



CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, September 6, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

James Quisenberry

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – August 9, 2018
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
 - A. On-Line Registration to Open for the October Residential Electronics Collection
 - B. Mahomet Aquifer Protection Task Force Update
 - C. Additional FTE for Department of Planning & Zoning
 - D. Slivers of Properties, Common Areas, and Interested Parties in the Real Estate Tax Sale
- VIII. **Items to be Recommended to the County Board**
 - A. **Case 894-S-17.** A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and participating landowners Erin Huls and Chris Soppet, to authorize a Community PV Solar Farm Special Use Permit on approximately 15.56 acres with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 57.84-acre tract in the West Half of the Northeast Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the property just north of the St. Joseph's Sportsman Club. The following waivers of standard conditions are necessary and other waivers may be necessary:

Part A: A waiver for a distance of 465 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part B: A waiver for a separation distance of 250 feet in lieu of 275 feet between a PV SOLAR FARM electrical inverter and the PV SOLAR FARM perimeter fence, per Section 6.1.5 D.(6) of the Zoning Ordinance.

Part C: A waiver for a 24 feet wide area for all necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS in lieu of the minimum required 40 feet, per Section 6.1.5 B.(1)b. of the Zoning Ordinance.

- B. **Case 897-S-18.** A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and landowners Thomas and Debra Sutton to authorize a Community PV Solar Farm of 15.56 acres in area with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 36.77-acre tract in the West Half of the North Half of the Northwest Quarter of Section 20 of Township 22 North, Range 9 East of the Third Principal Meridian in Ludlow Township, and commonly known as the farmland adjacent to the electric substation on the southeast corner of the intersection of CR 3300N and CR 1300E. The following waivers of standard conditions are necessary and other waivers may be necessary:

Part A: A waiver for a distance of 153 feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D.(3)a. of the Zoning Ordinance.

Part B: A waiver for a separation distance of 28 feet in lieu of 275 feet between a PV SOLAR FARM electrical inverter and the PV SOLAR FARM perimeter fence, per Section 6.1.5 D.(6) of the Zoning Ordinance.

Part C: A waiver for a 24 feet wide area for all necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS in lieu of the minimum required 40 feet, per Section 6.1.5 B.(1)b. of the Zoning Ordinance.

- IX. Other Business
 - A. Semi-annual Review of CLOSED Session Minutes
- X. Chair's Report
- XI. Designation of Items to be Placed on Consent Agenda
- XII. Adjournment