 Mr. Esry asked Mr. Hall how many Demolition Derby's that Mr. Feldkamp has had.

155  
156 Mr. Hall stated there has been five with no issues.

157  
158 **MOTION** by Mr. Farney to approve Recreation & Entertainment License and seconded  
159 by Ms. Rodriguez. Upon voice vote, **MOTION CARRIED** unanimously.

160

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

162

- 163 **A. Zoning Case 111-S-23.** A request by Anthony Donato, d.b.a. Donato Solar  
164 Bondville LLC to authorize a photovoltaic solar array with a total nameplate  
165 capacity of 6 megawatts (MW), including access roads and wiring, as a second  
166 principal use as a County Board Special Use Permit, subject to the rezoning to  
167 the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17  
168 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of

169 Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in  
170 Scott Township and including a waiver of standard conditions for locating the  
171 PV Solar Array less than one-half mile from an incorporated municipality and  
172 within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.  
173

174 **B. Decommissioning and Site Reclamation Plan for Zoning Case 111-S-23.**

175 A request by Anthony Donato, d.b.a. Donato Solar – Bondville LLC to approve the  
176 Decommissioning and Site Reclamation Plan for the photovoltaic solar array with a total nameplate  
177 capacity of 6 megawatts (MW), including access roads and wiring, subject to the rezoning to the  
178 AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre  
179 tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7  
180 East of the Third Principal Meridian in Scott Township.  
181

182 **MOTION** by Mr. Farney to approve Zoning Case 111-S-23, both the Plan and  
183 Decommissioning, (A & B) to forward to the Full County Board and seconded  
184 by Mr. Stohr Upon voice vote, **MOTION CARRIED** 4 Yaw to 1 Nay.  
185

186 Mr. Farney asked Mr. Hall if the vote is simple majority when it goes to the Board.  
187

188 Mr. Hall confirmed. Mr. Hall also stated this is the first time the petitioner has not been present at a  
189 meeting and he should have reminded him.  
190

191 Mr. Owen asked if there have been any comments or feedback from Scott Township related to this  
192 case.  
193

194 Mr. Hall stated the Village of Bondville was initially opposed but once the map amendment was  
195 approved, they stopped providing comments.  
196

197 **C. Decommissioning and Site Reclamation Plan for Zoning Case 903-S-18.** A request ,LLC,  
198 Brookfield Place, 200 Liberty Street, 14th Floor, New York, NY 10281-1023 and participating  
199 landowner Judith K. Wertz, St. Joseph IL, to approve the Decommissioning and Site Reclamation  
200 Plan for a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), on  
201 approximately 12 acres in the AG-1 Agriculture Zoning District. The subject property is a 121.79-  
202 acre tract comprised of part of Lot D of the Proprietor’s Survey of Lands Subdivision in Section 11  
203 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and  
204 commonly known as the field east of the house located at 2232A CR 1000N, Sidney, IL.  
205

206 **MOTION** by Mr. Farney to approve **Decommissioning and Site Reclamation**  
207 **Plan for Zoning Case 903-S-18** and seconded by Mr. Owen. Upon voice vote,  
208 **MOTION CARRIED** unanimously.  
209

210 Mr. Esry informed the ELUC Board this case was submitted early in the process when

211 there was a flood of them in the County. This case was approved but did not get drawn by the  
212 lottery in the state to proceed. With the passage of time, they can go ahead and proceed.

213  
214 Mr. Hall pointed out that the site plan is a little different than what the Board approved in the  
215 original case. Part of the original solar farm was selected in the lottery, and they went ahead  
216 and constructed. This petitioner purchased the rest of the property and have worked hard to  
217 make this site plan work for the next phase. It does work and meets all our requirements and  
218 is ready for consideration.

219  
220 Mr. Stohr asked if there is a local representative that will have some oversight or responsibility  
221 on the project since the petitioner is from New York.

222  
223 Mr. Hall stated there will be someone managing it remotely daily while providing  
224 maintenance as needed. The Engineering firm was present to answer questions. Landowner's  
225 never come to ELUC hearings as they leave it up to the developer.

226  
227 Mr. Farney sought clarification since this site is adjacent to another solar array. He asked if it  
228 was it the same company or different companies.

229  
230 Mr. Hall stated it was different companies and because the original site plan area was pretty  
231 minimal, meaning they did not have a lot of room to expand or make changes. That was part  
232 of the challenge of coming up with a way to have two solar farms side by side with different  
233 owners and securities. He stated they have handled it very well.

234  
235 Mr. Esry asked if there have been any complaints about the existing solar farm  
236 from any of the nearby residents.

237  
238 Mr. Hall stated there have not been any complaints, but a neighbor notified them that some of  
239 the nearby vegetation screening has died off. It was installed in 2020 and that summer ended  
240 up being quite dry. The owner was contacted, and they will be replacing the vegetation that  
241 died. Mr. Hall further stated the new solar farm butts up to the existing farm so some of the  
242 vegetation is not needed.

243  
244 Mr. Esry recommended keeping the solar farm cases off the consent agenda and he prefers  
245 the Full Board to discuss the cases.

246  
247  
248 **D. Decommissioning and Site Reclamation Plan and Road Use Agreement for Zoning Case**  
249 **907-S-18.** A request by Luminace Holdings LLC, Brookfield Place 200 Liberty Street, 14<sup>th</sup> Floor,  
250 New York NY 10281-1023, and participating landowners Mark and Kristi Pflugmacher 203 W.  
251 Shelly Dr. Unit A, Thomasboro, IL 61878, to approve the Decommissioning and Site Reclamation  
252 Plan and a Road Use Agreement for two Community PV Solar Farms, each with a nameplate

253 capacity of 2 megawatts (MW) for a total of 4 MW on approximately 24 acres in the AG-1 Zoning  
254 District on a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range  
255 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the  
256 farmland at the southwest corner of CR 2350E and CR 1700N.  
257  
258

259 **MOTION** by Mr. Owen to approve **Decommissioning and Site Reclamation Plan and**  
260 **Road Use Agreement for Zoning Case 907-S-18** and seconded by Mr. Farney. Upon voice  
261 vote, **MOTION CARRIED** unanimously.

262 Mr. Esry stated this case was like the previous case and the lottery.

263 Mr. Farney asked about the 2018 agreement with the road district when the original solar farm  
264 was built. Specifically, was it opened ended, or do they need to have an updated agreement?

265 Mr. Hall confirmed the new Saint Joseph Township Commissioner signed the Road Use  
266 Agreement that had been developed back then.

267 Mr. Esry stated the location is basically north of the Saint Joseph Sportsman Club across from  
268 the Interstate. He indicated this case will also be left off the consent agenda for Full Board  
269 discussion if needed.

270 **E. Resolution Approving an Intergovernmental Cost-Sharing Agreement**  
271 **between the County of Champaign, the City of Champaign, the City of Urbana, and the**  
272 **Village of Savoy for an Illinois Environmental Protection Agency Sponsored One-Day**  
273 **Household Hazardous Waste Collection Event on August 17, 2024**  
274

275 **MOTION** by Ms. Rodriguez to approve the **Intergovernmental Cost-Sharing Agreement**  
276 and seconded by Mr. Stohr. Upon voice vote, **MOTION CARRIED** unanimously.  
277

278 Mr. Stohr stated these events are very popular and quite necessary to keep household hazardous  
279 wastes out of landfills.  
280

281 Mr. Hall told the ELUC Board the event is tentative. The EPA notified his office there will be  
282 some openings. Our municipal partners requested Champaign County submit an application.  
283 The application for this event was submitted and we are waiting to hear from the EPA if it was  
284 accepted. The event date is proposed for August 17, 2024.  
285

286 Mr. Esry hopes the event is approved. He agreed the event is wanted & needed.  
287

288 **F. Resolution Authorizing Agreement to Rent the State Farm Center**  
289 **Parking Lot for an Illinois Environmental Protection Agency Sponsored One-Day Household**  
290 **Hazardous Waste Collection Event on August 17, 2024**  
291

292  
293  
294 **MOTION to approve Agreement to Rent the State Farm Center Parking Lot for an Illinois**  
295 **Environmental Protection Agency Sponsored One-Day Household Hazardous Waste**  
296 **Collection Event on August 17, 2024** by Mr. Owen and seconded by Mr. Farney. **MOTION**  
297 carried unanimously to move to the Full County Board.  
298

299 Mr. Farney stated this event is the weekend prior to the U of I move-in.  
300

301 Mr. Hall stated State Farm has raised their prices and they are double now. The location is ideal and  
302 convenient. It is easy to get to and from the location plus there has never been previous parking  
303 problems. Parkland is also a great location; however, they were not interested in allowing us to  
304 schedule the Household Hazardous Waste event there.  
305

306 Mr. Stohr asked if there was anything that would put Parkland off for hosting this event such as  
307 spills.  
308

309 Mr. Hall advised there has not been. In fact, the ground is covered with plastic sheeting. He will  
310 check with Susan Monte to see if there is any history.  
311

312 **X. Other Business:**

313 **Monthly Reports-None.**

314  
315 **XI. Chair's Report- None**

316  
317 **XII. Designation of Items to be Placed on the Consent Agenda-IX. E. & F.**

318  
319 **XIII. Adjournment - The meeting adjourned at 7:23 p.m.**