

John Hall

From: Charles W. Campo
Sent: Thursday, January 25, 2024 12:47 PM
To: John Hall
Subject: FW: Comments on Solar Development on behalf of the Urbana Parks Foundation

RECEIVED

JAN 25 2024

CHAMPAIGN CO. P & Z DEPARTMENT

From: ellen kirsanoff <erkirsanoff@gmail.com>
Sent: Thursday, January 25, 2024 12:44 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Comments on Solar Development on behalf of the Urbana Parks Foundation

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Comments on solar development on behalf of the Urbana Parks Foundation.

My name is Ellen Kirsanoff, and I am the Vice President of the Board of Trustees of the Urbana Parks Foundation. I was able to briefly review the documents regarding the proposed solar development planned for the area on the southwest corner of Windsor Rd and Highcross Rd. The Urbana Park District and Urbana Parks Foundation are not opposed to solar development.

The Urbana Parks Foundation owns property immediately adjacent to the proposed project site, for future park development. Working closely with the Urbana Park District, this park site will be developed for all residents of Urbana and the greater community. Parks are true community assets. The Urbana Park District, and the Urbana Parks Foundation have a long history of providing excellent Parks and recreational spaces and opportunities for everyone.

This solar development, being immediately adjacent to 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 our future Park site. We hope that the city will work with Urbana Park District staff to make sure this development, if it moves forward, will have the least negative impact possible.

Respectfully submitted on behalf of the Urbana Parks Foundation.

Ellen Kirsanoff,
Vice-president, Board Of Trustees

Stephanie N. Berry

From: John Hall
Sent: Wednesday, January 24, 2024 5:13 PM
To: Stephanie N. Berry
Subject: FW: Bonacci Solar Sites 1&2 SUP application

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JAN 24 2024

CHAMPAIGN CO. P & Z DEPARTMENT

From: Garcia, Kevin <kjgarcia@urbanaininois.us>
Sent: Wednesday, January 24, 2024 5:06 PM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>; tabartlett@urbanaparks.org; Derek Liebert <daliebert@UrbanaParks.Org>
Cc: John Hall <jhall@co.champaign.il.us>
Subject: RE: Bonacci Solar Sites 1&2 SUP application

CAUTION: External email, be careful when opening.

Susan (et al.),

I talked this over with our CD Director, and we would like to rescind our waiver request to give us additional time to discuss this internally and with the Park District.

Thank you,
Kevin

Kevin Garcia
Principal Planner & Zoning Administrator

Community Development Services Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269



From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Sent: Friday, January 19, 2024 1:24 PM
To: Garcia, Kevin <kjgarcia@urbanaininois.us>; !BC-Bartlett, Tim <tabartlett@urbanaparks.org>; Derek Liebert <daliebert@UrbanaParks.Org>
Cc: John Hall <jhall@co.champaign.il.us>
Subject: RE: Bonacci Solar Sites 1&2 SUP application

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

I just wanted to bring everyone into the loop about my conversation with Tim Bartlett and Derek Liebert this morning regarding their 29-acre tract located just south of the proposed Bonacci solar farms. Tim and Derek, if I speak out of turn, please jump in.

Urbana Park District (not the City) annexed the 29 acres in 2016 into their territory and received this 29 acres as a gift from the Delcomyns who live east of there. Based on the 2005 Urbana Comp Plan, they thought the site would be great for a community park that would be accessible by the proposed adjacent residential land use identified in the comp plan. While they support solar energy, having a solar farm north of the proposed park site would not be ideal. Tim and Derek asked about possible avenues for UPD given the situation.

I told them that the City of Urbana has protest rights on this, but now I realize that I was mistaken on that. Had the solar farms required a rezoning, the City could have protested. There is no supermajority vote triggered by a protest for Special Use Permits. Sorry about that.

The second thing I mentioned was that the City of Urbana could rescind its recent waiver for requiring two ZBA meetings. This would allow the City and UPD to discuss this further and perhaps have more time to come up with requests to the solar farm developers to help mitigate the adjacent solar farm's impacts on the proposed park. Our office would need to know whether the City rescinds its waiver by the ZBA meeting next Thursday, 1/25.

Similarly, the Zoning Ordinance requires two ELUC meetings unless the City of Urbana waives that so that only one meeting would be required. I had not broached that topic with the City, but we will need to know whether they will require the two meetings or allow just one fairly soon.

I told Tim and Derek that requests for mitigation might include, but not be limited to, noise abatement and additional screening. I mentioned how the nearby A&E Animal Hospital had noise concerns about the Donato solar array project that is under construction west of the clinic, and the solar developer in that case agreed to prove that noise levels must be analyzed yearly to prove compliance with Illinois Pollution Control Board. I didn't mention that the solar developer agreed in that case to install a 7-foot berm surrounding the clinic to help with noise.

Opportunities for providing comments can be via email, letter, or through attendance at the ZBA, ELUC, and County Board meetings. The ZBA meeting is the best place to do that because there is no time limit and your comments would then be forwarded to ELUC and the County Board. ELUC and County Board have a 5-minute time limit.

The quickest the approval process can happen is:

January 25 ZBA

February 8 ELUC

February 22 final decision by the County Board

Adding at least one more ZBA meeting and a second ELUC meeting would probably extend the process out until April or May.

Thanks,
Susan

Susan Burgstrom, AICP
Senior Planner
Champaign County Planning & Zoning
1776 E Washington St
Urbana, IL 61802

217-384-3708
www.co.champaign.il.us

From: Garcia, Kevin <kjgarcia@urbanaillinois.us>
Sent: Tuesday, January 9, 2024 11:10 AM
To: 'Matthew Vollbrecht' <Matthew.Vollbrecht@westwoodps.com>
Cc: Christian Schlesinger <c Schlesinger@forefrontpower.com>; Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: RE: Bonacci Solar Sites 1&2 SUP application

Matt,

After reviewing the site plans and decommissioning plans, I do have a couple of comments:

1. Our current comprehensive plan, which was adopted in 2005, shows a potential extension of Stone Creek Boulevard to the south, across Windsor Road, which would run through the westernmost portion of Site 2;
2. We are currently writing a new comprehensive plan, which may include this same potential extension;
3. This area lacks sewer infrastructure; it would require a large investment for the site or surrounding area be developed in the future, so it is unlikely that any development would take place in the area south of Windsor and west of High Cross Road any time soon;
4. The decommissioning plan would return the sites to their pre-development condition, and would therefore accommodate future development.

We therefore have no issue with plans to develop these sites as solar farms, and therefore waive our requirement that the County hold two meetings on these cases.

Please let me know if you have any follow up questions.

Thanks,
Kevin

Kevin Garcia
Principal Planner & Zoning Administrator

Community Development Services Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269



From: Matthew Vollbrecht <Matthew.Vollbrecht@westwoodps.com>
Sent: Tuesday, January 9, 2024 10:38 AM
To: Garcia, Kevin <kjgarcia@urbanaillinois.us>
Cc: Christian Schlesinger <c Schlesinger@forefrontpower.com>; Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: RE: Bonacci Solar Sites 1&2 SUP application

Kevin, thanks for chatting with me yesterday about the Bonacci 1 & 2 solar sites. I just wanted to follow up with a quick email to confirm that the City of Urbana doesn't have any comments on the project and doesn't think a second set of meetings for the city would be necessary?

Thanks, Matt

My Office Address has changed, see new address below

Matthew Vollbrecht

Wetlands Manager / Environmental Lead
matthew.vollbrecht@westwoodps.com
Professional Wetland Scientist #2115
Certified Minnesota Wetland Professional #1101
Lake County IL CWS #C-206
McHenry County IL CWS

cell (612) 280-4009

Westwood

10170 Church Ranch Way #201,
Westminster, CO 80021
westwoodps.com
(888) 937-5150

From: Matthew Vollbrecht

Sent: Friday, December 8, 2023 2:39 PM

To: kjgarcia@urbanainllinois.us

Cc: Christian Schlesinger <cschlesinger@forefrontpower.com>; Susan Burgstrom <sburgstrom@co.champaign.il.us>

Subject: Bonacci Solar Sites 1&2 SUP application

Kevin, we are in the process of obtaining a SUP for two co-located solar sites in Champaign County. The sites are located within 1-1/2 miles of the City of Urbana. As a requirement of the County ordinance, we are providing the City of Urbana a copy of the two applications. The applications are available as PDFs in the link below. Can you please let me know that you are able to download the applications?

 https://westwoodps-my.sharepoint.com/:f:/p/matthew_vollbrecht/ErH-sqUN_wxCrLjhQb8UJGYBVdjjCQJYkH_sx5zZWqtgIQ?e=CKrkQe

Thanks, and have a great weekend!

Matt

My Office Address has changed, see new address below

Matthew Vollbrecht

Wetlands Manager / Environmental Lead
matthew.vollbrecht@westwoodps.com
Professional Wetland Scientist #2115
Certified Minnesota Wetland Professional #1101
Lake County IL CWS #C-206
McHenry County IL CWS

cell (612) 280-4009

Westwood

10170 Church Ranch Way #201,
Westminster, CO 80021
westwoodps.com
(888) 937-5150

Under the Illinois Freedom of Information Act (FOIA), any written communication to or from City of Urbana employees, officials or board and commission members regarding City of Urbana business is a public record and may be subject to public disclosure.

Stephanie N. Berry

From: Susan Burgstrom
Sent: Wednesday, January 24, 2024 2:05 PM
To: John Hall
Cc: Stephanie N. Berry
Subject: solar objection and concerns

From: Liebert, Derek <daliebert@UrbanaParks.Org>
Sent: Tuesday, January 23, 2024 1:30 PM
To: tabartlett@urbanaparks.org; Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: solar objection and concerns

CAUTION: External email, be careful when opening.

Susan,
The Urbana Park District would like to raise objections to the proposed special use permit for solar cases 126 & 127-S-23. The adjacent property to the south was purchased by a donor and donated to the Urbana Parks Foundation after it was determined it was a suitable community park site and consistent with the City of Urbana 2005 comprehensive plan that included extension of Stone Creek Blvd to the south to support future residential development. The UPD understands from discussions with the City that the extension of infrastructure to the south is not in their near-term plans however not preserving the current capacity for a possible development that is attracted to a future park site puts the potential for park development on an extended hiatus. If the solar project proceeds, the UPD requests:

1. Planting of tree screen on the south of the proposed solar array to the full extent of the future park site
2. A berm that additional screens and attenuates noise from the solar array inverters.
3. Ongoing annual monitoring of the noise to confirm compliance with maximum allowable noise regulations.
4. Dark sky lighting with neighbor cutoff to control light trespass
5. Notification of any site changes/addition of any buildings, above or below ground infrastructure
6. No temporary buildings, storage of materials, equipment and/or stockpiling on site.
7. No third-party uses/users or leasing of site
8. Ongoing management of plantings for the control of invasive and noxious species.

Thank you,
Derek



Derek Liebert

Superintendent of Planning and Operations
p: 217-344-9583 ext. 201 | f: 217-344-9583
1011 E. Kerr Ave. Urbana, IL 61802

[Read our Strategic Plan](#)
www.urbanaparks.org

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CHAMPAIGN CO P & Z DEPARTMENT

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Under the Illinois Freedom of Information Act (FOIA) any written communication to or from Urbana Park District employees regarding District business is a public record and may be subject to public disclosure.

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JUN 10 2014
CITY OF URBANA

Stephanie N. Berry

From: Peter Kale <peterkale@att.net>
Sent: Thursday, January 25, 2024 1:53 PM
To: zoningdept
Cc: Fred Delcomyn; yzgrrr77@yahoo.com
Subject: Our comments regarding permits for the solar farm Cases 126-S-23 and 127-S-23

CAUTION External email, be careful when opening.

We are Peter and Patricia Kale, living at 3304 DOUGLAS WOODS DRIVE, Urbana. We wish to add our support to those comments submitted by Natalie and Robert Rodrigues. You have received their letter which begins as below:

Dear Champaign County Department of Planning and Zoning,

We object to the request for two special use permits for the Community PV Solar Farm, Cases 126-S-23 and 127-S-23. We live caddy-corner to the South-East of the proposed site, at 3201 Douglas Woods Dr., Urbana, IL 61802. Our house is the first house on the East side of Highway 130 and would be directly and negatively impacted should a solar farm be erected. Our land and the land around us is zoned for agriculture and residential single family homes. An unsightly solar farm for profit directly across from our neighborhood of Douglas Woods does not benefit our community or surrounding environment.

The points they make about the effect on drainage, and especially water levels affecting our well water source are critical. We ask that this project not be approved at this location, please.

Respectfully,
—Peter & Patricia Kale

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JAN 25 2024

CHAMPAIGN CO. P & Z DEPARTMENT

Stephanie N. Berry

From: Kathy Panski <kziuzia@gmail.com>
Sent: Thursday, January 25, 2024 11:50 AM
To: zoningdept
Subject: Cases 126-S-23 and 127-S-23

CAUTION: External email, be careful when opening.

Hi there. I am a concerned member of the Urbana community. We recently purchased property on high cross Rd and the solar farm would be directly across the street from us. We appreciate the clean energy movement and are happy to see the solar panels already in place through Urbana, but are not to happy to here that it would impress another project that would protect the natural state of the property in question. We all know how important native plants and animals are to our planet and individual properties. I do not want to see another almost 60 acres built into something industrial. Please do not build more solar panels, please allow for the park to become a reality.

Kathy Panski
2608 s high cross Rd Urbana IL 61802

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JAN 25 2024

CHAMPAIGN CO. P & Z DEPARTMENT

John Hall

From: Charles W. Campo
Sent: Thursday, January 25, 2024 12:47 PM
To: John Hall
Subject: FW: Cases 2126-S-23 and 127-S-23

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JAN 25 2024

CHAMPAIGN CO. P & Z DEPARTMENT

From: carolyntrimble <carolyntrimble1@gmail.com>
Sent: Thursday, January 25, 2024 11:16 AM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Cases 2126-S-23 and 127-S-23

CAUTION External email, be careful when opening.

zoningdept@co.champaign.il.us

To: Zoning Board of Appeals January 25, 2024

Re: Requests for numerous waivers for a proposed solar development
Case 126-S-23; Case 127-S-23

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.

Thank you for this opportunity to comment.

Carolyn Casady Trimble
Ralph W. Trimble
404 West Iowa Street
Urbana, IL 61801
217-367-6499

Stephanie N. Berry

From: kellymoss1@gmail.com
Sent: Wednesday, January 24, 2024 5:55 PM
To: zoningdept
Subject: Solar farm

CAUTION: External email, be careful when opening.

We'd like to go on record against the proposed solar farm near our home on Douglas Woods drive. Especially near a proposed park if you have no consideration for homeowners near the area. This will push us to consider moving from Urbana if moved forward. Take a look at the solar panels already across from Stone Creek and the flooding that has been there since day 1. What a mess not to even mention the proven environmental impact to wildlife in our area. Shame on you if this goes through.

Kelly Moss
Sent from my iPhone

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JAN 24 2024

CHAMPAIGN CO. P & Z DEPARTMENT

Stephanie N. Berry

From: Sherry Hingtgen <shingtgen@aol.com>
Sent: Wednesday, January 24, 2024 5:27 PM
To: zoningdept
Subject: RE: Request for 2 special use permits for the Community PV Solar Farm

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Dear Champaign County Department of Planning and Zoning,

I object to the request for two special use permits by the Community PV Solar Farm. I have lived in Douglas Woods subdivision for many years. I object to having a solar farm built across the street from my home.

I am concerned that the property values of the homes in the subdivision will be adversely affected by such a structure. I am concerned that the underground water which flows into our wells could become contaminated by chemical runoff from these structures. I am concerned about the possibility of adverse health issues for the area residents, caused by having a solar farm so close by their homes. I am concerned that this farm will disrupt the natural waterways for drainage in the area. I have seen the water runoff problems caused by the solar farm built across from Stone Creek subdivision. Do we need more drainage problems caused by another solar farm? I am concerned that the beauty of the area will be destroyed by such structures, which is one of the main reasons most of us chose to live in this subdivision. The land under this solar farm will no longer be fit for farming or anything else as these structures deteriorate in the years to come. Good farm land is so precious, it should not be wasted for such as this.

I am not against solar farms but I am against having them built so close to residential areas. I do not see any benefit for the residents and citizens of this area in approving this request. I urge you to ask yourself, would you want to live across the street for a solar farm?

I ask that my comments be presented and considered in Thursday night's meeting. Thank you.

Sherry Hingtgen
3205 Douglas Woods Drive
Urbana, IL 61802

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JAN 24 2024

CHAMPAIGN CO. P & Z DEPARTMENT

Stephanie N. Berry

From: Richard Bodine <bodine2154@gmail.com>
Sent: Wednesday, January 24, 2024 4:36 PM
To: zoningdept
Subject: Opposition to proposed solar farm

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As a resident of the Douglas Woods neighborhood I am opposed to the proposed solar farm that is the subject of the hearing on Thursday. The reasons expressed by Natalie and Robert R are also mine

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JAN 24 2024

CHAMPAIGN COUNTY ZONING DEPARTMENT

Stephanie N. Berry

From: Rita Weisiger <rita@squadfitters.com>
Sent: Wednesday, January 24, 2024 3:55 PM
To: zoningdept
Subject: Solar Farm

CAUTION: External email, be careful when opening.

Champaign County Planning and Zoning Department,

We live at 3201 Douglas Woods Drive in Urbana. I'm writing to express my disapproval of installing another Solar Farm on Windsor and Route 130. Our neighbors, the Delcomys, have told us in the yearly July neighborhood get-togethers that that area was to be another park for SE Urbana.

How disappointing it is to see more natural landscapes here become extinct for energy production. One very large hailstorm or tornado would render it useless. Please reconsider your plan and return to the original plans for a park.

Thank you,
Bill and Rita Weisiger

Sent from my iPad

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JAN 24 2024

CHAMPAIGN CO. P & Z DEPARTMENT

Stephanie N. Berry

From: Natalie Rodrigues <yzgrrr77@yahoo.com>
Sent: Wednesday, January 24, 2024 12:57 PM
To: zoningdept
Cc: Robert Rodrigues; Fred & Nancy Delcoymn; Fred Delcomyn
Subject: Objection to Cases: 126-S-23 and 127-S-23

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JAN 24 2024

CHAMPAIGN CO. P & Z DEPARTMENT

CAUTION: External email, be careful when opening.

Dear Champaign County Department of Planning and Zoning,

We object to the request for two special use permits for the Community PV Solar Farm, Cases 126-S-23 and 127-S-23. We live caddy-corner to the South-East of the proposed site, at 3201 Douglas Woods Dr., Urbana, IL 61802. Our house is the first house on the East side of Highway 130 and would be directly and negatively impacted should a solar farm be erected. Our land and the land around us is zoned for agriculture and residential single family homes. An unsightly solar farm for profit directly across from our neighborhood of Douglas Woods does not benefit our community or surrounding environment.

Part of the reason we and our neighbors live where we do is because it's "rural." We enjoy and crave the calm of the country and the agricultural fields and farm pastures that surround us. Should a solar field be allowed, this natural landscape would be destroyed. Our neighbors across Highway 130, Fred and Nancy Delcomyn, have been planning for years with The Urbana Parks Foundation that 29 acres of farmland owned by the foundation, bordering their property and extending ¼ mile west, would be turned into a park. This project was planned based on the City of Urbana's Comprehensive Plan for the area as being residential. A solar farm would cancel all of the plans for this park. In a time when we need nature and space for exploring outside, away from the electronics, we highly object to a solar farm taking precedence over a community and wildlife enriching park. The land (forest, farmland, vegetation, soil) is forever destroyed should solar farms be erected. Our rural land will be lost forever.

According to citizensforresponsiblesolar.org: "Solar projects should not be placed near wetlands, rivers, streams or tributaries to avoid immediate damage to water quality, and possible contamination-ecological disasters. Uncontrolled runoff of water and topsoil is a well-documented byproduct of industrial-scale solar site development. This massive increase in watershed sedimentation impacts all downstream rivers and estuaries. Water contamination doesn't stop with the end of construction. Inadequate stormwater controls lead to long-term runoff and water contamination issues. Local

municipalities usually do not have adequate resources to monitor construction and stormwater violations.”

We have personally watched the construction of the existing solar field on Windsor Road this Fall and Winter. With all of the water and storm runoff from (less than half) of the solar panels already built, they flooded the entire front of the field to the North and most of the middle of the field. The accelerated run-off was so bad that their equipment was buried in the runoff mud for a week and they had to custom build a brick driveway just to enter the job site. We imagine that should a 56 acre solar farm be directly added to this, the water and drainage will become an issue. There are also running creeks and ponds just across Windsor at Stone Creek. And creeks that run to the North of and behind Douglas Woods. Most of the Douglas Woods neighborhood is on a drinking-water well system that could risk contamination if there are stormwater issues.

Allowing this solar farm is undermining our property values. Research has shown that our property value will decrease up to 25% being near a solar field. This negative impact on our property value is disheartening and makes it hard to consider Urbana home much longer. Allowing solar farms so close to residential homes will drive good communities away.

We would like to ask the County, has the future of the farm been considered? What is the cost to the County and its residents to return this solar land back to its original condition when the farm needs decommissioning? Have these costs that the community generally ends up covering through taxation been presented to us? There needs to be greater awareness of solar issues for accountability to take place.

We want solar power in our community to be responsible. We want policies that balance the demand for renewable energy with the interests of Champaign county and our residents. Please accept these as our comments for Thursday night's hearing. We would ask you to please share them during the meeting. Thank you!

Natalie & Robert Rodrigues