



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

County of Champaign, Urbana, Illinois

Thursday, October 4, 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 1 - 4
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
  - A. Residential Electronics Collection Update 5 - 6
  - B. Mahomet Aquifer Protection Task Force Update 7
  - C. Update on State Permitting of Dynegy Coal Ash Pits Along Middle Fork River 8
- VIII. **Items to be Approved by ELUC**
  - A. Annual Hotel/Motel License for Urbana Motel, Inc. at 1906 North Cunningham Avenue, Urbana, for September 13, 2018 through December 31, 2018 9
  - B. Using Enforcement Fines to Help Offset the Cost of Adopting a Building Code 10
- IX. **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 and Chris Soppet, to authorize a Community PV Solar Farm Special Use Permit on approximately 15.94 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:

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 not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part C: 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.

- 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 Sutter to Authorize a Community PV Solar Farm of 16.23 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: 41 - 66

Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part B: 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.

- X. Other Business  
    A. Semi-annual Review of CLOSED Session Minutes 67 - 68
- XI. Chair's Report
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment



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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

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DATE: Thursday, August 9, 2018  
 TIME: 6:30 p.m.  
 PLACE: Lyle Shields Meeting Room  
 Brookens Administrative Center  
 1776 E Washington, Urbana, IL 61802

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**Committee Members**

Present	Absent
Aaron Esry (Chair)	
Pattsi Petrie (Vice Chair)	
Stephanie Fortado	
	Jim Goss
Vacant	
Brooks Marsh	
Kyle Patterson	

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary), Dalitso Sulamoyo (Director RPC), and Rita Morocoima-Black (Director Planning & Community Development)

**Others Present:** Pius Weibel (County Board Chair)

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**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:31 p.m.

**II. Roll Call**

A verbal roll call was taken and a quorum was declared present.

**III. Approval of Agenda and Addenda**

**MOTION** by Petrie to approve the agenda with changes; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

Mr. Esry noted item IX. A. is for discussion only; no action is required.

**IV. Approval of Minutes**

A. ELUC Committee meeting – July 5, 2018

**MOTION** by Petrie to approve the minutes of the July 5, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Tiffany McElroy-Smetzer stated her family owns land that may be leased to a solar farm. Ms. Smetzer expressed support for the solar farm.

Patrick Brown stated he is from BayWa r.e. Solar Projects in Irvine, CA. He requested this committee move the ordinance changes related to Solar Farms forward. He commended the zoning board and John Hall for their work on the project. Mr. Brown supports the requirement of a letter of credit, with the appropriate minimum standards and credit rating.

Ted Hartke provided handouts to the committee with information regarding sound levels. He requested specific requirements related to the location of solar farm inverters.

Stuart Levy stated he is a volunteer with the Sierra Club. Mr. Levy shared his observations regarding several solar farm issues, including the letter of credit, special arrangements for roads, and potential financial benefits to land owners and the County,

## **VI. Communications**

None

## **VII. For Information Only**

### *A. Mahomet Aquifer Protection Task Force Update*

Ms. Monte stated the Task Force met this past Monday in Rantoul. She stated there is a late September deadline to collect information. Ms. Monte noted the location of the August 20 meeting is not yet determined.

### *B. Senate Bill 1597 (creates the Carryout Bag Fee Act)*

According to Ms. Monte, this Senate Bill will return to veto session in the fall. Ms. Monte committed to emailing a summary to ELUC as soon as it is complete.

### *C. Additional Ordinances, Additional Staffing, and Alternative Approaches to Improve Enforcement*

Mr. Hall explained an issue arose this week that consumed all his time and he was unable to write a memo to address this item. Mr. Hall stated he hopes to be able to bring this item back to committee; perhaps in October 2018.

In response to a question from Ms. Petrie, Mr. Hall discussed reasons for, and potential improvements to, the nuisance and zoning ordinance and delays in enforcement. Mr. Hall discussed staffing plans for 2019.

## **VIII. Items to be Approved by the Committee**

### *A. Annual Renewal for Recreation & Entertainment License: Last Call for Alcohol, Inc. for bands, DJ, at 105 Main Street, Penfield. 07/11/18 – 12/31/18*

Upon a suggestion from Ms. Petrie, Mr. Hall agreed to contact the County Clerk and State's Attorney to combine the application process for Recreation and Entertainment and Liquor License.

**MOTION** by Petrie: seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

### *B. Recreation and Entertainment License: Row Crop LLC (Luke Bryan Concert). Live bands, at the field at 930 CR300N, Pesotum for September 26, 2018*

Mr. Hall provided a color photocopy of the layout for this event to the committee members. The committee discussed parking, ADA requirements, and security. Mr. Hall expects this event will

draw 20,000 participants. According to Mr. Hall, the Luke Bryan Concert team and the Attorney General's office is confident the event will meet accessibility requirements.

**MOTION** by Petrie; seconded by Fortado. Upon vote, the **MOTION CARRIED** unanimously

#### **IX. Items to be Recommended to the County Board**

A. *Proposed FY2019 RPC Planning Contract for Champaign County*

Mr. Esry stated Mr. Sulamoyo and Ms. Morocoima-Black will speak to this item.

According to Mr. Sulamoyo, RPC determined the contract with Champaign County is not financially sustainable. Mr. Sulamoyo cited an approximate \$44,000 shortfall. RPC will not renew for FY2019. Mr. Sulamoyo and Ms. Black committed to assisting the Planning and Zoning department using membership funds, or with a fee for service.

Mr. Hall noted that he will request an additional staff member for the 2019 budget. He stressed that more than half of the hours of this position are already spoken for.

B. *Draft Intergovernmental Agreement to Share Costs of Illinois EPA One-Day Household Hazardous Waste Collection*

Ms. Monte stated the Illinois EPA declined to offer Champaign County the opportunity for a collection in either the fall or next spring. According to Ms. Monte, other communities have been waiting longer and the State gave them priority.

**MOTION** by Petrie; seconded by Patterson. No action is required.

C. **Case 895-AT-18.** *Amend the Champaign County Zoning Ordinance to add "Solar Farm" as a new principal use under the category "Industrial Uses: Electric Power Generating Facilities" and indicate that Solar Farm may be authorized by a County Board Special use Permit in the AG-1 Zoning District and the AG-2 Zoning District; add requirements and fees for "Solar Farm"; add any required definitions; and make certain other revisions to the Ordinance as details in the full legal description*

Mr. Hall provided a memo regarding the City of Urbana concerns of the proposed language. Mr. Hall recommended the changes in "attachment D", including the language to address the City of Urbana concerns. Mr. Esry thanked the Zoning Board and the Planning and Zoning staff for the work on this project.

**MOTION** to recommend approval of the Zoning Ordinance amendment by Fortado; seconded by Patterson. Amended **MOTION** to recommend "attachment D" and the proposed language regarding the City of Urbana concerns by Petrie; seconded by Fortado. Upon vote, the **MOTION CARRIED** unanimously. Ms. Petrie requested this item not be placed on the consent agenda.

#### **X. Monthly Reports**

- A. *November 2017*
- B. *December 2017*
- C. *January 2018*
- D. *February 2018*
- E. *March 2018*
- F. *April 2018*
- G. *May 2018*
- H. *June 2018*

**MOTION** by Mr. Esry to accept and place on file all the Monthly Reports listed above.

**XI. Other Business**

A. *Sydney Property update*

Mr. Esry requested an update on the property. Mr. Hall stated he spoke with township Supervisor Tim Osterbur, who said the work is progressing.

**XII. Chair's Report**

None

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

None

**XIV. Adjournment**

There being no further business, Mr. Esry adjourned the meeting at 8:22 p.m.

## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
**Date:** September 27, 2018  
**Re:** Residential Electronics Collections Update

**Action Request:** For Information Only

### Registration for Upcoming October Residential Electronics Collection

The online registration option to participate in the October 13 Residential Electronics Collection (REC) at Parkland College is now closed. However, a number of time slots are still available, and residents of participating communities who want to attend will need to phone (217) 819-4035 during business hours in order to obtain an appointment time. Additional information about the October 13 REC event is available at the [Champaign County Reduce Reuse Recycle website](#).

### Future Residential Electronics Collections

Under the newly structured manufacturer e-waste program in Illinois,<sup>1</sup> options available to the county and participating municipalities are to hold one-day Residential Electronics Collection events or to operate a program collection site.

Last February, the County opted in to hold two one-day Residential Electronics Collection events during the program year 2019. Because holding one-day Residential Electronics Collection events as in recent years continues to be costly, the county recycling coordinator would like to explore options to operate, with support of participating municipalities and potential continuing support of Champaign County Probation and Court Services, a part-time program collection site instead. Attachment A describes the type of program collection site under review and a preliminary description of operational requirements. It would be ideal to identify a program collection site in time to register for the next program year, 2020. That registration date is January 1, 2019.

Attachment A: Program collection site in Champaign County

\_\_\_\_\_

Note:

1. Under the newly structured manufacturer e-waste program set forth in the Consumer Electronics Recycling Act, any county, municipal joint action agency, or municipality (that contains a population of more than 1,000,000 residents) may elect to participate in the manufacturer e-waste program set forth in CERA by filing a written notice of election to participate with the manufacturer e-waste program and the Illinois EPA.

## **Program Collection Site in Champaign County Preliminary Description of Operational Requirements**

For the program year 2020, Champaign County would identify a centrally located program collection site that contains approximately 4,800 square feet of covered space to include sufficient working space to sort residential electronics into six categories as required by CERA, temporarily store these items, and package these items for shipment.

Under this option, in program year 2020, the program collection site would be open part-time for four hours during each week or every other week, and would be open an additional four hours on one Saturday per month. Residents may be required to advance-purchase a voucher only for televisions brought to the program collection site. Our initial concept is to keep the voucher cost as low as feasible, ideally at or under \$10 per television.

### Weekday collection hours:

Under this option, local government partners would arrange to provide part-time workers, volunteers, or supervised community service workers to staff the program collection site during the four hours that it is open each week or every other week. During the limited weekday hours, workers will assist in removing residential electronics items from vehicles, collect vouchers, and sort the electronics items received into the six required sort categories.

Saturday collection hours: Under this option, local government partners would plan to open the program collection site for four hours one Saturday per month. Part-time workers, supervised volunteers, or supervised community service workers would staff the program collection site on the Saturday during the four hours that it is open that month, assist in removing electronics items from cars, collect vouchers, and sort the electronics items received into the six required sort categories. A part-time site supervisor, and qualified part-time workers, would receive training to complete the following tasks onsite, one Saturday per month:

- 1) Coordinate in advance with the manufacturers clearinghouse to provide a sufficient number of dedicated semi-trailers to load onsite on one Saturday per month
- 2) Finish sort, as needed
- 3) Form pallets
- 4) Wrap and package pallets and Gaylord containers
- 5) Load on-site semi-trailer(s)
- 6) Prepare the required manifest for each semi-truck load

9/27/2018

## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
**Date:** September 27, 2018  
**Re:** Mahomet Aquifer Protection Task Force Update

**Action Request:** For Information Only

The next meeting of the **Mahomet Aquifer Protection Task Force** has been set to take place at **First Christian Church, 3350 N. MacArthur Road, Decatur, Illinois, on Monday, October 15, 2018, starting at 10 a.m.**

Prior to the October 15 Task Force meeting, IEPA will post the public notice and meeting agenda at the [IEPA Mahomet Aquifer Protection Task Force website](#).

Based on an update received from Task Force member Andrew Rehn this week, Sub-Committee A has completed developing summary descriptions of findings for nine contamination threats to the Mahomet Aquifer:

- Manlove #4
- Legacy landfills
- Source water contamination
- Road salt
- Upwelling brine
- Arsenic in Tazewell County
- Nitrates
- Improperly sealed or abandoned wells
- Household hazardous waste, pharmaceuticals and personal care products.

Sub-Committee B continues its review and ranking of recommendations regarding actions that would ensure long-term protection of the Mahomet Aquifer.

Present expectations are that the Task Force will complete its report, as planned, by December end, 2018. The Task Force report content will feature both: a state plan to maintain the groundwater quality of the Mahomet Aquifer, and legislative recommendations for future protection of the Mahomet Aquifer.

## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
**Date:** September 27, 2018  
**Re:** Vistra (formerly Dynegy) Impacts on Middle Fork River Ecosystem Update

**Action Request:** For Information Only

### Update

This past February, ELUC members last received an update about local efforts of activists to keeping coal ash out of the Middle Fork of the Vermilion River. As an update since then, for your information, I provide links to two recent Eco-Justice Collaborative news articles:

- [Proposed Riverbank Project Is an Assault on the Middle Fork: Is the U.S. Army Corps of Engineers Enabling It?](#)
- [... But Here's Some Good News for the Middle Fork](#)

Excerpt from above article:

"With this new ruling, the U.S. ACE will now require Vistra to evaluate alternatives to its proposed riverbank armoring to reduce impact to the river and recreation. The Corps will also conduct a public interest review and provide opportunity for public comment. Similarly, the Illinois EPA, Bureau of Water, will be processing Dynegy's permit application as the more rigorous Individual Permit under Section 401 of the Clean Water Act. They are conducting an anti-degradation assessment that will look at impacts to water quality; aquatic biota; and recreation; and will be holding a public hearing."

### Public Information Meetings this October

Eco-Justice Collaborative Co-Directors indicate that the next few months are critical to decisions that will be made by agencies, including the U.S. Army Corps of Engineers; Illinois Department of Natural Resources; Illinois Environmental Protection Agency; and the National Park Service. EJC invites all interested to attend the following EJC meetings in October for updates on the status of the proposal to close the ash pits, and to review opportunities to call for a solution that permanently protects the river:

#### October 1, 2018

6:30 pm to 8:00 pm  
Champaign Public Library  
200 W Green St, Champaign

#### October 11, 2018

6:00 pm to 7:30 pm  
Danville Public Library  
319 N Vermilion St, Danville



STATE OF ILLINOIS,  
Champaign County  
Application for Hotel/Motel License

**FILED**

SEP 13 2018

*Andy Nelson*  
CHAMPAIGN COUNTY CLERK

FOR OFFICE USE ONLY	
License No.:	<u>2018-H1</u>
Business Name:	<u>URBANA MOTEL INC</u>
License Fee:	\$ <u>200.00</u>
Filing Fee:	\$ <u>4.00</u>
TOTAL FEE:	\$ _____
Clerk:	<i>[Signature]</i>

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. All checks should be made payable to the Champaign County Clerk.

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

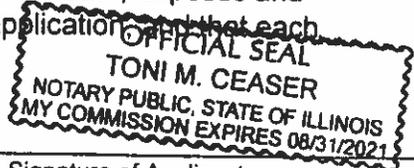
- Name of Business: URBANA MOTEL INC
- Location of Place of Business for which application is made: 1906 N CUNNINGHAM - URBANA - IL
- Number of rooms available: 89 ROOM
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>PRAVIN PATEL</u>	<u>50</u>	<u>1906 N. CUNNINGHAM IL</u>
<u>PINKESH POELI</u>	<u>35</u>	<u>11</u>
_____	_____	_____
_____	_____	_____

- Is applicant a citizen of the United States of America?  Yes  No  
Place of birth: INDIA  
If naturalized, place and date of naturalization: 1998
- The applicant intends to operate or maintain the above business at: LODGER HOTEL

**AFFIDAVIT**

\_\_\_\_\_, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.



*[Signature]*  
Signature of Applicant

Signed and sworn to before me this 13<sup>th</sup> day of September, 2018.

*[Signature]*  
Signature of Applicant  
*[Signature]*  
Notary Public:

It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ \_\_\_\_\_

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: Environment and Land Use Committee**

**FROM: John Hall, Zoning Administrator**

**DATE: September 27, 2018**

**RE: Using Enforcement Fines to Help Offset the Cost of Adopting a Building Code**

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## **BACKGROUND**

On August 2, 2018, Champaign County received \$109,800 in fines as settlement of the enforcement cases against 3304 and 3306 South Pine Circle, Urbana (*The County of Champaign v. Henri Merkelo*). These were the two properties in the Yankee Ridge Subdivision that neighbors had complained about for years. The Court had awarded \$150,000 in fines but the County agreed to settle for \$109,800 provided there was no appeal.

The \$109,800 was deposited into the General Corporate Fund. There is no shortage of uses that the County Board has for the \$109,800 and there are currently no provisions for the funds to carryover to FY2019.

One alternative is to use the \$109,800 to establish (adopt) a building code in unincorporated Champaign County. If these properties had originally been built to a building code and then maintained under a property maintenance code, the properties may not have deteriorated so badly over the years.

The \$109,800 could pay for purchasing the building code ordinances (a building code, an “existing building code”, and a property maintenance code) and could help defray the costs of modifying the ordinances for application to Champaign County and administering (adding staff and training) those codes for the first few years. The cost of adoption of a building code would ultimately exceed the \$109,800 and it is unlikely that permit fees would be adequate to cover all the costs.

A building code and the related existing building code and property maintenance code are the necessary tools to enforce property maintenance standards in the hopes of minimizing the proliferation of dangerous buildings.

## **THE NEXT STEP**

Adoption of a building code is no small undertaking. The report *Champaign County Building Code Study Feasibility Study and Implementation Strategies* (available on the Champaign County website under the Department of Planning & Zoning) outlined alternative approaches to the “level of service” for code enforcement and alternatives for staffing building code enforcement but did not provide a quantitative assessment of costs.

As outlined in the *Champaign County Building Code Study Feasibility Study and Implementation Strategies*, the next step in adopting a building code would be for the Committee to review a proposed “level of service” for building code enforcement and a cost estimate to better understand both start-up and long-term costs. This information will take at least a few months to put together and, due to the election, probably cannot be provided to the Committee until January 2019. At the Committee’s direction I am happy to provide that information.

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**  
**Susan Burgstrom, Senior Planner**

Date: **September 28, 2018**

RE: **Case 894-S-17 PV Community Solar Farm**

Request: **A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and participating landowners Erin and Chris Soppet, to authorize a Community PV Solar Farm Special Use Permit on approximately 15.94 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 Sportsman Club. The following waivers of standard conditions are 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 not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.**

**Part C: 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.**

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## **BACKGROUND**

The petitioner applied for a Special Use Permit to construct a 2-megawatt (MW) Photovoltaic (PV) Community Solar Farm north of Interstate 74 on a 57.84-acre property adjacent to the north municipal limit of the Village of St. Joseph. The "St. Joseph Solar 1" facility is proposed to have 7,776 solar modules and sixteen 125kW inverters surrounded by a 7 feet tall wire fence with a security gate. Access would be from CR 2350E via a 12-foot wide gravel access road.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owner of the subject property signed a Solar Facility Site Lease Agreement with Community Power Group LLC on December 2, 2017.

At the September 27<sup>th</sup> public hearing, the ZBA recommended Case 894-S-17 for approval with 4 votes, in favor, 2 votes opposed, and 1 absent. A summary of public testimony from the August 30<sup>th</sup> and September 27<sup>th</sup> hearings can be found below.

## REQUIRED WAIVERS

This case started with additional waivers, but the petitioner considered input from the public, the Village of St. Joseph, P&Z Staff, and the Board and revised their Site Plan so that they would no longer be necessary. The information below relates to the three remaining waivers.

Waiver Part A is required because the proposed solar farm is less than one-half mile from the Village of St. Joseph.

- The Village of St. Joseph submitted Resolution 2018-6 Objecting the Special Use Permit for Solar Farm in Case 894-S-17 dated September 11, 2018, and received September 21, 2018. Reasons for the objection included that “the Village of St. Joseph believes that locating said solar farm at the proposed location will adversely affect the Village’s ability to grow to the north, where there is already significant development, and in addition, based on testimony at the Village Board meeting on September 11, 2018, the Board believes that any special use permit should include a restriction on noise level at the property limits of the solar farm of no more than 30 dBA.”
  - Regarding the 30 dBA noise level referenced in the Village’s resolution, please see the “Noise” section below, noting that an unofficial analysis by P&Z Staff showed that no areas are estimated to have a noise level above 30 dB except the 80-acre property to the east, which has no residences or other development on it.
- In testimony received September 27, 2018, St. Joseph Mayor Tami Fruhling-Voges summarized the Village’s opposition to this waiver with the following statement: The Village Trustees’ biggest objection was the waiver for developing within one-half mile of the Village limit, and that a waiver was requested to reduce the distance to within one-tenth mile of the Village. Because there are two other proposed solar farms that are much more objectionable to the Village, the Village Trustees felt they needed to set a precedent of objecting to this distance despite this location being the least objectionable of the three proposed. The Trustees felt that they need to protect that one-half mile area for the future.”
- In testimony received September 27, 2018, Mr. Dave Costley testified that he is the Vice President of the Sportsman Club, and the Club is more than happy to have the solar farm develop at the proposed location. He said that the proposed solar farm serves to protect the interests of the Club for the future.
- At the September 27, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part A: “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: I-74 separates the solar farm from the municipal boundary. It is probably 1.5 miles from the most likely area of future development of the Village, and it is located adjacent to a shooting range, substation, and a cell tower.”

Waiver Part B is required because the petitioner did not provide a complete Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer during the Special Use Permit hearing by ZBA.

- Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.
- At the September 27, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “Providing the estimates for approval by ELUC allows for the development of complete, final, and accurate information necessary to make a good estimate; it would be a hardship for the petitioner to develop a decommissioning plan without knowing if you were going to be eligible for the Renewable Energy Credits [that will not be determined until a lottery in January

2019]; and the applicant cannot control whether they will be eligible for the energy credits until their name is drawn or excluded.”

Waiver Part C is required because the Petitioner did not enter into a Roadway Upgrade and Maintenance agreement approved by St. Joseph Township prior to the close of the Special Use Permit hearing by the ZBA.

- Zoning Administrator John Hall added Special Condition F that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because Township Board meetings did not necessarily correspond with the ZBA hearing dates.
- At the September 27, 2018 meeting, John Hall announced that St. Joseph Township Highway Commissioner Rod Maddock had reached a Roadway Upgrade and Maintenance agreement with the petitioner, and it only lacked signatures to be official. The waiver was still necessary because it had not yet been signed as of the ZBA hearing.

### **ADDITIONAL PUBLIC COMMENTS**

The following is a summary of comments received at the August 30, 2018 ZBA meeting:

- (1) During cross-examination of petitioner Michael Borkowski, Tami Fruhling-Voges, Mayor of St. Joseph, asked how the Village could gain local benefit from energy savings. She asked if there is a limit to the number of credits that the solar farm could supply. She asked if there were state reimbursements to the company for developing solar farms. She asked about the township road agreement, and expressed concern that the developer would use village maintained roads to travel to and from the site.
  - a. Michael Borkowski responded that once they have all the approvals in place and there is 100% certainty that the project will move forward, they can begin to reach out to communities to solicit subscribers, hopefully from nearby communities, offering discounted prices. He said that St. Joseph could absolutely have first rights on subscribing. He said that the proposed solar farm would supply energy to 400 households, and if there is additional demand, perhaps some of their other farms could provide credits. He said that a federal investment tax credit is available, but no Illinois tax credits. He said that the only traffic would be delivery of the solar panels and racking over 2 to 3 months, which would require about 20 trucks, and then it would be only occasional maintenance vehicles.
- (2) During cross-examination of petitioner Michael Borkowski, Steve Meier, a member of the St. Joseph Sportsman Club, asked how deep trenching would go for underground equipment, and how they would know if they hit an agricultural drain tile.
  - a. Michael Borkowski responded that a field tile survey is required, and poles go 4 to 5 feet deep. He said that they are required to repair any tiles they damage.
- (3) Tami Fruhling-Voges, Mayor of St. Joseph, 407 N Third, St. Joseph, stated that she is a Sportsman Club member. She said that they met as the Village Board about solar farms 2 weeks ago, and the board needs more time to digest all the information. She said that right now, the board would not be in favor of waivers for any of the solar farms proposed around the village, although this location is not as bad as other potential solar farms. She said that the Village Comprehensive Plan shows the subject property as agriculture in the Future Land Use Map, which leaves the door open for many things down the road, whereas a solar farm would limit growth. She said that if someone offered to cost share the utilities under the interstate, they would want to grow the village in that direction.
- (4) Chris Soppet, owner of the subject property, stated that he does not want to jeopardize the Sportsman Club. He said he supports solar, and they worked for months on a lease with Michael Borkowski. He said that he is concerned about drainage and impacts on farming and feels that the lease does a good job of dealing with that. In terms of why the subject property is ideal for solar, he said that the southern half of their field yields about 10% less than the north half, and the notch in the southwest

corner is where skeet shooting goes, and they want to keep a good relationship with the Sportsman Club.

- (5) Bradley Marsh, 1703 CR 2350E, St. Joseph, represents the Union Drainage District St. Joseph/Ogden. He said that he is concerned about breaking tile, since there is no way of knowing where tile is. He said that as the resident on the northwest corner of the intersection where they propose the solar farm, if the solar farm would expand to the north, noise would be closer to him, and he does not know how that would impact him. He said that he was not in favor of the substation that went in on the southeast corner of the intersection, and he thinks there could be a better place for the solar farm. He said that the substation sometimes has big booms, night lights, and the screening is not kept up.
- (6) Tiffany McElroy-Smetzer, 405 East Lincoln, St. Joseph, stated that discussing variances for the solar farm 1 week after approving the solar farm ordinance makes it seem that all that work preparing the solar farm text amendment was for nothing. She said that the solar farm developer should buy more land so as not to need the waivers. She said she is not against solar farms and likes the pollinator plantings idea. She does not think that development should be limited just because development might happen 20-30 years from now.
- (7) David Marsh, who farms the land west of Bradley Marsh's property to the northwest of the subject property, said that the Drainage District does not need the stress of more tile breaks.

#### **NOISE CONCERNS AND ANALYSIS DONE BY P&Z STAFF**

Noise generated by the solar farm inverters has been a concern since development of the solar farm text amendment and continues to be a concern for every solar farm case. For case 894-S-17, the following information was introduced in Supplemental Memorandum #3 dated September 20, 2018, and included under Item 13 in the Summary of Evidence dated September 27, 2018:

- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
  - a. Subparagraph 6.1.5 I.(1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
    - (a) A Special Use Permit application for a Community PV Solar Farm does not require a noise level analysis unless the Board requires one.
    - (b) Distances from adjacent residences were provided in the revised Site Plan received September 18, 2018.
    - (c) A statement regarding noise was provided in Exhibit H of the application received August 13, 2018: "Solar facilities are virtually silent, with the only noise generated coming from a quiet buzz from the inverters. While levels can range depending on inverters, the string inverters being used in this project would likely generate between 20 and 40 decibels (similar to a fridge)."
    - (d) The proposed inverter, the Sungrow SG125HV, was identified in Exhibit B of the application received August 13, 2018. The project would use 16 inverters.
    - (e) P&Z Staff requested noise level information from Sungrow for the SG125HV inverter. In an email received August 31, 2018, Richard Wang attached a "SG125HV Noise Level Test Report" which provided the following information:
      - i. The noise test was completed in the shielding room at the Sungrow Testing Center. One meter from the inverter, test noise levels were the following:
        - (i) Bottom of inverter: 61.6 dB
        - (ii) Left side of inverter: 56.9 dB
        - (iii) Top of inverter: 53.7 dB

- (iv) Right side of inverter: 53.2 dB
  - (v) Background noise: 31.1 dB
- ii. P&Z Staff requested any available information on noise levels for 16 inverters combined, but no information was provided.
- (f) In an email received August 31, 2018, Michael Borkowski of Community Power Group LLC shared a video resource by Michael van Biezen, a physics professor at Loyola Marymount University, referring to calculating sound levels from multiple noise sources combined.
- i. The video showed that doubling the number of sources (in this case, inverters) resulted in an increase of 3 dB.
  - ii. The proposed St. Joseph Solar Farm project proposes 16 inverters, which would double the inverter noise levels cited by Sungrow four times over. Using the highest noise level provided by Sungrow, 61.6 dB at 1 meter, P&Z Staff estimated that 16 inverters would create 73.6 dB at 1 meter.
  - iii. P&Z Staff utilized an online tool during the solar farm text amendment process for Case 895-AT-18 to estimate noise levels at a series of distances from one inverter. Using this online tool, which can be found at <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>, P&Z Staff estimated the following noise levels for the proposed inverters:
    - (i) **At a separation of 515 feet from the inverter** (the minimum required without a waiver by the Solar Farm text amendment approved by the County Board on August 23, 2018), the noise level for the 16 inverters would be **29.7 dB**.
    - (ii) **At a separation of 1,357 feet from the inverter** (the closest residential lot less than 10 acres to the proposed solar farm), the noise level for the 16 inverters would be **21.3 dB** at the residential property line.
    - (iii) **At the closest property line to the inverters**, which is approximately 480 feet to the east, the noise level for the 16 inverters would be **30.3 dB**. The 80-acre lot to the east does not have any buildings, but it could potentially be subdivided for residential lots in the future.
    - (iv) **At the St. Joseph Sportsman Club north property line**, which is 775 feet south of the inverters, the noise level would be **26.1 dB**.
    - (v) P&Z Staff estimates are not as accurate as an actual noise study.

**SPECIAL CONDITIONS APPROVED BY ZBA ON SEPTEMBER 27, 2018**

- A. The approved site plan consists of the following documents:
- Sheet T1.1: Permit Set Cover received August 13, 2018
  - Sheet L1.1: Site Layout received September 18, 2018
  - Sheet L2.1: Tracker System Detail received August 13, 2018
  - Sheet L2.3: Fence-Gate Detail received January 25, 2018
  - Sheet L2.3: Agricultural Fence Detail received August 13, 2018
  - Sheet E1.1: Single Line Diagram received August 13, 2018
  - Sheet E2.1: DC & AC Conductor Schedule received January 25, 2018
  - Sheet E4.1: Grounding Details received January 25, 2018
  - Sheet E9.1: Equipment Specification Sheets received August 13, 2018

The above special condition is required to ensure that:

**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 necessary 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 ELUC 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 above special conditions are required to ensure that:

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

- F. **A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary 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 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 894-S-17 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

**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 above special condition is required to ensure that:

**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 above special condition is required to ensure that:

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

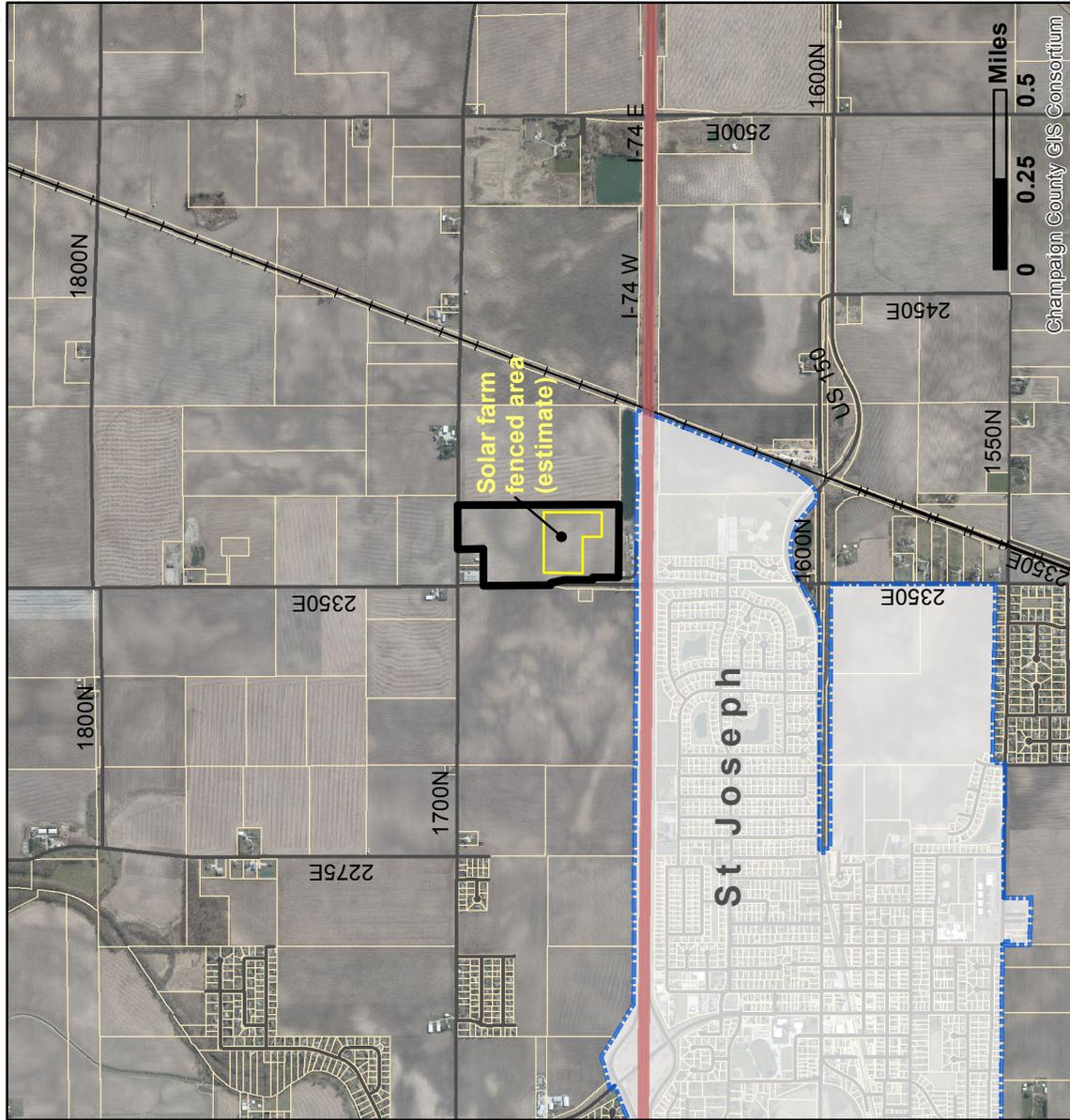
## **ATTACHMENTS**

- A Case Maps (Location Map, Land Use, and Zoning)
- B Approved Site Plan sheets:
- Sheet T1.1: Permit Set Cover received August 13, 2018
  - Sheet L1.1: Site Layout received September 18, 2018
  - Sheet L2.1: Tracker System Detail received August 13, 2018
  - Sheet L2.3: Fence-Gate Detail received January 25, 2018
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  - Sheet E9.1: Equipment Specification Sheets received August 13, 2018
- C Case 894-S-17 Findings of Fact approved September 27, 2018
- D Revised Annotated Aerial: Separation Distances and Screening created by P&Z Staff, dated September 20, 2018
- E Future Land Use Map from the Village of St. Joseph Comprehensive Plan, adopted on April 23, 2013
- F Village of St. Joseph Resolution Objecting to Special Use Permit for Solar Farm in Case 894-S-17 dated September 11, 2017, and received September 21, 2018

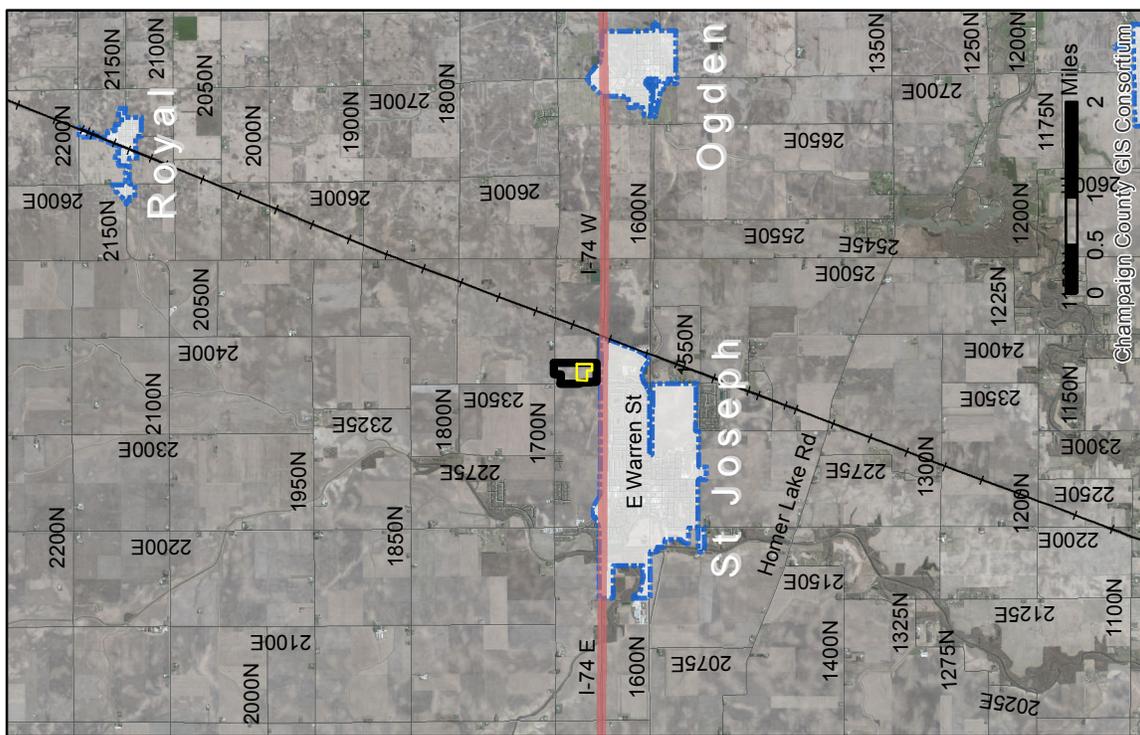
# Location Map

Case 894-S-17  
August 30, 2018

Subject Property



Property location in Champaign County



## Legend

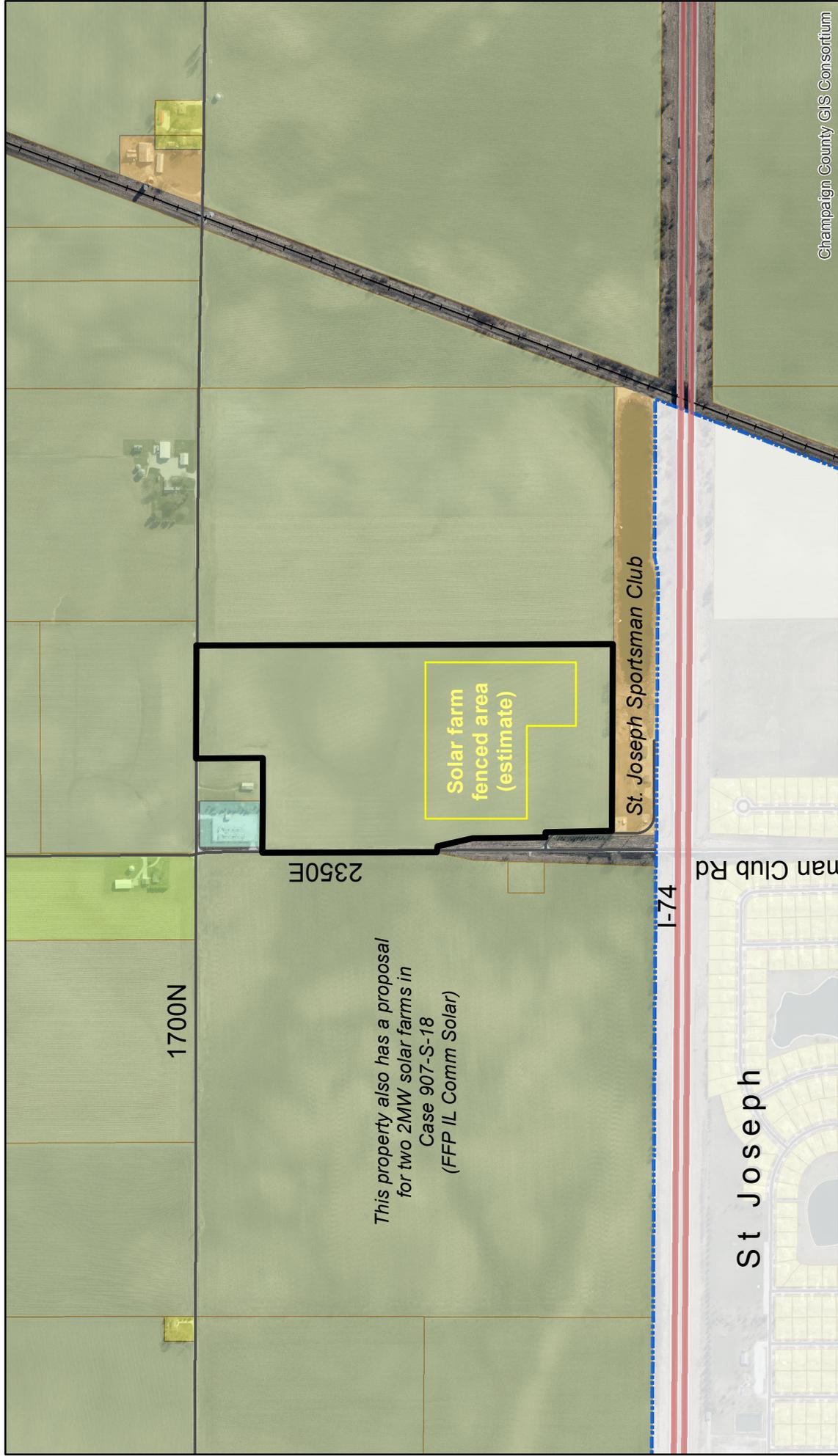
-  Subject Property
-  Interstate
-  Parcels
-  Streets
-  Municipal Boundary
-  Railroad



Champaign County  
Department of  
**PLANNING &  
ZONING**

# Land Use Map

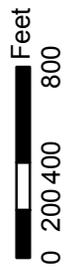
Case 894-S-17  
August 30, 2018



Champaign County GIS Consortium

### Legend

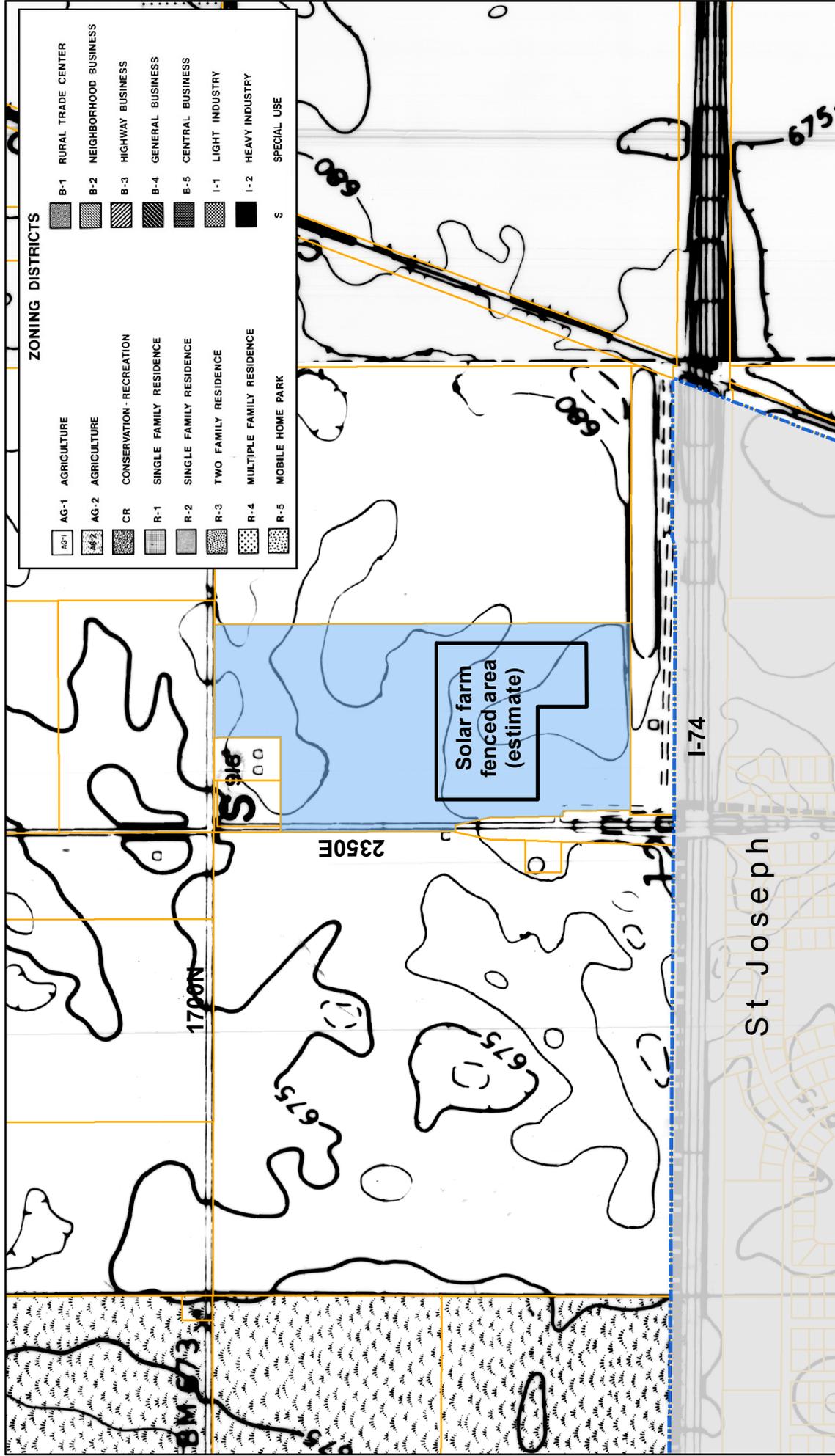
-  Subject Property
-  Municipal Boundary
-  Streets
-  Railroads
-  Residential
-  Agriculture
-  Ag-Residential
-  Commercial
-  Utility



Champaign County  
Department of  
PLANNING &  
ZONING

# Zoning Map

Case 894-S-17  
August 30, 2018



# COMMUNITY POWER GROUP

# ST. JOSEPH SOLAR

# RECEIVED

AUG 13 2018

CHAMPAIGN CO. P & Z DEPARTMENT

## 2682.72 KW DC / 2000 KW AC GRID-TIED GROUND MOUNT PHOTOVOLTAIC ELECTRIC GENERATION SYSTEM



**PV MODULE MANUFACTURER & MODEL**  
 HANWHA OCELLS  
 Q PLUS L-G4.2 345

**PV MODULE OUTPUT**  
 345 WDC AT STC

**PV MODULE COUNT**  
 7,776

**PROPOSED PHOTOVOLTAIC SYSTEM SUMMARY**

**INVERTER MANUFACTURER**  
 SUNGROW

**INVERTER MODELS & COUNT**  
 (19) SG125HV

**RACKING SYSTEM MANUFACTURER**  
 ARRAY TECHNOLOGIES INC. (ATI)

**RACKING SYSTEM MODEL & TYPE**  
 DURATRACK H V3  
 HORI ONTAL SINGLE AXIS TRACKER (SAT)  
 PV ARRAY ORIENTATION  
 180° TRUE SOUTH

**PROJECT NAME**  
 ST. JOSEPH SOLAR

**PROPERTY OWNER**  
 COMMUNITY POWER GROUP, LLC

**PRO. ECT ADDRESS**  
 40° 07' 29.76" N, 88° 01' 10.2" W  
 ST. JOSEPH, IL 61873

**GENERAL CONTRACTOR**  
 M. W. GROUP  
 1095 MORRIS AVE SUITE 102  
 UNION, NJ 07083  
 P: (908) 219-4379  
 F: (908) 219-4375

**PROJECT INFORMATION**

**ABBREVIATIONS**

1ST FIRST  
 2ND SECOND  
 A AMP  
 AC ALTERNATING CURRENT  
 AL ALUMINUM  
 APPX APPROX  
 AWG AMERICAN WIRE GAUGE  
 CONSD CONSOLIDATED EDISON (COMPANY OF NEW YORK)  
 CONST CONSTRUCTION  
 CU COPPER  
 D DATA  
 DAS DATA ACQUISITION SYSTEM  
 DC DIRECT CURRENT  
 DEG DEGREE  
 DOE DEPARTMENT OF ENERGY  
 DOE DEPARTMENT OF ENERGY  
 DEN DESIGN  
 E EXISTING  
 ELEC ELECTRICAL  
 ELEC ELECTRICAL  
 ENCL ELECTRICAL ENCLOSURE  
 EQUIV EQUIVALENT  
 FLOOR FLOOR  
 FT FOOT  
 GND GROUND  
 H HEIGHT  
 HVAC HEATING, VENTILATION, AIR CONDITIONING  
 INCH INTERMEDIATE METAL CONDUIT  
 IN INCH  
 MAX MAXIMUM  
 MIN MINIMUM  
 MISC MISCELLANEOUS  
 MSB MAIN SWITCHBOARD  
 MDP MAIN DISTRIBUTION PANEL  
 N.O.C. NUMBER  
 NYC NOT TO SCALE  
 NYC NEW YORK CITY  
 O.K. OK CENTER  
 OEM ORIGINAL EQUIPMENT MANUFACTURER  
 O.E.M. ORIGINAL EQUIPMENT MANUFACTURER  
 PE PROFESSIONAL ENGINEER  
 PV PHOTOVOLTAIC  
 PVC POLYVINYL CHLORIDE  
 PVI PHOTOVOLTAIC INVERTER  
 RIGID RIGID METAL CONDUIT  
 RMC RIGID METAL CONDUIT  
 RT RAIN-TIGHT  
 SCHEDULE SCHEDULE  
 SHADE SHADE LIMITING ANGLE  
 SLA STAINLESS STEEL ANGLE  
 STD STANDARD  
 STD STANDARD TEST CONDITIONS  
 SWD SWITCHBOARD  
 TYP TYPICAL  
 UNLESS UNLESS OTHERWISE NOTED  
 WIDTH WIDTH

**APPLICABLE CODES AND STANDARDS**

**STRUCTURAL**, 2012 INTERNATIONAL BUILDING CODE  
**CIVIL**, ASCE 7-05  
**ELECTRICAL**, 2011 NFPA NATIONAL ELECTRICAL CODE  
**INTERCONNECTION**, IEEE 1547  
**INVERTER**, UL 1741  
**RACK GROUNDING**, UL 2703

**UTILITY SERVICE PROVIDER**  
 AMEREN ILLINOIS

**DRAWING INDEX**

T1.1 TITLE SHEET  
 L1.1 SITE LAYOUT  
 L2.1 TRACKER SYSTEM DETAIL  
 L2.3 FENCE-GATE DETAIL  
 ES.1 EQUIPMENT SPECIFICATION SHEETS

**PROJECT NAME**  
 COMMUNITY POWER GROUP - ST. JOSEPH SOLAR I

**Site Address**  
 ST. JOSEPH, IL 61873  
 40° 7' 29.76" N; 88° 1' 10.2" W

**Sheet Name**  
 TITLE SHEET

**Scale**  
 Project ID: TBD

**Sheet No**  
 T1.1

**Community Power Group, LLC**  
 4849 Rugby Avenue, Suite 1000  
 Bethesda, MD 20814  
 Phone Main: +1 202 844 6423  
 Fax: +1 301 657 4494  
 Homepage: www.communitypowergroup.com

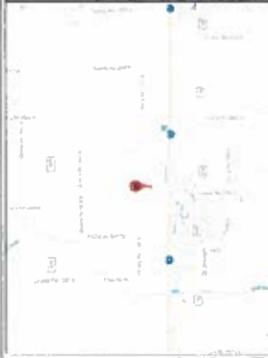
Professional Engineer

PE Seal

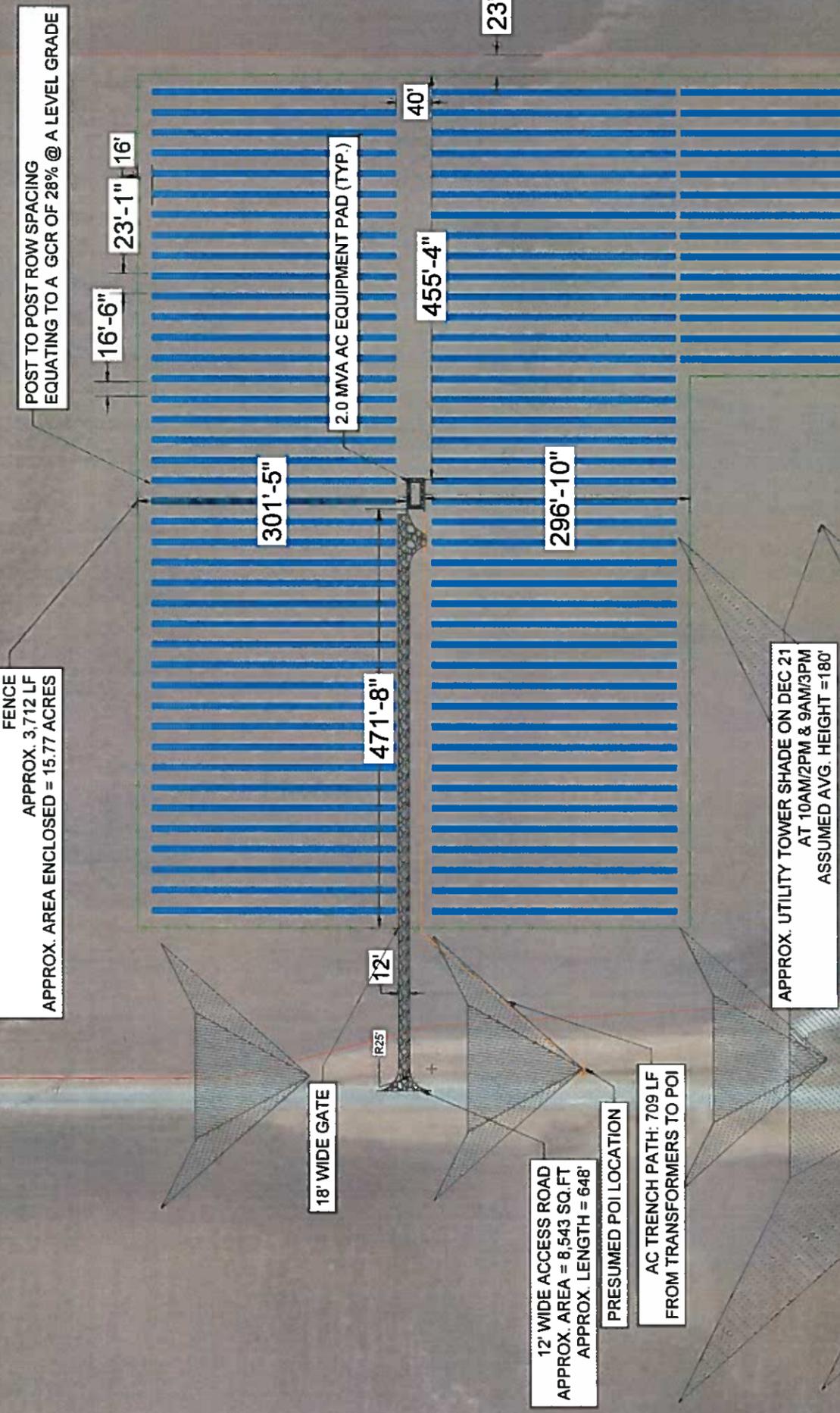
**DRAWING ISSUE**

Preliminary  Construction  
 Customer Approval  As-built  
 Permitting  Other

Rev	By	App	Description	Date
1				



<b>SYSTEM SUMMARY</b>	
<b>MODULE</b>	
MANUFACTURER:	HANWHA OCELL
MODULE MODEL:	Q PLUS L-64.2 345
MODULE OUTPUT:	345
MODULE COUNT:	7,776
STRING SIZE:	27
NUMBER OF STRINGS:	288
SYSTEM OUTPUT:	2,682.72 kW DC
<b>INVERTER</b>	
MANUFACTURER:	SUNGROW
INVERTER MODEL:	SG12SHV
RATING:	125 kW
QUANTITY:	16
<b>DC SYSTEM VOLTAGE: 1500 V</b>	
SYSTEM OUTPUT:	2,000 kW AC
DC: AC RATIO:	1.34
<b>RACKING</b>	
MANUFACTURER:	ATI
GCR:	28%
FOUNDATION:	DRIVEN POST
CONFIGURATION:	1P
AZIMUTH:	180°
MOTOR QUANTITY:	4
MODULES PER TRACKER:	81
POST QUANTITY:	TBD
<b>BOS</b>	
TRANSFORMER RATING:	2000 KVA
TRANSFORMER QTY:	1
INTERCON. VOLTAGE:	TBD
AC PB RATING/QTY:	2500 A/1



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 SEP 18 2018  
 CHAMPAIGN CO. P & Z DEPARTMENT



**Community POWER GROUP**  
 Community Power Group, LLC  
 4849 Rugby Avenue, Suite 1000  
 Bethesda, MD 20814  
 Phone Main: +1 202 844 6423  
 Fax: +1 301 557 4484  
 Homepage: www.communitypowergroup.com

Professional Engineer:

REVISIONS	Date

DRAWING ISSUE

Preliminary     Construction  
 Customer Approval     As-built  
 Permitting     Other

Project Name: COMMUNITY POWER GROUP - ST. JOSEPH SOLAR I  
 Site Address: ST. JOSEPH, IL 61873  
 40°7'29.76"N; 88°11'1.02"W

Sheet Name: SITE LAYOUT  
 Scale: 1" = 70'  
 Project ID: TBD  
 Sheet No: L1.1



**Community Power Group, LLC**  
 4849 Rugby Avenue, Suite 1000  
 Bethesda, MD 20814  
 Phone Main: +1 202 844 6423  
 Fax: +1 301 857 4494  
 Homepage: www.communitypowergroup.com

Professional Engineer

PE Seal:

**DRAWING ISSUE**  
 Preliminary  
 Construction  
 Customer Approval  
 As-built  
 Permitting  
 Other

REV	By	App	Description	Date
1	AS	AS	INITIAL DESIGN	07/20/17
2	AS	AS	REVISED DRAWING FOR PERMITTING	07/20/17
3	AS	AS	REVISED DRAWING FOR PERMITTING	07/20/17
4	AS	AS	REVISED DRAWING FOR PERMITTING	07/20/17

**RECEIVED**

**AUG 13 2018**

**CHAMPAIGN CO. P & Z DEPARTMENT**

Project Name: **COMMUNITY POWER GROUP - ST. JOSEPH SOLAR I**

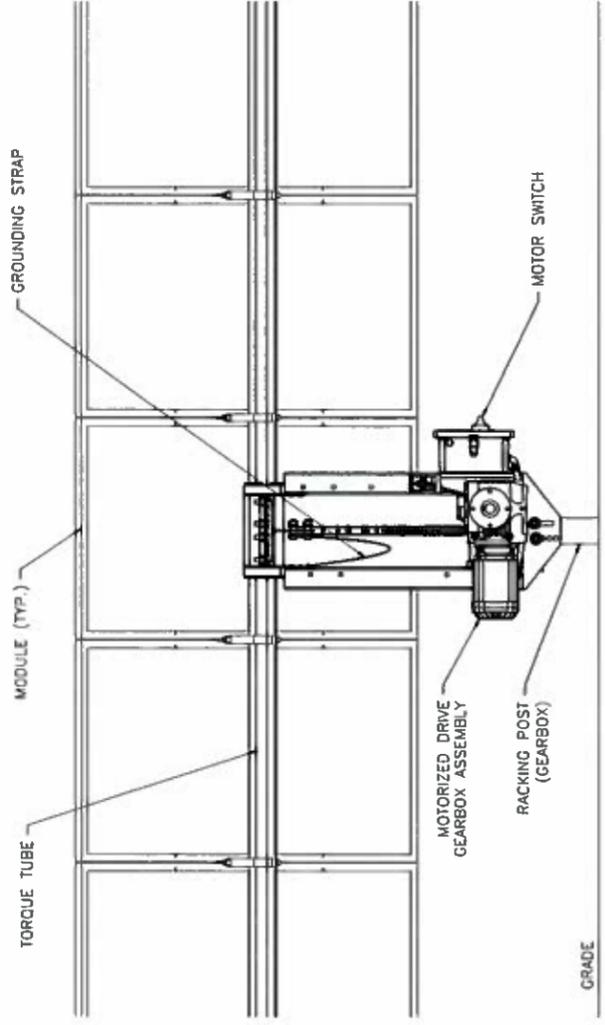
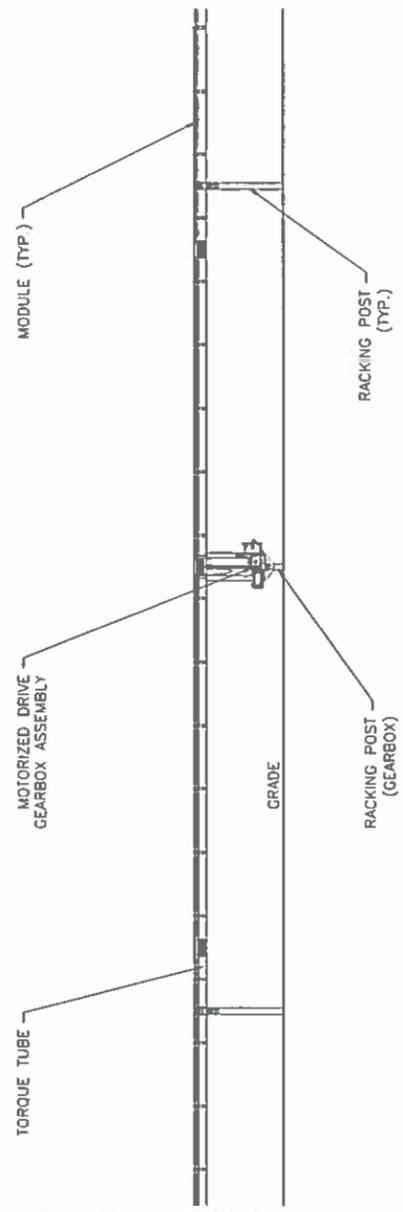
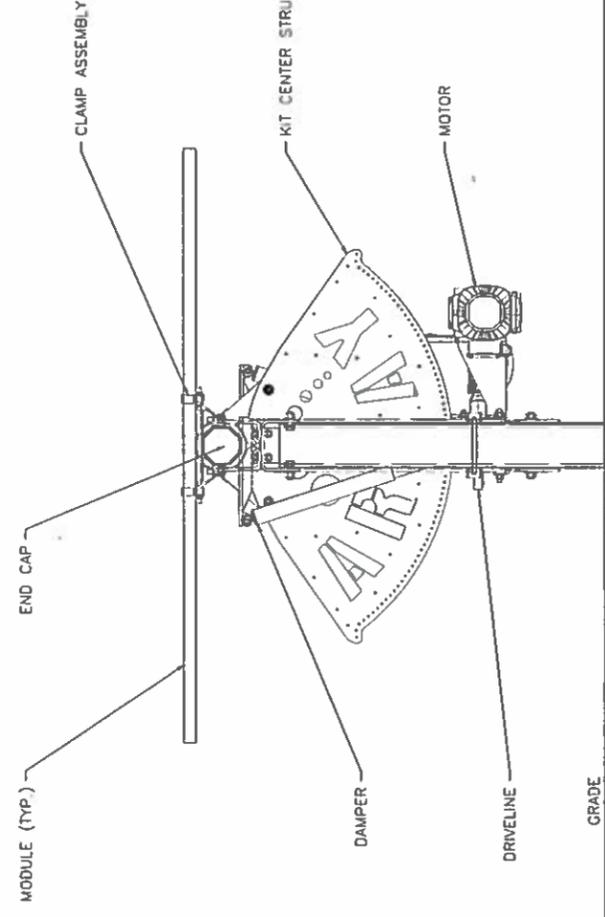
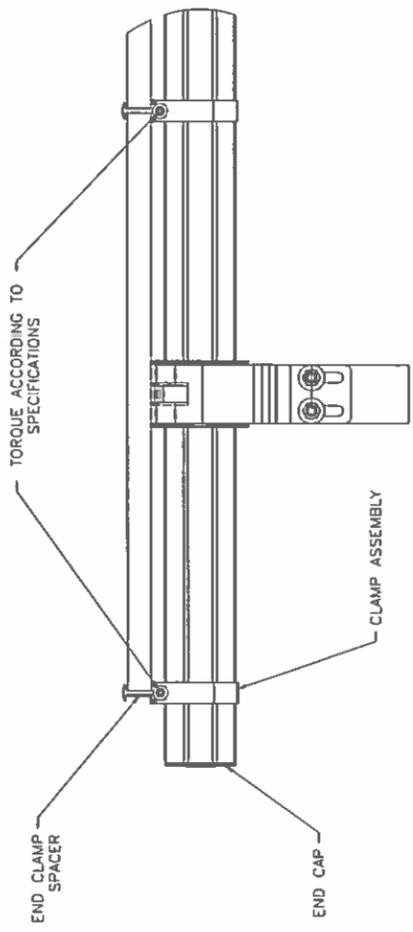
Site Address: **ST. JOSEPH, IL 61873  
 40°7'29.76"N; 88°1'1.02"W**

Sheet Name: **TRACKER SYSTEM  
 DETAIL**

Scale: **Project ID: TBD**

Sheet No:

**L2.1**





**M+W GROUP**  
**M+W Energy, Inc.**  
 A Company of the M+W Group  
 1095 Morris Avenue, Suite 102, Union, NJ 07083  
 Phone Main: +1 908 219 4379  
 Toll Free: +1 877 844 9174  
 Fax: +1 908 219 4375  
 Homepage: [www.mwgroup.net](http://www.mwgroup.net)

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Professional Engineer

**DRAWING ISSUE**

Preliminary     Construction  
 Customer Approval     As-built  
 Permitting     Other

**REVISIONS**

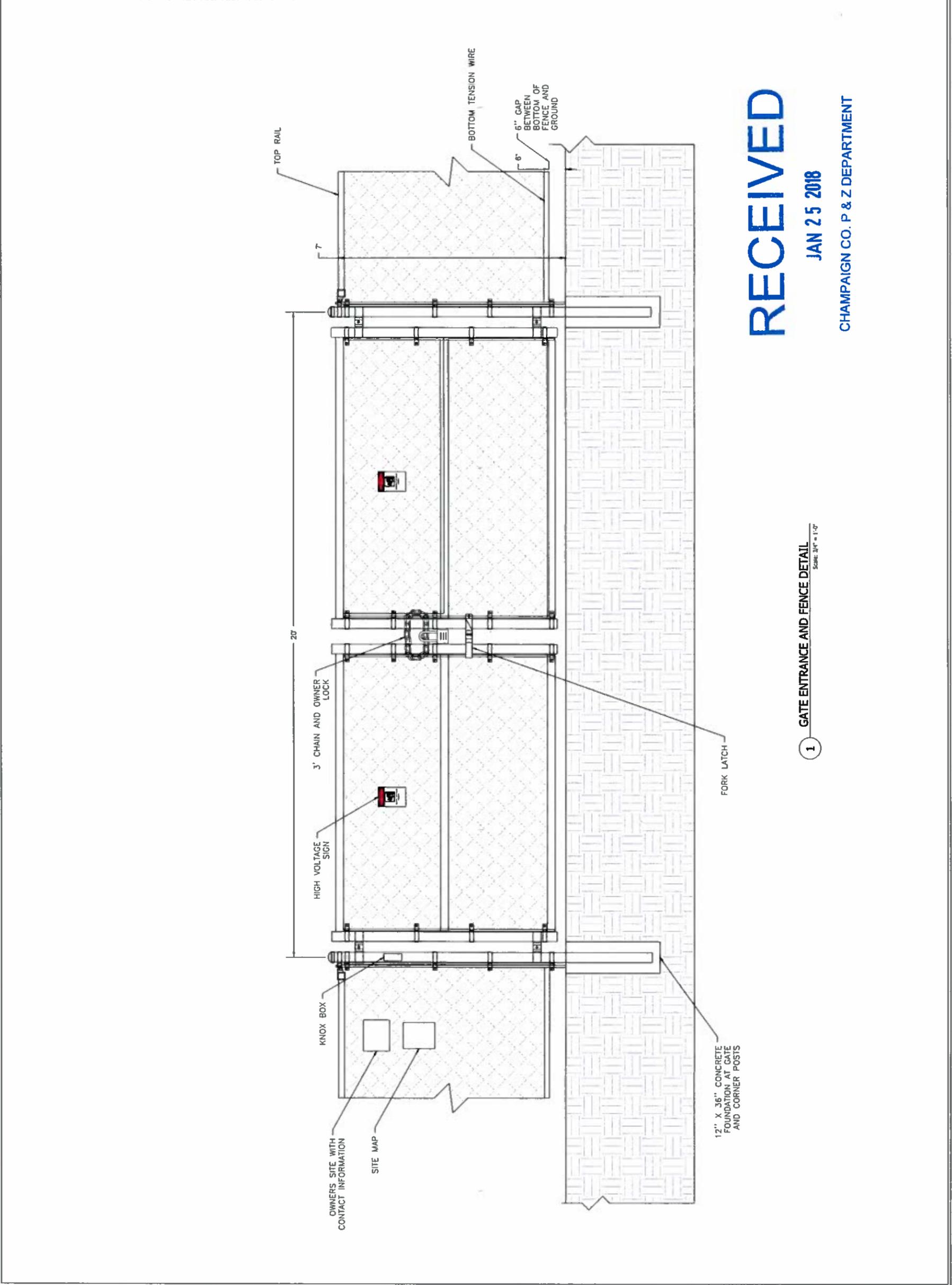
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2	MM	REVISED TO REFLECT PERMITTING COMMENTS	11/15/18
3	MM	REVISED TO REFLECT PERMITTING COMMENTS	11/15/18
4	MM	REVISED TO REFLECT PERMITTING COMMENTS	11/15/18
5	MM	REVISED TO REFLECT PERMITTING COMMENTS	11/15/18

Project Name: **COMMUNITY POWER GROUP - ST. JOSEPH SOLAR I**

Site Address: **ST. JOSEPH, IL 61873**  
**40°7'29.76"N - 88°1'1.02"W**

Sheet Name: **FENCE-GATE DETAIL**

Scale: Project ID: TBD  
 Sheet No: **L2.3**



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**1 GATE ENTRANCE AND FENCE DETAIL**  
 Scale: 3/4" = 1'-0"



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 Bethesda, MD 20814  
 Phone Main: +1 202 844 6423  
 Fax: +1 301 657 4694  
 Homepage: www.communitypowergroup.com

Professional Engineer:

FE Seal

Preliminary  Construction  
 Customer Approval  As-Built  
 Permitting  Other

REVISIONS

DRAWING ISSUE

Date

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CHAMPAIGN CO. P & Z DEPARTMENT

COMMUNITY POWER GROUP -  
 ST. JOSEPH SOLAR I

ST. JOSEPH, IL 61873  
 40°7'29.76"N; 88°11'02"W

Site Address:

Project Name:

Sheet No:

Scale:

Project ID: TBD

AGRICULTURAL  
 FENCE DETAIL

L2.3

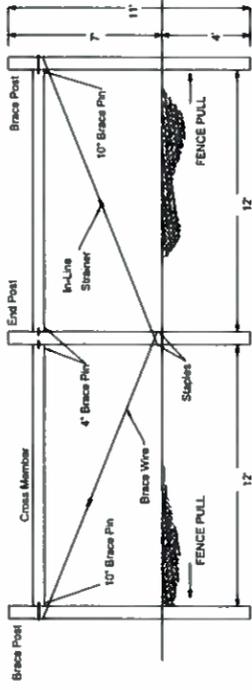
Item	Quantity	Description
Brace Posts	3	11" x 7" Pressure Treated Wood Posts
Cross Members	2	12" x 6" Pressure Treated Wood Posts*
Brace Pins	2	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Brace Wire	2	Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	2	Ratchet Type In-Line Strainer
Staples	4	1 3/4" Class 3 Double Barbed

\*2 3/8" x 40 Galvanized Pipe may also be used for Cross Members.

**IN-LINE BRACE CONSTRUCTION**

- DRIVE OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
- SET OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL THE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL THE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL THE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL.
- TO ESTABLISH LOCATION OF CROSS MEMBERS, MEASURE THE DISTANCE FROM THE BOTTOM OF THE END POST TO THE TOP OF THE CROSS MEMBER ON 4" PIN. THEN LIST OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST. LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE. REPEAT THIS STEP FOR SECOND CROSS MEMBER.
- AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON BOTH SIDES OF END POST AND DRILL A 1/2" HOLE THROUGH BOTH BRACE POSTS. SET ONE 4" BRACE PIN IN EACH HOLE IN END POST AND START 10" BRACE PINS IN BRACE POSTS.
- TO ESTABLISH LOCATION OF CROSS MEMBERS, MEASURE THE DISTANCE FROM THE BOTTOM OF THE END POST TO THE TOP OF THE CROSS MEMBER ON 4" PIN. THEN LIST OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST. LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE. REPEAT THIS STEP FOR SECOND CROSS MEMBER.
- DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON BOTH SIDES OF END POST. HANG ANOTHER STAPLE OVER TOP LEG OF EACH DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND SITTING INTO END POST.
- GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE. REPEAT THIS STEP FOR THE OTHER END OF IN-LINE BRACE.
- INSTALL WIRE STRAINER ON BRACE WIRE ON OPPOSITE SIDE OF BRACE AWAY FROM STAY-TUFF. USE STRAINER TO TIGHTEN BRACE WIRE UNTIL BRACE POST MOVES ABOUT 1/2" AWAY FROM SOIL.

**In-Line Brace**



Item	Description
Line Posts	10" x 6" Pressure Treated Wood Posts

**LINE POST CONSTRUCTION**

- SET LINE POSTS ALONG GUIDE WIRE USING A 15" SPACING.
- USE 15" POST SPACING AS A GUIDELINE. IN ROUGH TERRAIN A CLOSER POST SPACING WILL BE REQUIRED.
- A LINE POST SHOULD BE PLACED ON TOP OF HIPS AND IN BOTTOM OF ALL DIPS.

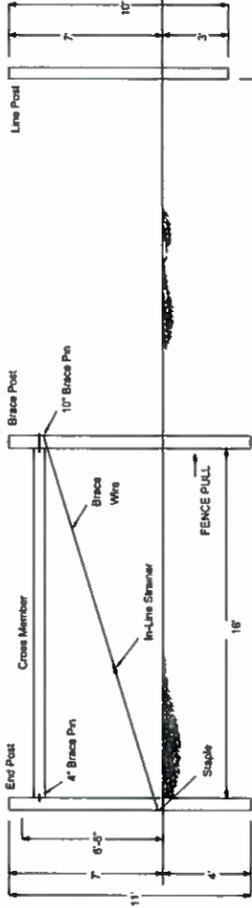
**END BRACE CONSTRUCTION**

- DRIVE OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
- SET OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL THE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL THE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL.
- TO ESTABLISH LOCATION OF CROSS MEMBERS, MEASURE THE DISTANCE FROM THE BOTTOM OF THE END POST TO THE TOP OF THE CROSS MEMBER ON 4" PIN. THEN LIST OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST. LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE.
- AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON INSIDE OF END POST AND DRILL A 1/2" HOLE THROUGH THE OPPOSITE BRACE POST. SET 4" BRACE PIN IN END POST AND START 10" BRACE PIN IN BRACE POST.

Item	Quantity	Description
Brace Posts	2	11" x 7" Pressure Treated Wood Posts*
Cross Members	1	18" x 5" Pressure Treated Wood Posts*
Brace Pins	1	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Brace Wire	1	Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	1	Ratchet Type In-Line Strainer
Staples	2	1 3/4" Class 3 Double Barbed

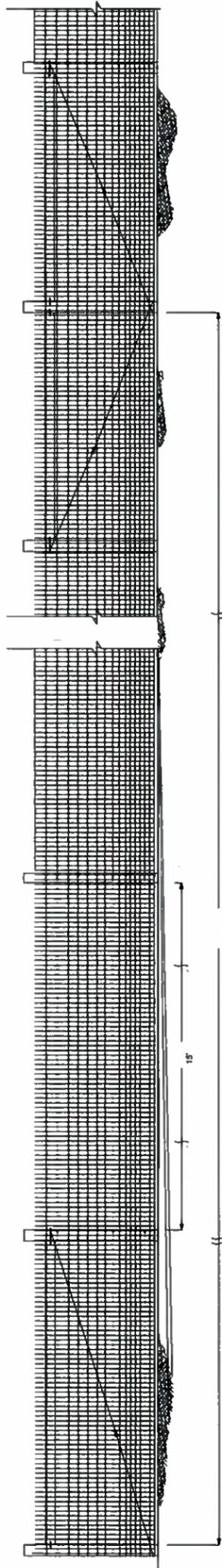
\*2 3/8" x 40 Galvanized Pipe may also be used for Cross Members.

**End Brace**



**STAY-TUFF FENCE 1775-3 WOOD BRACE CONSTRUCTION**

NOT TO SCALE

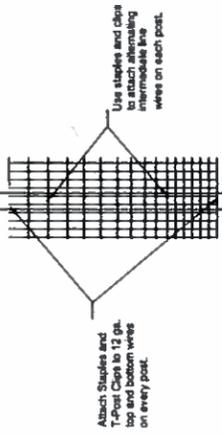
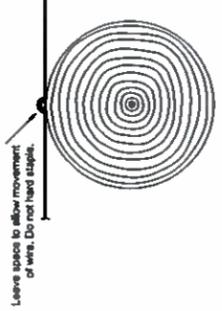


**STAY-TUFF FENCE 1775-3 FIXED KNOT FENCE**

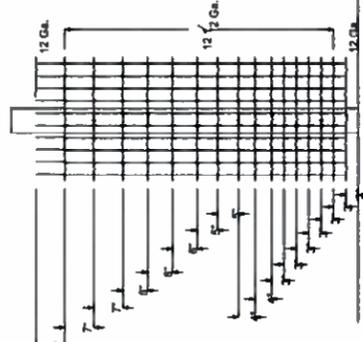
NOT TO SCALE

**GENERAL NOTES**

- ALL WOVEN FENCE FABRIC SHALL BE CONTINUOUS STAY FIXED KNOT STYLE FABRIC DESIGN NO. 1775-3 AND SHALL MEET OR EXCEED ASTM A 118 FOR NO. 12 1/2 GRADE 175.
- TOP AND BOTTOM LINE WIRES SHALL BE 12 GAUGE GRADE 175 AND INTERMEDIATE LINE WIRES SHALL BE 12 1/2 GAUGE GRADE 175. VERTICAL STAY WIRES SHALL BE 12 1/2 GAUGE GRADE 175. KNOTS SHALL BE MADE BY HAND OR MACHINE. ALL WIRES SHALL HAVE PE 2 CLASS 3 COATING. VERTICAL STAY WIRES SHOULD BE SPACED EVERY 7' AND HORIZONTAL LINE WIRES SHOULD BE SPACED AS SHOWN IN DETAIL.
- INSTALL 1775-6 FABRIC SO THAT 3"x3" OPENINGS ARE ON BOTTOM.
- ATTACH FENCE FABRIC ON INSIDE OF BRACES AND POSTS. FABRIC SHALL BE ATTACHED TO END POSTS OF END BRACES AND IN-LINE BRACES BY WRAPPING AND TIEING WIRE WITH A HIGH TENSILE SUIP KNOT.
- PULLING TO CENTER OF ROLL USING STRETCHER BARS AND STRETCHER BAR PULLERS. TENSION FABRIC UNTIL TENSION CRIMPS ARE FLATTENED 25 TO 50% FROM ORIGINAL HEIGHT. DO NOT OVER TENSION.
- SPLICES IN FABRIC SHALL BE MADE WITH 12 1/2-16 GAUGE LONG CRIMP SLEEVES WITH STATED HOLDING STRENGTH OF 1500 LBS MINIMUM. SLEEVES SHOULD BE CRIMPED USING APPROVED CRIMP TOOL.
- SLEEVES SHOULD BE CRIMPED WORKING FROM END CLOSEST TO THE KNOT OUTWARD AND COMPRESSED ALONG ENTIRE LENGTH OF SLEEVE.
- CRIMPED WIRE SPICES SHALL NOT HAVE LOOSE WIRE TAILS EXTENDING MORE THAN 1/2" IN LENGTH.
- FENCE SHALL GENERALLY FOLLOW THE CONTOUR OF THE GROUND. BOTTOM WIRE OF FENCE SHOULD BE NO MORE THAN 3" ABOVE GROUND LEVEL.
- ATTACH FABRIC TO WOODEN POSTS USING 1 1/2" DOUBLE BARBED STAPLES. STAPLES SHALL BE MADE OF 2 GAUGE CLASS 3 GALVANIZED WIRE AND SHALL BE DOUBLE BARBED.
- ATTACH FABRIC TO WOODEN POSTS USING 1 1/2" DOUBLE BARBED STAPLES. STAPLES SHALL BE MADE OF 2 GAUGE CLASS 3 GALVANIZED WIRE AND SHALL BE DOUBLE BARBED.
- LINE WIRE AND ALTERNATE WIRE ON TOP STAPLE LEG ANGLE TO THE RIGHT AS SHOWN. STAGGER DRIVEN INTO POSTS WITH THE TOP STAPLE LEG ANGLE TO THE RIGHT AS SHOWN. STAGGER STAPLES ACROSS WOODEN POSTS AS SHOWN IN DETAIL. STAPLES SHOULD NOT BE HARD DRIVEN AGAINST FENCE WIRE. LEAVE A 1/2" TO 1" GAP BETWEEN STAPLE AND FENCE WIRE TO ALLOW FOR WIRE MOVEMENT.
- CONTRACTOR TO PROVIDE A 24" WIDE DOUBLE SWING GATE TO MATCH THE FENCE.



3 WIRE ATTACHMENT TO WOODEN POSTS  
 NOT TO SCALE



4 WIRE SPACING AND GAGES  
 NOT TO SCALE







**M+W GROUP**  
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Professional Engineer

PE Seal

**DRAWING ISSUE**

Preliminary  Construction  
 Customer Approval  As-built  
 Permitting  Other

**REVISIONS**

Rev	By	Appr	Description	Date
1	...	...	...	...
2	...	...	...	...
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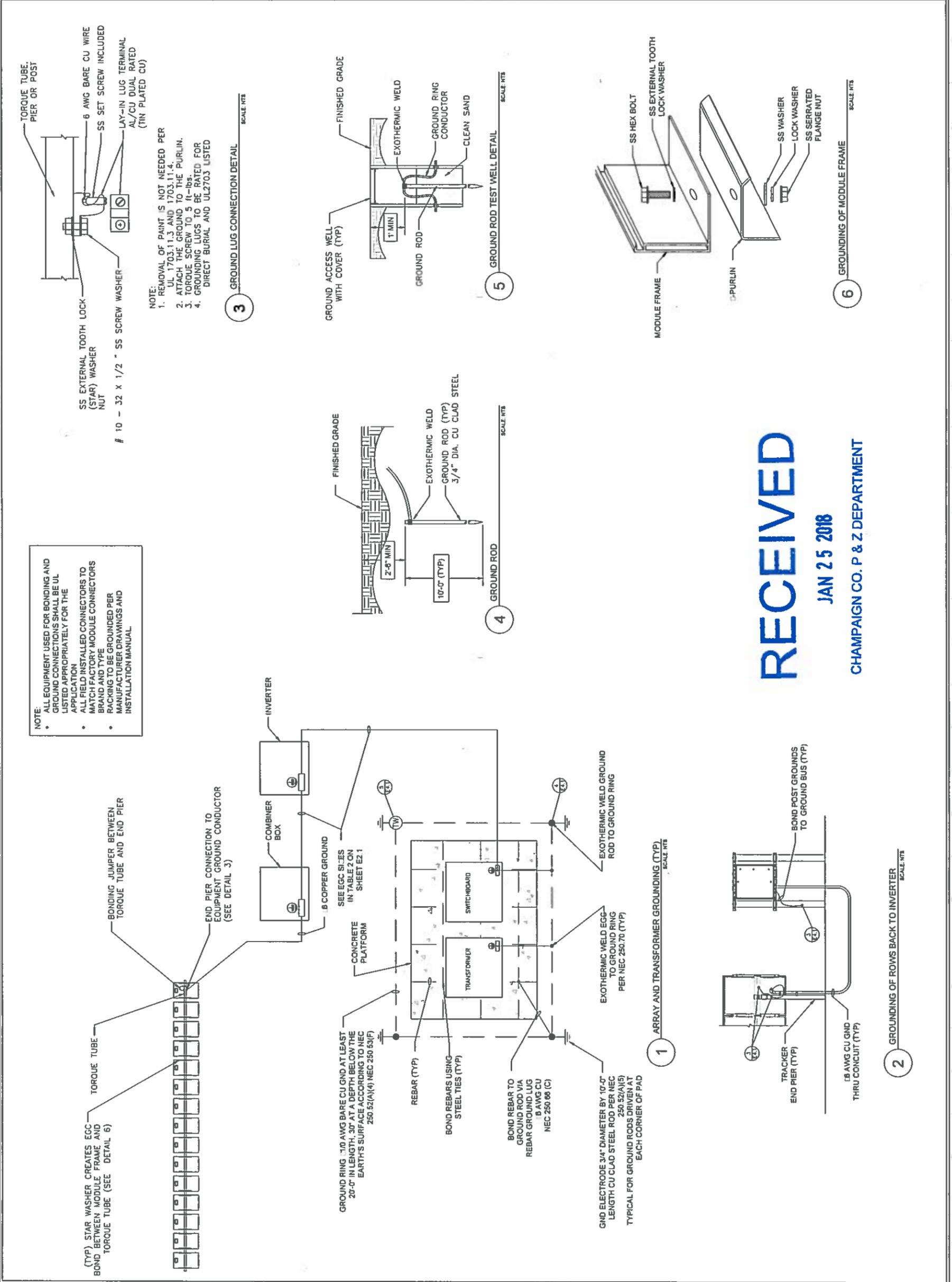
Project Name: **COMMUNITY POWER GROUP - ST. JOSEPH SOLAR I**

Site Address: **ST. JOSEPH, IL 61873**  
**40°7'29.76"N - 88°11'02"W**

Sheet Name: **GROUNDING DETAILS**

Scale: TBD | Project ID: TBD

Sheet No: **E4.1**



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**Q-ANTUM SOLAR MODULE**

The Q-ANTUM solar module is the strongest module on the market globally. Powered by 72 Q-CELLS solar cells Q-PLUS L-G4.2 was specially designed for large solar power plants to reduce BOS costs. Only Q-CELLS offers German engineering quality with our unique triple Yield Security.

- Q-ANTUM TECHNOLOGY (LOW LITENIZED COST OF ELECTRICITY)** Higher yield per surface area and lower BOS costs and higher power density
- OPTIMATIVE ALL WEATHER TECHNOLOGY** Optimal yield, whatever the weather with excellent low light and temperature behavior
- UNMATCHED YIELD PERFORMANCE** Low loss yield security with A to P10 Technology and Top Protect and Traceable Quality 5σ Qm
- LETTERA WATER TIGHT** Fully certified by high class (5400 PSI) and used tools (2400 PSI)
- A REAL INVESTMENT** Includes 12-year product warranty and 25-year linear performance warranty



**Q-CELLS**  
Engineered in Germany

**TECHNICAL SPECIFICATION**

Power	345 W
Power Output	345 W
Max Power	41.47 A
Max Current	9.5 A
Max Voltage	36.25 V
Max Power	345 W
Max Current	9.5 A
Max Voltage	36.25 V

**ELECTRICAL CHARACTERISTICS**

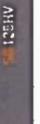
Power	345 W
Power Output	345 W
Max Power	41.47 A
Max Current	9.5 A
Max Voltage	36.25 V



**SUNGROW**  
**SG125HV**  
1500 Vdc

Key Features:

- Energy 0.8M
- Low temperature coefficient
- Compact design and light weight for easy installation



**SUNGROW**

Key Features:

- Energy 0.8M
- Low temperature coefficient
- Compact design and light weight for easy installation



**ARRAY TECHNOLOGIES**  
**DuraTrack HZ v3**

A groundbreaking design that brings the DuraTrack technology to a new level of performance and durability. The DuraTrack HZ v3 is the most advanced solar tracker in the industry.

**HIGHEST POWER DENSITY**  
In fact, 6% more than our closest competitor. Increase capacity on a reduced footprint, or add to production by cutting down on backtracking.

**GREATEST RELIABILITY**  
Reducing the number of sensitive components that result in the highest operational uptime in the industry. An improved drive design allows for fewer motors—less than two per magnet. No slow replacement—a future-free wind-rated management feature takes care of that.

**ULTRA EFFICIENT INSTALLATION**  
One single-bearer clamp per module streamlines the most labor-intensive step. Pre-angled, the track's 12,000-level fasteners join completely systems, adding up to big savings.

**ZERO MAINTENANCE**  
Guides are sealed and lubricated for life, resulting in zero scheduled maintenance. All tracker rows self-calibrate twice daily, ensuring that each row is always at the optimal tracking angle.

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+1 555 881 7572  
sales@arraytech.com  
arraytech.com



**DuraTrack HZ v3**

**THE V3 DELIVERS LOWEST LCOE**

Array's DuraTrack HZ v3 is the most advanced solar tracker in the industry. It's designed to deliver the lowest LCOE (Levelized Cost of Electricity) in the industry. The DuraTrack HZ v3 is the most advanced solar tracker in the industry. It's designed to deliver the lowest LCOE (Levelized Cost of Electricity) in the industry.

**THE ARRAY ADVANTAGE**

Array's DuraTrack HZ v3 is the most advanced solar tracker in the industry. It's designed to deliver the lowest LCOE (Levelized Cost of Electricity) in the industry. The DuraTrack HZ v3 is the most advanced solar tracker in the industry. It's designed to deliver the lowest LCOE (Levelized Cost of Electricity) in the industry.



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**Professional Engineer:**

PE Seal:

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AUG 13 2018

ST. JOSEPH POWER GROUP  
ST. JOSEPH, IL 61873  
CHAMPAIGN CO. P & Z DEPARTMENT  
40° 7' 29.76" N; 88° 1' 1.02" W

Project Name: COMMUNITY POWER GROUP

Project Address: ST. JOSEPH, IL 61873

Scale: NTS

Project ID: TBD

Sheet No: E9.1

**EQUIPMENT SPECIFICATION SHEETS**

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **894-S-17** held on **August 30, 2018, and September 27, 2018**, 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: This project will help the county achieve LRMP Objectives 8.8, 9.1, 9.5 and this particular site provides for necessary economical access to transmission lines and is otherwise well-suited for the use.
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 because: after construction the use generates practically no traffic, and during construction there is an estimated no more than 20 trucks per day.
  - b. Emergency services availability is **ADEQUATE** because: the use poses no special hazards and is unoccupied.
  - c. The Special Use **WILL** be compatible with adjacent uses because: the site is surrounded by agriculture; it is contiguous to a cell tower and near the interstate highway; it provides for preserving the shot fall area of the Sportsman Club; and creates a buffer for the Sportsman Club with respect to any future residential development in the area.
  - d. Surface and subsurface drainage will be **ADEQUATE** because: there will be a permanent vegetative cover below the panels, which will reduce runoff from the site, and the proposed solar farm itself occupies a minor drainage divide, so there is no surface water drainage across the site of the solar farm itself.
  - e. Public safety will be **ADEQUATE** because: the solar farm site will be fenced.
  - f. The provisions for parking will be **ADEQUATE** because: during the operation of the facility there will be no need to park more than 1 or 2 vehicles at a time.
  - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the adjacent lands are agriculture and the Sportsman Club is to the South; I-74 separates the solar farm from the Village of St. Joseph even though it is less than one-half mile from the municipal boundary; and the petitioner has made a concerted effort to minimize decibel levels at adjacent property lines.
  - h. Existing public services **ARE** available to support the proposed **SPECIAL USE** without undue public expense because: the use generates almost no public service demand.
  - i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: the solar farm does not generate any public service needs and is adjacent to a substation.

*(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.

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

- 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:
- A. Regarding Part A of the proposed waivers, for a distance of 465 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM:
    - (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 solar farm is separated from the municipal boundary by I-74; it is probably 1.5 miles from the most likely future development of the Village; and it is located adjacent to a shooting range, substation and a cell tower.
    - (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: of the proximity to I-74; the St. Joseph Sportsman Club and shooting range; and the lack of municipal infrastructure for future Village growth currently at that location.
    - (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: the site is well suited to the use and all other respects, and sites that have the requisite access to utility infrastructure are limited.
    - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the standard at issue is generalized, and the interstate creates an unusual condition.

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: there is no benefit to be gained by moving the site farther away.
- B. Regarding new Part B of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer 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 extended time period allows for the development of complete, final and accurate information necessary to make a good estimate.
- (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 requirement is made to apply only to solar farms and wind farms, and in the case of solar farms, the specifics of the development are not known at the time of this approval and will be determined at a later date.
- (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: it would be a hardship to develop a decommissioning plan per the standard without knowing if you were going to be eligible for the Renewable Energy Credits.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the applicant cannot control whether they will be eligible for the energy credits until their name is drawn or excluded.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land or structure because: providing this documentation is the only county control point that accommodates the Illinois Power Authority's approval of the Renewable Energy Credits.
- C. Regarding new Part C of the proposed waivers, 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 petitioner has made a good faith effort to finalize an agreement, but because of the township board meeting schedule, has not been able to bring it forward rapidly enough for the case to be resolved in time for the State's procedures to play out.

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

- (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: these uses are unique in that they cannot go forward without the approval of the Renewable Energy Credits, which creates an artificial deadline for the process to be completed.
- (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: they could delay the final consideration, effectively making the project impossible to complete.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: none of the timing factors are under the control of the petitioner - township meetings schedules, county meeting schedules, the Renewable Energy Credits distribution procedure – none of that is under their control.
- (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: providing this documentation is the only county control point that accommodates the Illinois Power Authority’s approval of the Renewable Energy Credits.

**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:**
  - **Sheet T1.1: Permit Set Cover received August 13, 2018**
  - **Sheet L1.1: Site Layout received September 18, 2018**
  - **Sheet L2.1: Tracker System Detail received August 13, 2018**
  - **Sheet L2.3: Fence-Gate Detail received January 25, 2018**
  - **Sheet L2.3: Agricultural Fence Detail received August 13, 2018**
  - **Sheet E1.1: Single Line Diagram received August 13, 2018**
  - **Sheet E2.1: DC & AC Conductor Schedule received January 25, 2018**
  - **Sheet E4.1: Grounding Details received January 25, 2018**
  - **Sheet E9.1: Equipment Specification Sheets received August 13, 2018**

The above special condition is required to ensure that:

**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:

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

**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 necessary 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 ELUC 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 above special conditions are required to ensure that:

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

- F. **A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary 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**

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

**or a rating of “A2” by Moody’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 894-S-17 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

**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 above special condition is required to ensure that:

**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.**

**FINDINGS OF FACT FOR CASE 894-S-17 AS APPROVED BY ZBA ON 09/27/18**

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.**

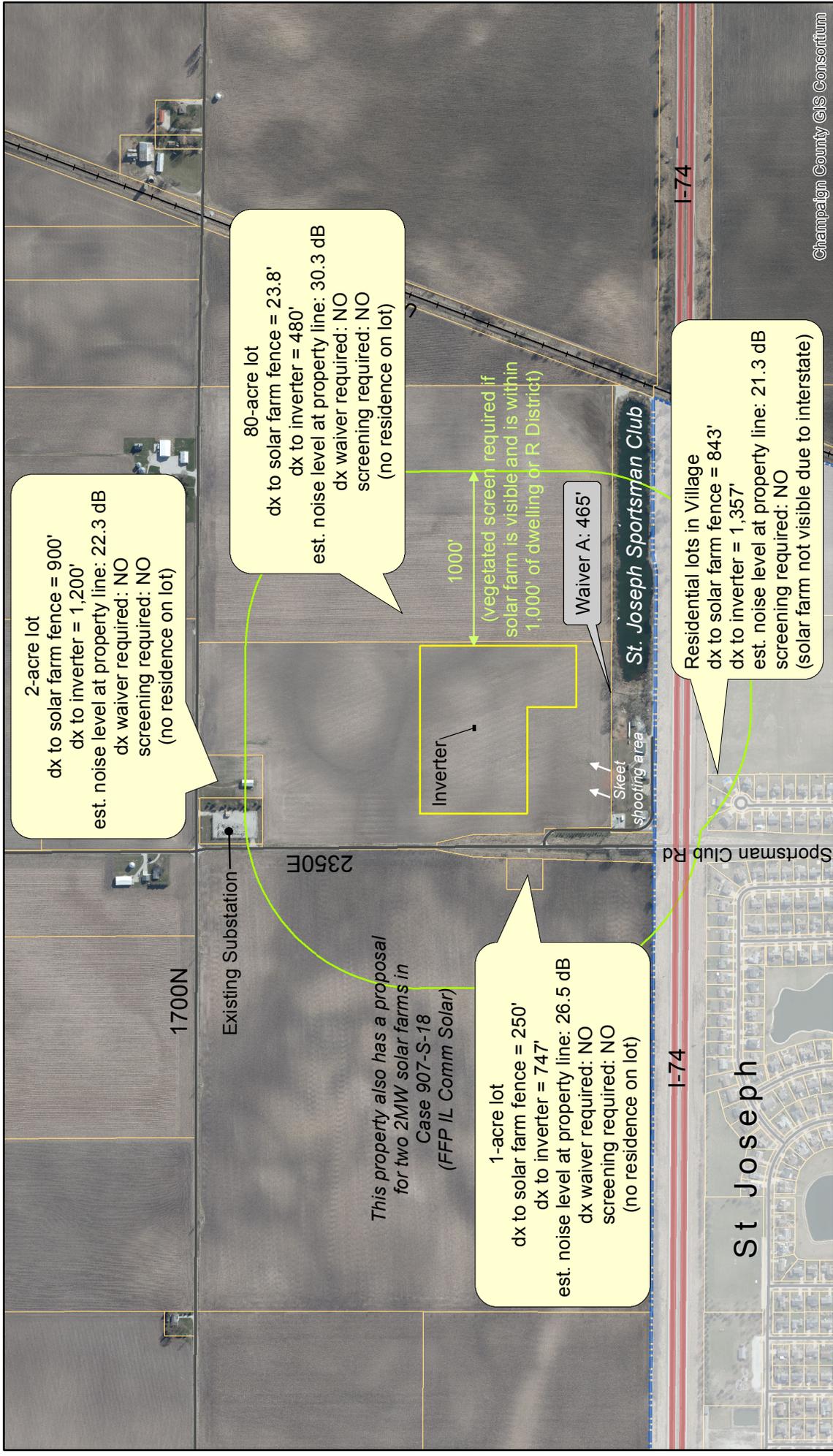
The above special condition is required to ensure that:

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

# Annotated Aerial: Separation Distances and Screening

Case 894-S-17  
September 27, 2018

REVISED 09/20/18



Champaign County  
Department of  
**PLANNING &  
ZONING**

Champaign County GIS Consortium

0 200 400 800 Feet

N

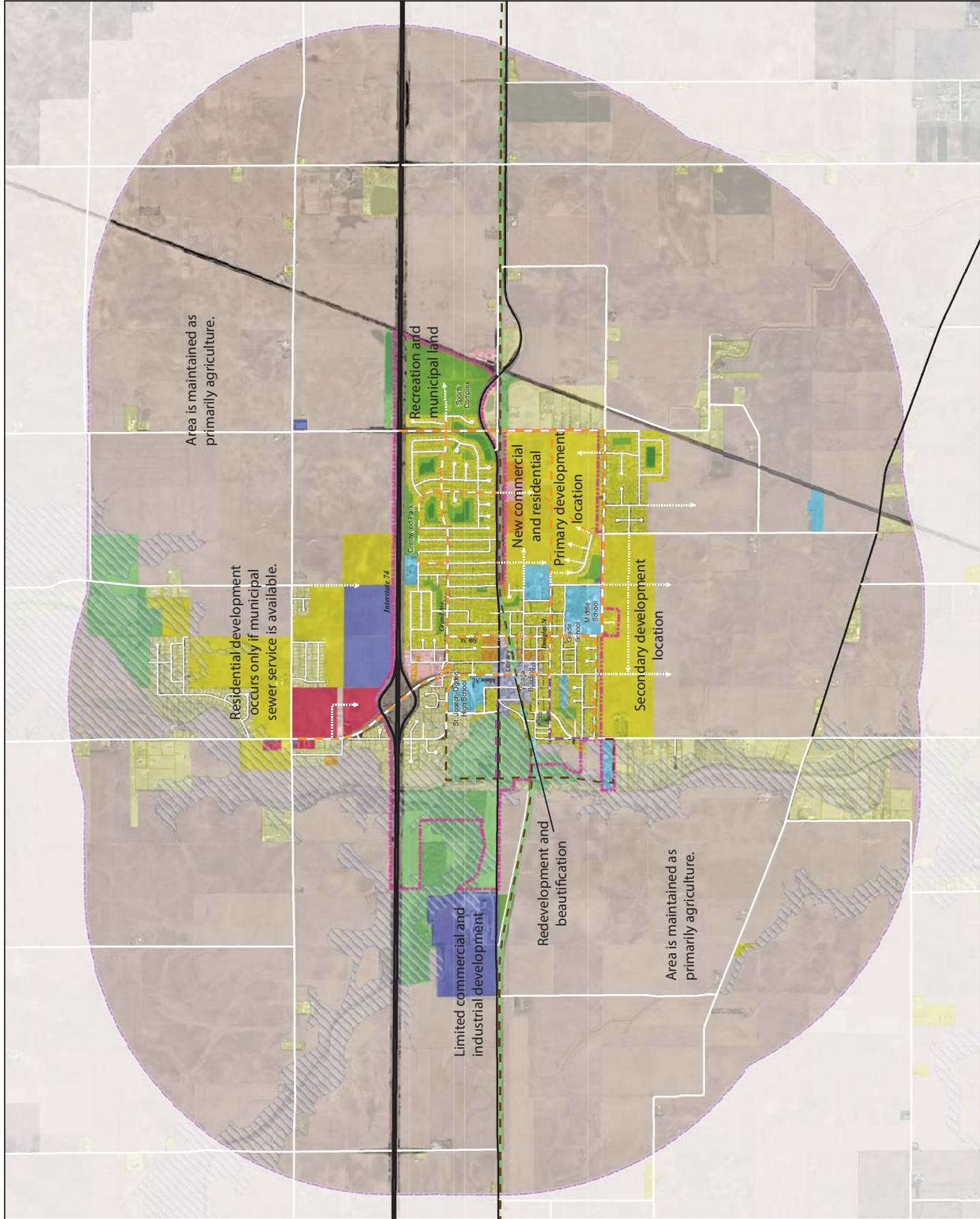
**Legend**

- Solar farm fenced area
- Fenced area 1000' buffer
- Municipal Boundary
- Parcels

# Official Map Future Land Use

St. Joseph Comprehensive Plan

- Legend**
- Important Intersections
  - Street Extensions
  - Proposed Bike Route
  - Proposed Sidewalk Addition
  - Proposed Trail
  - Municipal Boundary
  - Draft Flood Hazard Area
- Future Land Use**
- Downtown
  - Regional Business
  - Community Business
  - Agricultural
  - Institutional
  - Industrial
  - Mixed Residential
  - Urban Residential
  - Suburban Residential
  - Natural Recreation
  - Neighborhood Recreation



CHAMPLAIN COUNTY  
**rpc**  
REGIONAL  
PLANNING  
COMMISSION

CHAMPLAIN COUNTY  
**gis**  
CONSORTIUM

0 0.25 0.5 1 Miles

**Disclaimer:**  
This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.

**RESOLUTION NO. 2018 - 6**  
**RESOLUTION OBJECTING TO SPECIAL USE PERMIT FOR SOLAR FARM**  
**(Community Power Group, LLC)**  
**(St. Joseph Solar 1)**

Whereas, the Village of St. Joseph, Champaign County, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

Whereas, Community Power Group, LLC has applied for a Special Use Permit from the Champaign County Board to allow a solar farm to be located within one-half mile of the northern boundary of the Village of St. Joseph, Illinois, and described as:

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; and,

Whereas, the County's ordinance recognizes that locating a solar farm less than one-half mile from municipal boundaries can create problems and limitations for orderly growth for municipalities and for the County; and,

Whereas, the solar farm in this instance is proposed to be located approximately 465 feet (less than one-tenth of a mile) from the Village's northern border; and,

Whereas, the Board of Trustees for the Village of St. Joseph believes that locating said solar farm at the proposed location will adversely affect the Village's ability to grow to the north, where there is already significant development, and in addition, based on testimony at the Village Board meeting on September 11, 2018, the Board believes that any special use permit should include a restriction on noise level at the property limits of the solar farm of no more than 30 dBA

Now, therefore, be it resolved by the President and Board of Trustees of the Village of St. Joseph, Champaign County, Illinois, that the Village objects to the said application for Special Use Permit, and respectfully requests that the County Board deny said application.

This resolution passed by the Board of Trustees for the Village of St. Joseph, Champaign County, Illinois on September 11, 2018 by vote of:

Ayes 6 Nays 0 Abstain 0

Attest: [Signature] [Signature] Jane Amador-Vogel  
 President



**RECEIVED**  
 SEP 21 2018  
 CHAMPAIGN CO. P & Z DEPARTMENT

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

(217) 384-3708  
[zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us)  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**  
**Susan Burgstrom, Senior Planner**

Date: **September 28, 2018**

RE: **Case 897-S-18 PV Community Solar Farm**

Request: **A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and participating landowners Thomas and Debra Sutter, to authorize a Community PV Solar Farm Special Use Permit on approximately 16.23 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 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:**

**Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.**

**Part B: 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.**

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## **BACKGROUND**

The petitioner applied for a Special Use Permit to construct a 2-megawatt (MW) Photovoltaic (PV) Community Solar Farm on the 36.77-acre tract located on the southeast corner of the intersection of CR 3300N and CR 1300E. The “Champaign Solar 1” facility is proposed to have 7,857 solar modules and sixteen 125kW inverters surrounded by a 7-foot tall wire fence with a security gate. Access would be from CR 1300E via a 12-foot wide gravel access road.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owners of the subject property signed a Solar Facility Site Lease Agreement with Community Power Group LLC on June 30, 2017.

At the September 27<sup>th</sup> public hearing, the ZBA recommended Case 897-S-18 for approval with 4 votes, in favor, 2 votes opposed, and 1 absent. A summary of public testimony from the August 30<sup>th</sup> and September 27<sup>th</sup> hearings can be found below.

## REQUIRED WAIVERS

This case started with additional waivers, but the petitioner considered input from the public, P&Z Staff, and the Board and revised their Site Plan so that they would no longer be necessary. The information below relates to the two remaining waivers.

Waiver Part A is required because the petitioner did not provide a complete Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer during the Special Use Permit hearing by ZBA.

- Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.
- At the September 27, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part A: “Providing the estimates for approval by ELUC allows for the development of complete, final, and accurate information necessary to make a good estimate; it would be a hardship for the petitioner to develop a decommissioning plan without knowing if you were going to be eligible for the Renewable Energy Credits [that will not be determined until a lottery in January 2019]; and the applicant cannot control whether they will be eligible for the energy credits until their name is drawn or excluded.”

Waiver Part B is required because the Petitioner did not enter into a Roadway Upgrade and Maintenance agreement approved by Ludlow Township prior to the close of the Special Use Permit hearing by the ZBA.

- Zoning Administrator John Hall added Special Condition F that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because Township Board meetings did not necessarily correspond with the ZBA hearing dates.
- As of September 27, 2018, Ludlow Township Highway Commissioner Ken During had not verified entering into a Roadway Upgrade and Maintenance Agreement with the petitioner. The waiver is still necessary because an Agreement had not yet been received by P&Z Staff as of the ZBA hearing.

## PUBLIC COMMENTS

The following is a summary of comments received at the August 30, 2018 ZBA meeting:

- (1) Ms. Dawn Good, 1339 CR 3300N, Rantoul, stated that her residence is to the east of the proposed solar farm. She said that her family also owns the farm ground adjacent to the subject property. Ms. Good stated that the subject property is family ground, although it is true that they have not farmed it since the late 90's. She said that regarding Mr. Borkowski's comment that the subject property is less productive farm ground, the parcel does have some drainage issues because of old tiling. She said that she is concerned about the drainage on the subject property and how it will affect the farmland to the east. She said that she is concerned about the area between the fence and the property line and what will be planted there, and she understands that it will be trees or shrubs, but if it is something that is tall or invasive, it could affect her property. She said that if tall trees are planted in the area between the fence and the property line, they will affect her crops because they need sunlight to grow and mature. She said that if the vegetation is plantings that are invasive, then she will have to deal with that as well. She said that the other concern that she has is, if the solar farm is not interconnected to Eastern Illini Electric Cooperative, then she and her neighbors across sections of ground will have to deal with it. She said that if this becomes power that feeds Ameren and ComEd customers in Champaign and Urbana, she is being asked to live and work around something that may not be able to participate in, which is a potential problem. Ms. Good stated that regarding the noise, anything had to be quieter than the katydids and the crickets, so if there is some ambient noise that is created by the solar farm that will put the katydids and crickets to sleep then she is all for it.

- (2) Mr. Bob Hunzinger, 4302 Stonebridge Court, Champaign, stated that he is the President/CEO for Eastern Illini Electric Cooperative (EIEC). He said that Mr. Borkowski is correct regarding whether EIEC can participate is in a legal quandary right now. He said that ComEd has filed in court on the issue whether cooperative members and municipal members can participate, and that case is yet to be determined. He said that individual member cooperatives like EIEC have the ability to choose whether to participate in a community solar project. He said that the EIEC Board has considered this issue, and at this time they have not committed to participating in community solar, but it is an ongoing discussion as well. Mr. Hunzinger stated that it is possible for the solar farm to connect to their lines as a qualified facility, which is a different type of a project and that would be a federal designation. He said that by federal law they do have to interconnect with a solar farm if it is a qualified facility designation. He said that the genesis of that legislation goes back to 1978. He said that there is significant economic difference if the project would go under a classification like that versus under the Illinois Power Agency proposals. Mr. Hunzinger stated that the incentives would be missing, or they would be much less.

No comments were received for Case 897-S-18 at the September 27, 2018 ZBA meeting.

### **NOISE CONCERNS AND ANALYSIS DONE BY P&Z STAFF**

Noise generated by the solar farm inverters has been a concern since development of the solar farm text amendment and continues to be a concern for every solar farm case. For case 897-S-18, the following information was introduced in Supplemental Memorandum #3 dated September 20, 2018, and included under Item 13 in the Summary of Evidence dated September 27, 2018:

- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- a. Subparagraph 6.1.5 I.(1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
    - (a) A Special Use Permit application for a Community PV Solar Farm does not require a noise level analysis unless the Board requires one.
    - (b) Distances from adjacent residences were provided in the revised Site Plan received September 18, 2018.
    - (c) A statement regarding noise was provided in Exhibit H of the application received August 13, 2018: “Solar facilities are virtually silent, with the only noise generated coming from a quiet buzz from the inverters. While levels can range depending on inverters, the string inverters being used in this project would likely generate between 20 and 40 decibels (similar to a fridge).”
    - (d) The proposed inverter, the Sungrow SG125HV, was identified in Exhibit B of the application received August 13, 2018. The project would use 16 inverters.
    - (e) P&Z Staff requested noise level information from Sungrow for the SG125HV inverter. In an email received August 31, 2018, Richard Wang attached a “SG125HV Noise Level Test Report” which provided the following information:
      - i. The noise test was completed in the shielding room at the Sungrow Testing Center. One meter from the inverter, test noise levels were the following:
        - (i) Bottom of inverter: 61.6 dB
        - (ii) Left side of inverter: 56.9 dB
        - (iii) Top of inverter: 53.7 dB
        - (iv) Right side of inverter: 53.2 dB
        - (v) Background noise: 31.1 dB

- ii. P&Z Staff requested any available information on noise levels for 16 inverters combined, but no information was provided.
- (f) In an email received August 31, 2018, Michael Borkowski of Community Power Group LLC shared a video resource by Michael van Biezen, a physics professor at Loyola Marymount University, referring to calculating sound levels from multiple noise sources combined.
- i. The video showed that doubling the number of sources (in this case, inverters) resulted in an increase of 3 dB.
  - ii. The proposed Champaign Solar 1 Farm project proposes 16 inverters, which would double the inverter noise levels cited by Sungrow four times over. Using the highest noise level provided by Sungrow, 61.6 dB at 1 meter, P&Z Staff estimated that 16 inverters would create 73.6 dB at 1 meter.
  - iii. P&Z Staff utilized an online tool during the solar farm text amendment process for Case 895-AT-18 to estimate noise levels at a series of distances from one inverter. Using this online tool, which can be found at <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>, P&Z Staff estimated the following noise levels for the proposed inverters:
    - (i) At a separation of **515 feet** from the inverter (the minimum required without a waiver by the Solar Farm text amendment approved by the County Board on August 23, 2018), the noise level for the 16 inverters would be **29.7 dB**.
    - (ii) At a separation of **700 feet** from the inverter (the closest residential lot less than 10 acres from the proposed solar farm), the noise level for the 16 inverters would be **27.0 dB** at the residential property line.
    - (iii) **At the closest property line to the inverters**, which is approximately 305 feet to the south, the noise level for the 16 inverters would be **34.2 dB**. The 40-acre lot to the south does not have any buildings, but it could potentially be subdivided for residential lots in the future.
    - (iv) P&Z Staff estimates are not as accurate as an actual noise study.

#### **SPECIAL CONDITIONS APPROVED BY ZBA ON SEPTEMBER 27, 2018**

- A. **The approved site plan consists of the following documents:**
- **Sheet T1.1: Permit Set Cover received August 13, 2018**
  - **Sheet L1.1: Site Layout received September 18, 2018**
  - **Sheet L2.1: Tracker System Detail received August 13, 2018**
  - **Sheet L2.3: Fence-Gate Detail received January 25, 2018**
  - **Sheet L2.3: Agricultural Fence Detail received August 13, 2018**
  - **Sheet E1.1: Single Line Diagram received January 25, 2018**
  - **Sheet E2.1: DC & AC Conductor Schedule received January 25, 2018**
  - **Sheet E4.1: Grounding Details received January 25, 2018**
  - **Sheet E9.1: Equipment Specification Sheets received August 13, 2018**

The above special condition is required to ensure that:

**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.**

The special condition stated above is necessary 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 ELUC 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 above special conditions are required to ensure that:

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

- F. **A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary 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**

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 897-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

**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 above special condition is required to ensure that:

**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 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 above special condition is required to ensure that:

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

- J. **The Applicant or Owner or Operator of the PV SOLAR FARM shall plant and maintain in perpetuity a visual screen on the north and west sides of the PV SOLAR FARM per Section 6.1.5 M. of the Zoning Ordinance.**

The above special condition is required to ensure that:

**Visual impacts of the PV SOLAR FARM are minimized for adjacent residents.**

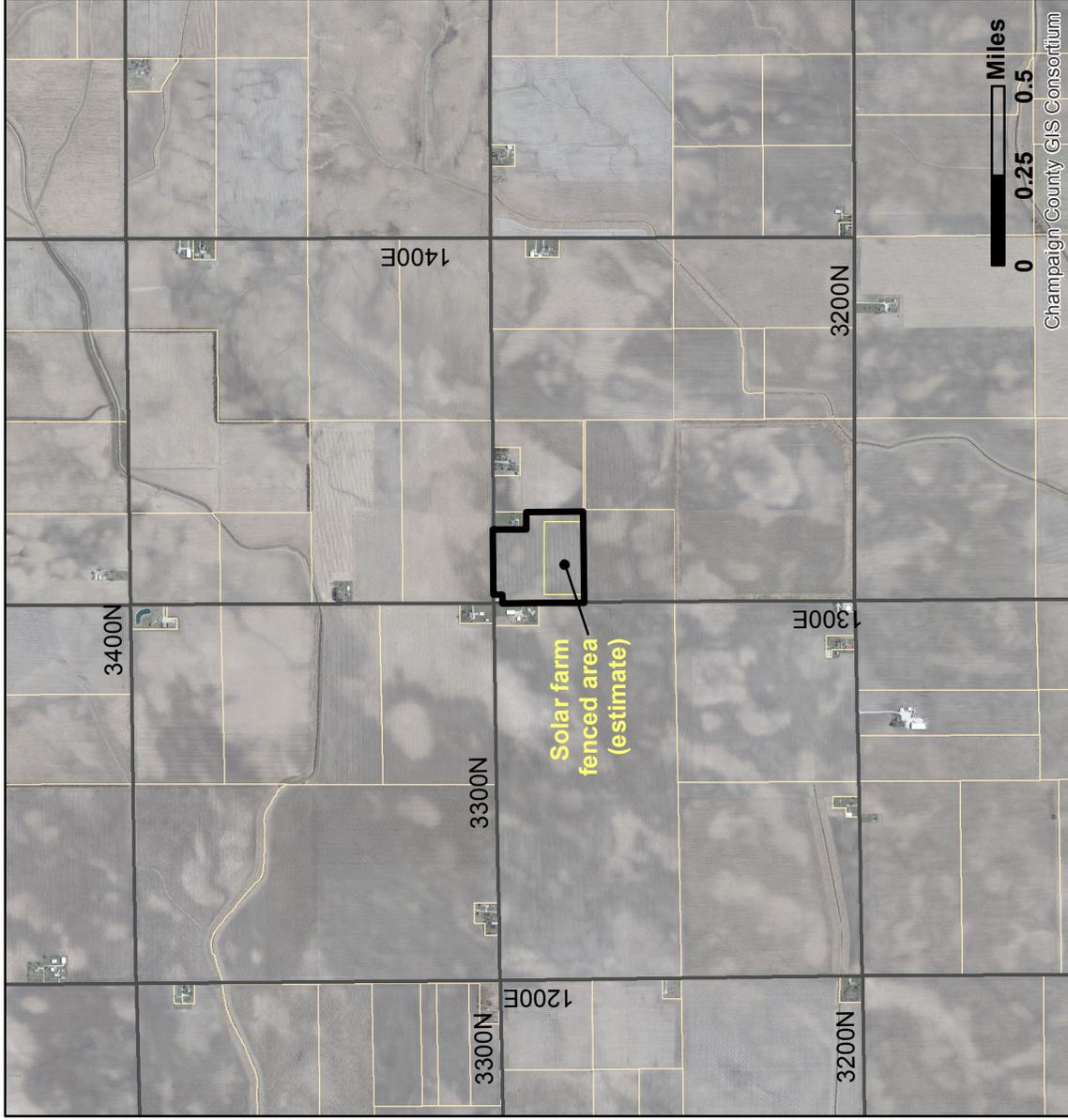
## **ATTACHMENTS**

- A Case Maps (Location Map, Land Use, and Zoning)
- B Approved Site Plan sheets:
  - **Sheet T1.1: Permit Set Cover received August 13, 2018**
  - **Sheet L1.1: Site Layout received September 18, 2018**
  - **Sheet L2.1: Tracker System Detail received August 13, 2018**
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  - **Sheet E4.1: Grounding Details received January 25, 2018**
  - **Sheet E9.1: Equipment Specification Sheets received August 13, 2018**
- C Case 897-S-18 Findings of Fact approved September 27, 2018
- D Revised Annotated Aerial: Separation Distances and Screening created by P&Z Staff, dated September 20, 2018

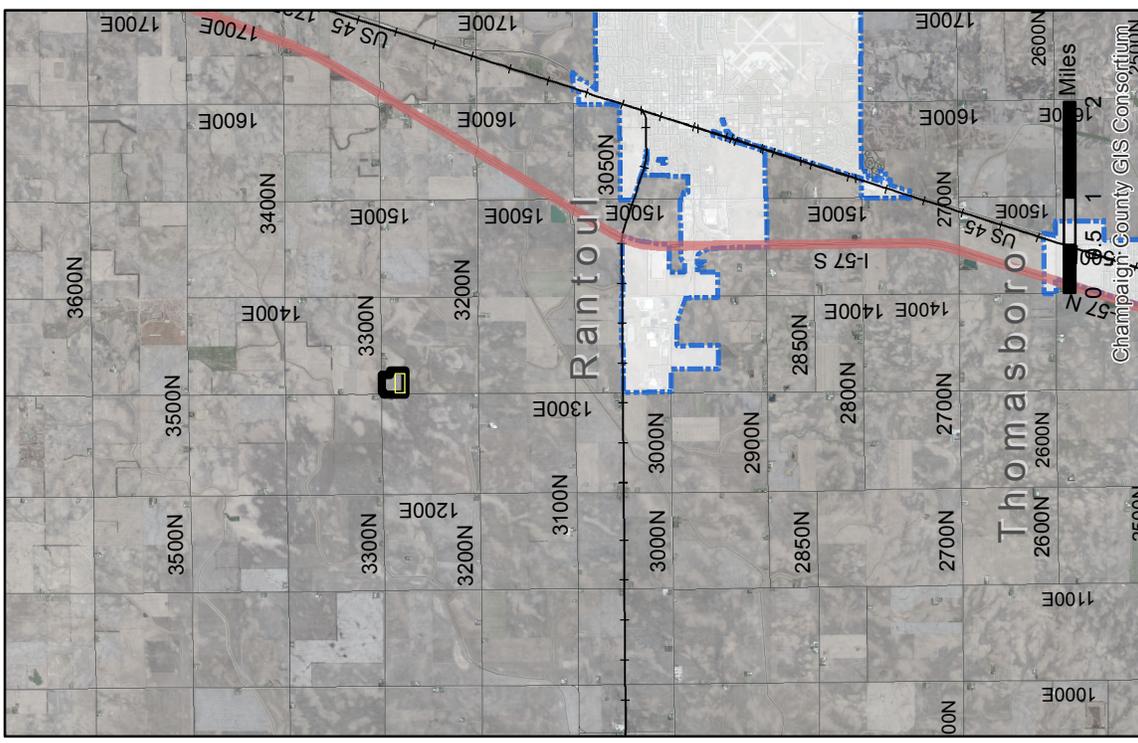
# Location Map

Case 897-S-18  
August 30, 2018

Subject Property



Property location in Champaign County



## Legend

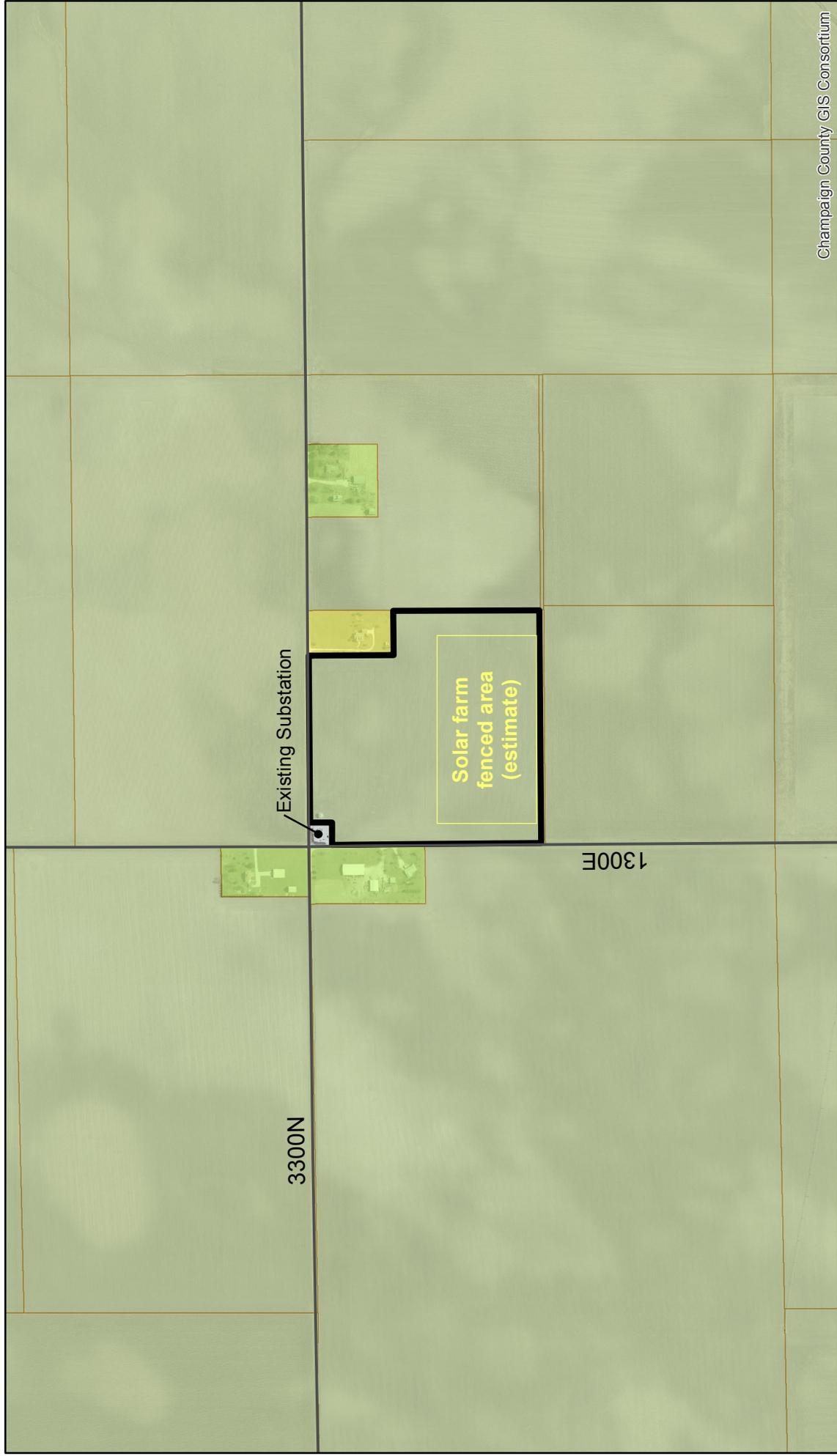
- Subject Property
- Parcels
- Municipal Boundary
- Streets



Champaign County  
Department of  
**PLANNING &  
ZONING**

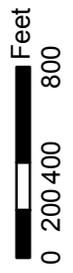
# Land Use Map

Case 897-S-18  
August 30, 2018



Champaign County GIS Consortium

Champaign County  
Department of  
PLANNING &  
ZONING

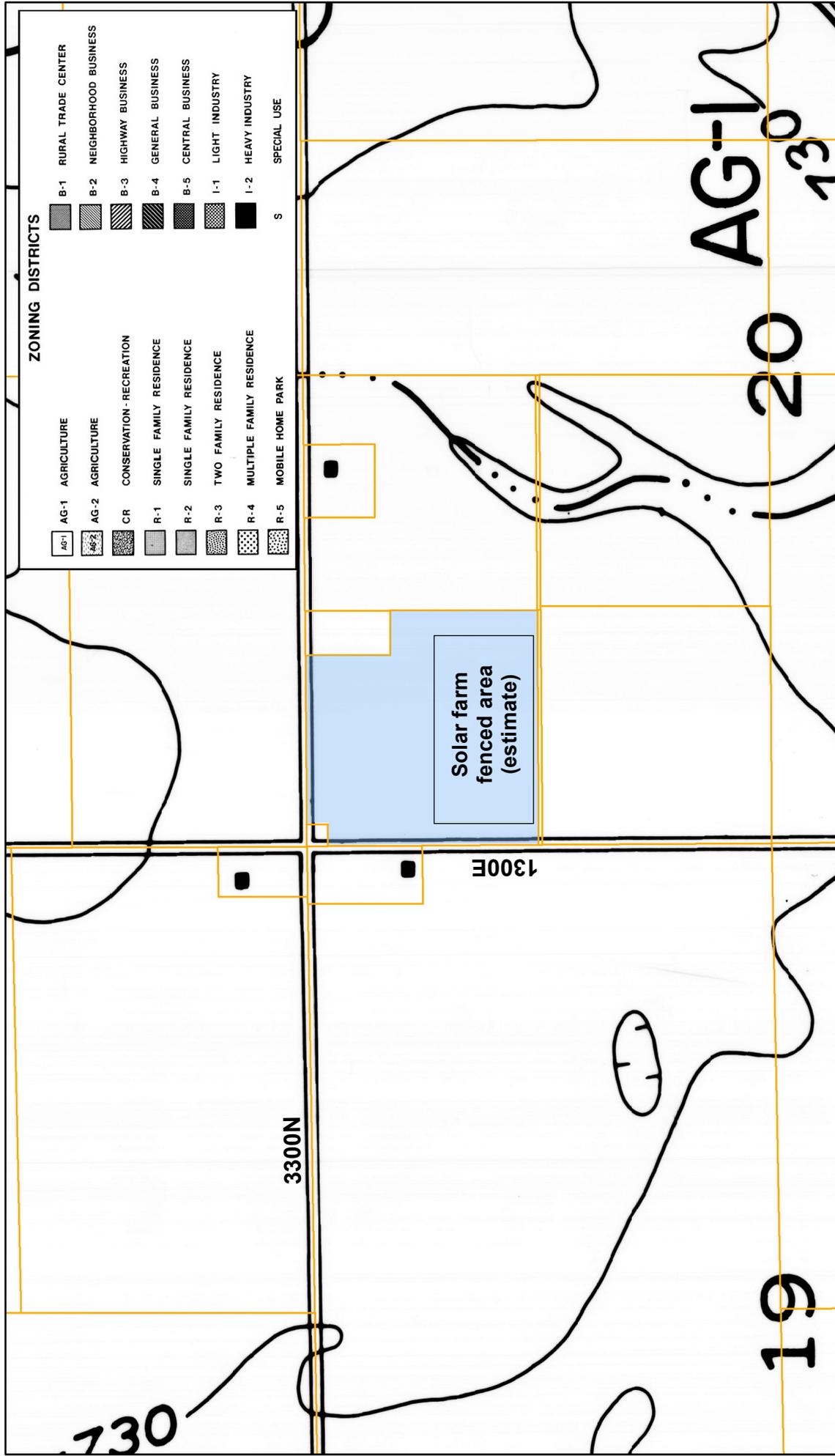


## Legend

- Subject Property
- Residential
- Agriculture
- Ag-Residential
- Streets

# Zoning Map

Case 897-S-18  
August 30, 2018



**ZONING DISTRICTS**

AG-1	AGRICULTURE	B-1	RURAL TRADE CENTER
AG-2	AGRICULTURE	B-2	NEIGHBORHOOD BUSINESS
CR	CONSERVATION - RECREATION	B-3	HIGHWAY BUSINESS
R-1	SINGLE FAMILY RESIDENCE	B-4	GENERAL BUSINESS
R-2	SINGLE FAMILY RESIDENCE	B-5	CENTRAL BUSINESS
R-3	TWO FAMILY RESIDENCE	I-1	LIGHT INDUSTRY
R-4	MULTIPLE FAMILY RESIDENCE	I-2	HEAVY INDUSTRY
R-5	MOBILE HOME PARK	S	SPECIAL USE

**Legend**

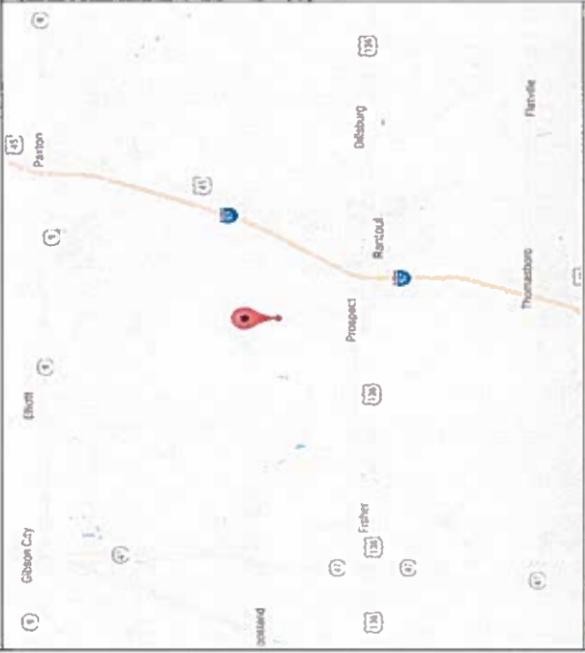
- Subject Property
- 50' Parcels

0 200 400 800 Feet

Champaign County  
Department of  
**PLANNING & ZONING**

# COMMUNITY POWER GROUP CHAMPAIGN SOLAR I PERMIT SET

2710.665 KW DC / 2000 KW AC GRID-TIED GROUND MOUNT  
PHOTOVOLTAIC ELECTRIC GENERATION SYSTEM



**PV MODULE MANUFACTURER & MODEL**  
HANWHA OCELLS  
Q PLUS L-G4.2 345

**PV MODULE OUTPUT**  
345 WDC AT STC

**PV MODULE COUNT**  
7,857

**INVERTER MANUFACTURER**  
SUNGROW

**INVERTER MODELS & COUNT**  
(16) SG125HV

**RACKING SYSTEM MANUFACTURER**  
ARRAY TECHNOLOGIES INC. (ATI)

**RACKING SYSTEM MODEL & TYPE**  
DURATRACK HZ V3  
HORIZONTAL SINGLE AXIS TRACKER (SAT)  
PV ARRAY ORIENTATION  
180° TRUE SOUTH

**PROJECT NAME**  
CHAMPAIGN SOLAR I

**PROPERTY OWNER**  
COMMUNITY POWER GROUP, LLC

**PROJECT ADDRESS**  
40° 21' 11.42" N, 88° 12' 44.12" W  
RANTOUL, IL 61866

**GENERAL CONTRACTOR**  
M. W. GROUP  
1095 MORRIS AVE. SUITE 102  
UNION, NJ 07093  
P (908) 219-4379  
F (908) 219-4375

**PROPOSED PHOTOVOLTAIC SYSTEM SUMMARY**

**ABBREVIATIONS**

1ST SECOND  
AMP AMPERE  
AL ALUMINUM  
APPX APPROX  
AWG AMERICAN WIRE GAUGE  
CONED CONSOLIDATED EDISON (COMPANY OF NEW YORK)  
CONST CONSTRUCTION  
D DEPTH  
DAS DATA AC QUESTION SYSTEM  
DC DIRECT CURRENT  
DEG DEGREE  
DOE DEPARTMENT OF ENERGY  
DOE DEPARTMENT OF ENERGY  
DSN DESIGN  
E EXISTING  
ELEC ELECTRICAL  
ELECT ELECTRICAL  
EMT ELECTRICAL METALLIC TUBING  
ENCL ENCLOSURE  
EQUIV EQUIVALENT  
FIA FLOOR ACTING  
FL FLOOR  
FT FOOT  
GND GROUND  
H HEIGHT  
H VAC HIGH VOLTAGE  
IN INCH  
INCH INCH  
LB MAXIMUM  
LBS POUNDS  
MANUFACTURER MANUFACTURER  
MISC MISCELLANEOUS  
MSB MAIN SWITCHBOARD  
MDP MAIN DISTRIBUTION PANEL  
NEW NEW  
NOT TO SCALE NOT TO SCALE  
NYC NEW YORK CITY  
O.C. ORIGINAL EQUIPMENT MANUFACTURER  
OEM ORIGINAL EQUIPMENT MANUFACTURER  
PC PROFESSIONAL CONTRACTOR  
PE PROFESSIONAL ENGINEER  
PV PHOTOVOLTAIC  
PVC POLYVINYL CHLORIDE  
PVI PHOTOVOLTAIC INVERTER  
RIGID RIGID METAL CONDUIT  
RMC RIGID METAL CONDUIT  
RT RAIN-TIGHT  
SCHEDULE SCHEDULE  
SCH SHADING  
SLA SHADE LIMITING ANGLE  
SS STAINLESS STEEL  
STD STANDARD  
STD STANDARD TEST CONDITIONS  
SWBD SWITCHBOARD  
SWR SWITCHGEAR  
TYP TYPICAL  
UL UNDERWRITERS LABORATORY  
UL UNLESS OTHERWISE NOTED  
W WIDTH  
W WIDTH

**APPLICABLE CODES AND STANDARDS**

**STRUCTURAL**, 2012 INTERNATIONAL BUILDING CODE  
**CIVIL**, ASCE 7-05  
**ELECTRICAL**, 2011 NFPA NATIONAL ELECTRICAL CODE  
**INTERCONNECTION**, IEEE 1547  
**INVERTER**, UL 1741  
**RACK GROUNDING**, UL 2703

**UTILITY SERVICE PROVIDER**  
AMEREN ILLINOIS

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DRAWING INDEX	
T1.1	TITLE SHEET
L1.1	SITE LAYOUT
L2.1	TRACKER SYSTEM DETAIL
L2.3	FENCE-GATE DETAIL
E9.1	EQUIPMENT SPECIFICATION SHEETS

**Project Name:** COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I

**Site Address:** RANTOUL, IL 61866  
40° 21' 11.42" N, 88° 12' 44.12" W

**Project Information:**

**Project Name:** COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I

**Sheet Name:** TITLE SHEET

**Scale:** Project ID: TBD

**Sheet No:** T1.1

**Community Power Group, LLC**  
4849 Rugby Avenue, Suite 1000  
Bethesda, MD 20814  
Phone Main: +1 202 844 6423  
Fax: +1 301 657 4494  
Homepage: www.communitypowergroup.com

Professional Engineer

PE Seal

**DRAWING ISSUE**

Preliminary  
 Construction  
 Customer Approval  
 As-built  
 Permitting

**REVISIONS**

Rev	By	App	Description	Date
1				
2				
3				
4				

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**Community Power Group, LLC**  
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Professional Engineer:

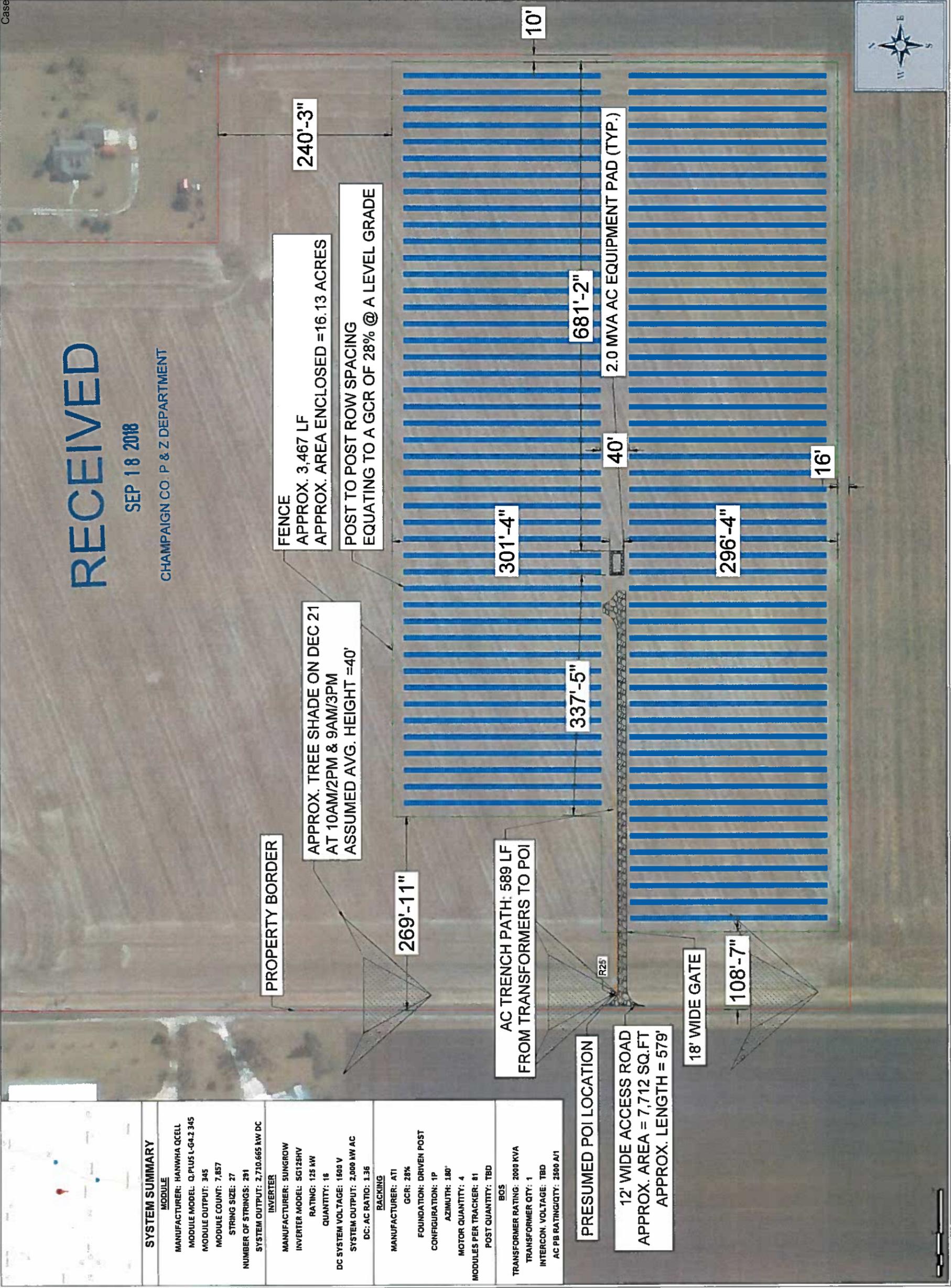
FE Seal:

DRAWING ISSUE	
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<input type="checkbox"/> Customer Approval	<input type="checkbox"/> As-built
<input type="checkbox"/> Permitting	<input type="checkbox"/> Other

REVISIONS	
Rev	Date

Project Name: CHAMPAIGN SOLAR I  
 Site Address: RANTOUL, IL 61866  
 40°21'11.42"N, 88°12'44.12"W

Sheet Name: SITE LAYOUT  
 Scale: 1" = 60'  
 Project ID: TBD  
 Sheet No: L1.1



**SYSTEM SUMMARY**

**MODULE**  
 MANUFACTURER: HANWHA OCELL  
 MODULE MODEL: Q-PLUS L-64.2 345  
 MODULE OUTPUT: 345  
 MODULE COUNT: 7,857  
 STRING SIZE: 27  
 NUMBER OF STRINGS: 291  
 SYSTEM OUTPUT: 2,730.665 kW DC

**INVERTER**  
 MANUFACTURER: SUNGROW  
 INVERTER MODEL: SG12SHV  
 RATING: 125 kW  
 QUANTITY: 16  
 DC SYSTEM VOLTAGE: 1500 V  
 SYSTEM OUTPUT: 2,000 kW AC  
 DC: AC RATIO: 1.36

**RACKING**  
 MANUFACTURER: ATI  
 GCR: 28%  
 FOUNDATION: DRIVEN POST  
 CONFIGURATION: 1P  
 AZIMUTH: 180°  
 MOTOR QUANTITY: 4  
 MODULES PER TRACKER: 81  
 POST QUANTITY: TBD

**BOS**  
 TRANSFORMER RATING: 2000 KVA  
 TRANSFORMER QTY: 1  
 INTERCON. VOLTAGE: TBD  
 AC PB RATING/QTY: 2500 A/1

**PRESUMED POI LOCATION**  
 12' WIDE ACCESS ROAD  
 APPROX. AREA = 7,712 SQ.FT  
 APPROX. LENGTH = 579'

18' WIDE GATE

108'-7"

AC TRENCH PATH: 589 LF FROM TRANSFORMERS TO POI

PROPERTY BORDER

APPROX. TREE SHADE ON DEC 21 AT 10AM/2PM & 9AM/3PM ASSUMED AVG. HEIGHT =40'

FENCE APPROX. 3,467 LF APPROX. AREA ENCLOSED =16.13 ACRES POST TO POST ROW SPACING EQUATING TO A GCR OF 28% @ A LEVEL GRADE



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4	...	...	...	...

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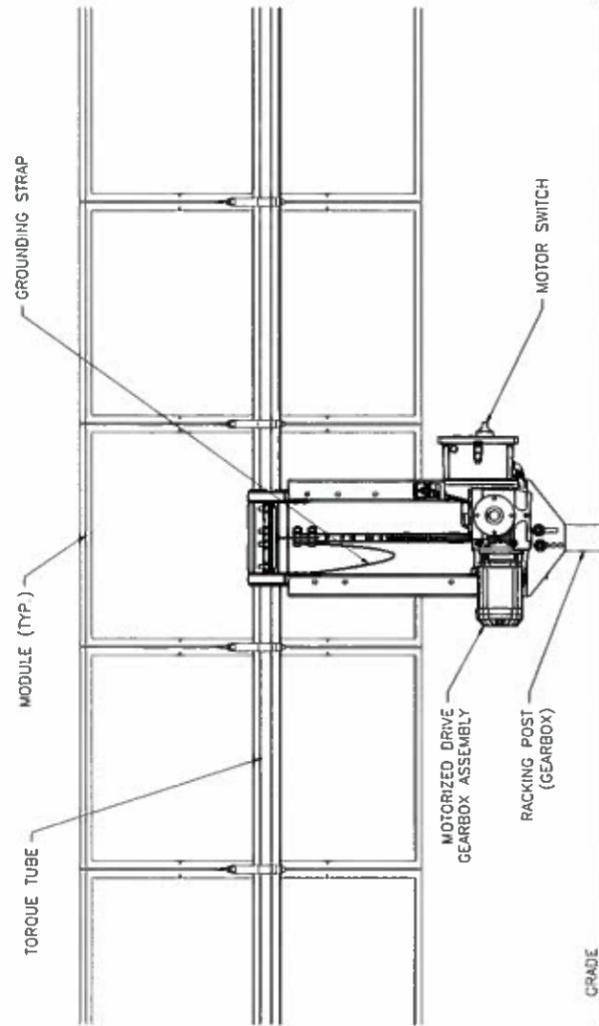
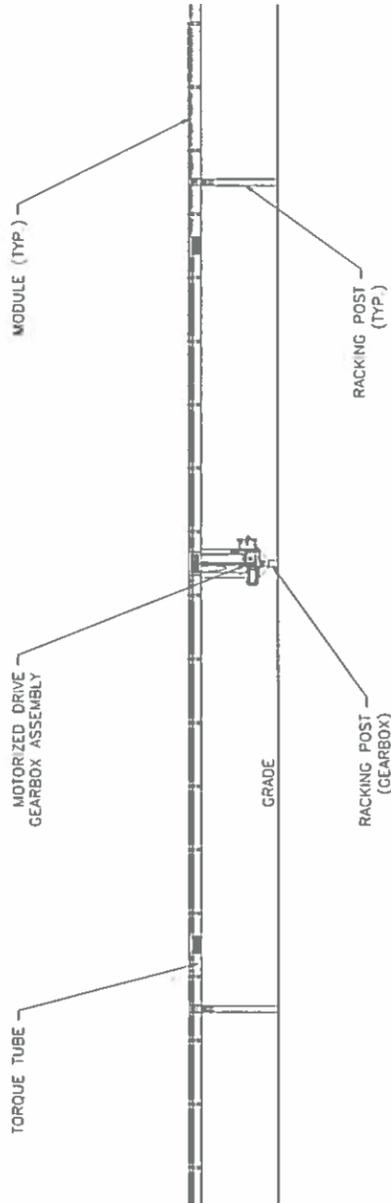
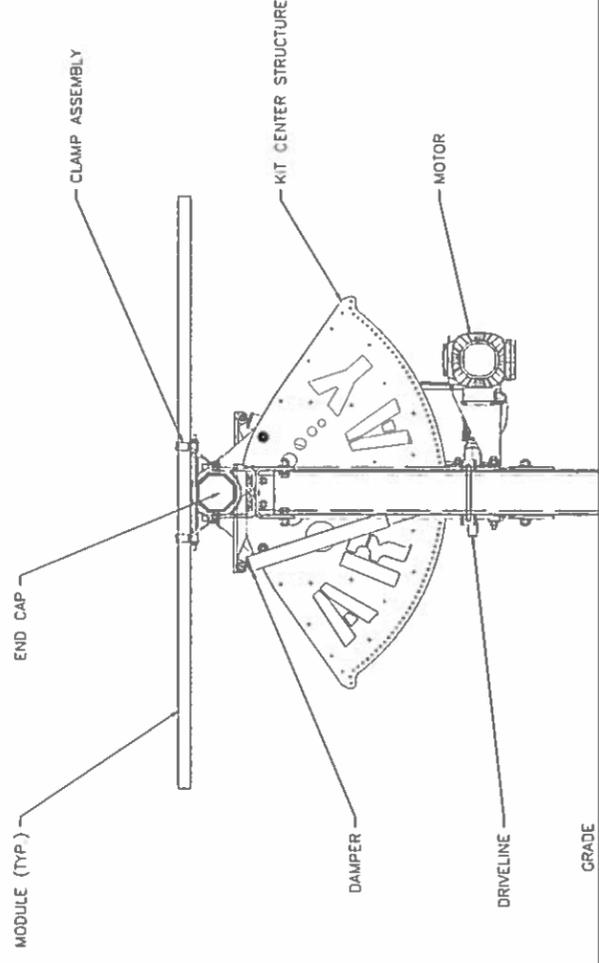
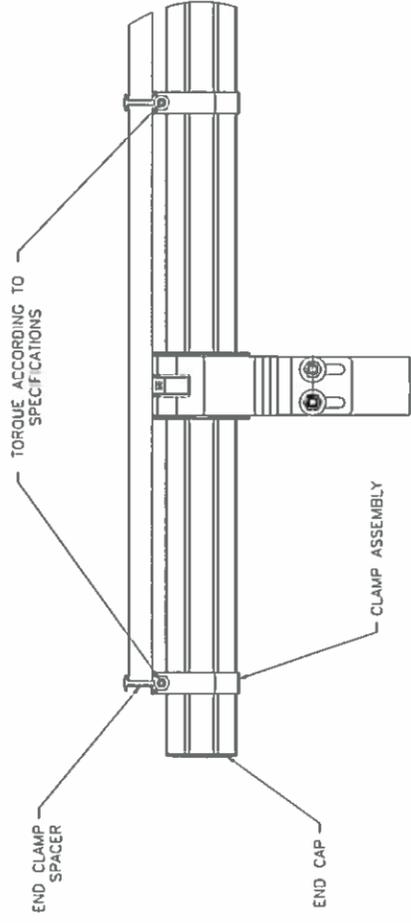
**CHAMPAIGN CO. P & Z DEPARTMENT**

Project Name: **COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I**  
 Site Address: **RANTOUL, IL 61866**  
 Coordinates: **40°21'11.42"N, 88°12'44.12"W**

Project Name: **TRACKER SYSTEM**  
 Detail: **DETAIL**

Scale: **Project ID: TBD**  
 Sheet No:

**L2.1**







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Project Name: COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I  
 Site Address: RANTOUL, IL 61866  
 40°21'11.42"N, 88°12'44.12"W

Project ID: TBD  
 Sheet No: L2.3

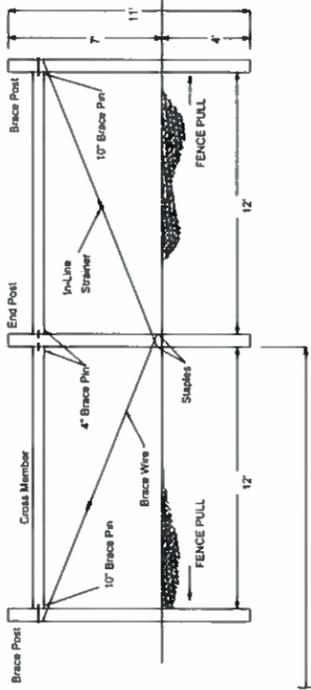
Item	Quantity	Description
Brace Posts	3	1 1/2" x 7" Pressure Treated Wood Posts
Cross Members	2	1 1/2" x 6" Pressure Treated Wood Posts
Brace Pins	2	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Brace Wire	2	Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	2	Ratchet Type In-Line Strainer
Staples	4	1 3/4" Class 3 Double Barbed

\*2 3/8" Sch 40 Galvanized Pipe may also be used for Cross Members.

**IN-LINE BRACE CONSTRUCTION**

- DRIVE OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
- SET UP A GUIDE WIRE 1/2" ON EITHER SIDE OF END POST TO ESTABLISH LOCATION OF CROSS MEMBER. MEASURE THE DISTANCE FROM THE BOTTOM OF FENCE FABRIC TO A POINT MIDWAY BETWEEN END AND 3RD WIRE FROM THE TOP (APPROX. 67 1/2"). USING THIS MEASUREMENT, MARK THE INSIDE OF END POST AND BOTH BRACE POSTS.
- AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON BOTH SIDES OF END POST AND EACH HOLE IN END POST AND START 10" BRACE PINS IN BRACE POSTS.
- DRILL A 1/2" HOLE THROUGH BOTH BRACE POSTS. SET ONE 4" BRACE PIN IN EACH HOLE IN END POST AND START 10" BRACE PINS IN BRACE POSTS.
- DRILL A 1/2" HOLE THROUGH BOTH BRACE POSTS. SET ONE 4" BRACE PIN IN MEMBER ON 4" PIN, THEN LET OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST. LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE. REPEAT THIS STEP FOR SECOND CROSS MEMBER.
- DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON BOTH SIDES OF END POST AND ANOTHER STAPLE OVER TOP LEG OF EACH DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND BITING INTO END POST.
- GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE. REPEAT THIS STEP FOR THE OTHER END OF IN-LINE BRACE.
- ALLOW AN OVERLAP ON EACH BRACE WIRE ON OPPOSITE SIDE OF BRACE FROM STAPLE FABRIC. USE STRAINERS TO TIGHTEN BRACE WIRES UNTIL BRACE POST MOVES ABOUT 1/2" AWAY FROM SOIL.

**In-Line Brace**

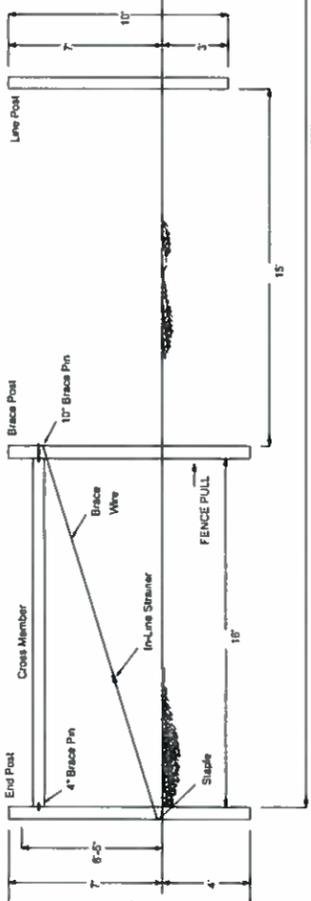


Item	Quantity	Description
Line Posts	1	10" x 6" Pressure Treated Wood Posts

**LINE POST CONSTRUCTION**

- SET LINE POSTS ALONG GUIDE WIRE USING A 15" SPACING.
- USE 15" POST SPACING AS A GUIDELINE. IN ROUGH TERRAIN CLOSER POSTS SPACING WILL BE REQUIRED.
- A LINE POST SHOULD BE PLACED ON TOP OF HPS AND IN BOTTOM OF ALL DIPS.

**End Brace**



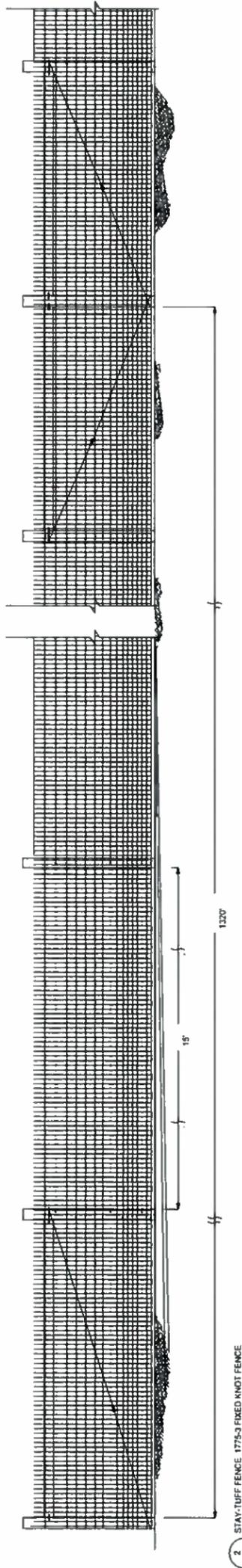
**END BRACE CONSTRUCTION**

- DRIVE OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
- DRIVE OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL. PULL THE TOP OF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL WIRE TO OTHER END OF BRACE AND TIE TO END POST AT GROUND LEVEL. SET ALL OTHER POSTS, LINE POSTS, BRACE POSTS AND END POSTS ALONG THIS GUIDE WIRE.
- SET OTHER BRACE POST OF THE END BRACE AT A MINIMUM OF 16" FROM END POST.
- TO ESTABLISH LOCATION OF CROSS MEMBER, MEASURE THE MIDWAY BETWEEN END AND 3RD WIRE FROM THE TOP (APPROX. 67 1/2"). USING THIS MEASUREMENT, MARK THE INSIDE OF BOTH BRACE POSTS.
- AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON INSIDE OF END POST AND DRILL A 1/2" HOLE THROUGH THE OPPOSITE BRACE POST. SET 4" BRACE PIN IN END POST AND START 10" BRACE PIN IN BRACE POST.

Item	Quantity	Description
Brace Posts	2	1 1/2" x 7" Pressure Treated Wood Posts
Cross Members	1	10" x 5" Pressure Treated Wood Posts
Brace Pins	1	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Brace Wire	1	Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	1	Ratchet Type In-Line Strainer
Staples	2	1 3/4" Class 3 Double Barbed

\*2 3/8" Sch 40 Galvanized Pipe may also be used for Cross Members.

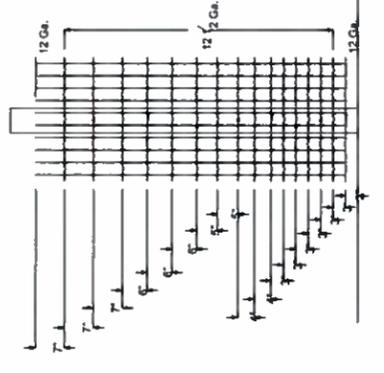
1 STAY-TUFF FENCE 1775-3 WOOD BRACE CONSTRUCTION  
 NOT TO SCALE



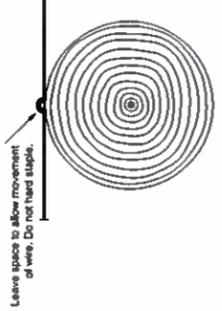
2 STAY-TUFF FENCE 1775-3 FIXED KNOT FENCE  
 NOT TO SCALE

**GENERAL NOTES**

- ALL WOVEN FABRIC SHALL BE CONTINUOUS STAY FIXED KNOT JOINT STYLE FABRIC.
- DESIGN NO. 1775-3 AND SHALL MEET OR EXCEED ASTM A 118 FOR NO. 12 1/2 GAUGE 175.
- TOP AND BOTTOM LINE WIRES SHALL BE 12 GAUGE GRADE 175 AND INTERMEDIATE LINE WIRES SHALL BE 12 1/2 GAUGE GRADE 175. VERTICAL STAY WIRES SHALL BE 12 1/2 GAUGE GRADE 125. KNOTS SHALL BE MADE WITH 12 1/2 GAUGE GRADE 175. HORIZONTAL STAY WIRES SHALL BE SPACED EVERY 7' AND HORIZONTAL LINE WIRES SHOULD BE SPACED AS SHOWN IN DETAIL.
- INSTALL 1775-6 FABRIC SO THAT 7' X 7' OPENINGS ARE ON BOTTOM.
- ATTACH FENCE FABRIC ON INSIDE OF BRACES AND POSTS. FABRIC SHALL BE ATTACHED TO END POSTS OF END BRACES AND IN-LINE BRACES BY WRAPPING AND TIEING WIRE WITH A HIGH TENSILE SUPPLY ROLLING TO CENTER OF ROLL USING STRETCHER BARS AND STRETCHER BAR PULLERS. TENSION FABRIC UNTIL TENSION CRIMPS ARE FLATTENED 25 TO 50% FROM ORIGINAL HEIGHT. DO NOT OVER TENSION.
- SPLICES IN FABRIC SHALL BE MADE WITH 12 1/2-18 GAUGE LONG CRIMP SLEEVES WITH STATED HOLDING STRENGTH OF 1500 LBS MINIMUM. SLEEVES SHOULD BE CRIMPED USING APPROVED CRIMP TOOL.
- SLEEVES SHOULD BE CRIMPED WORKING FROM END CLOSEST TO THE KNOT OUTWARD AND SLEEVES SHOULD BE CRIMPED IN THE MIDDLE OF SLEEVES.
- FINISHED WIRE SPLICES SHALL NOT HAVE LOOSE WIRE TAILS EXTENDING MORE THAN 1/2" IN LENGTH.
- FENCE SHALL GENERALLY FOLLOW THE CONTOUR OF THE GROUND. BOTTOM WIRE OF FENCE SHOULD BE NO MORE THAN 7" ABOVE GROUND LEVEL.
- ATTACH FABRIC TO WOODEN POSTS USING 1 1/2" DOUBLE BARBED STAPLES. STAPLES SHALL BE MADE OF 2 GAUGE CLASS 3 GALVANIZED WIRE AND SHALL BE DOUBLE BARBED. OTHER INTERMEDIATE LINE WIRE AND ALTERNATE LINE WIRES ON EACH POST AS SHOWN IN DETAIL. STAPLES SHALL BE DRIVEN INTO POSTS WITH THE TOP STAPLE LEG ANGLED TO THE RIGHT AS SHOWN. STAGGER STAPLES ACROSS WOODEN POSTS AS SHOWN IN DETAIL. STAPLES SHOULD NOT BE HARD DRIVEN AGAINST FENCE WIRE. LEAVE A 1/2" TO 7/8" GAP BETWEEN STAPLE AND FENCE WIRE TO ALLOW FOR WIRE MOVEMENT.
- CONTRACTOR TO PROVIDE A 24" WIDE DOUBLE SWING GATE TO MATCH THE FENCE.



4 WIRE SPACING AND GAGES  
 NOT TO SCALE



3 WIRE ATTACHMENT TO WOODEN POSTS  
 NOT TO SCALE







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 Homepage: www.mwgroup.net

Professional Engineer

FE Seal

Project Name: COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I

Site Address: RANTOUL, IL 61866

40°21'11.42"N, 88°12'44.12"W

Project Name: COMMUNITY POWER GROUP - CHAMPAIGN SOLAR I

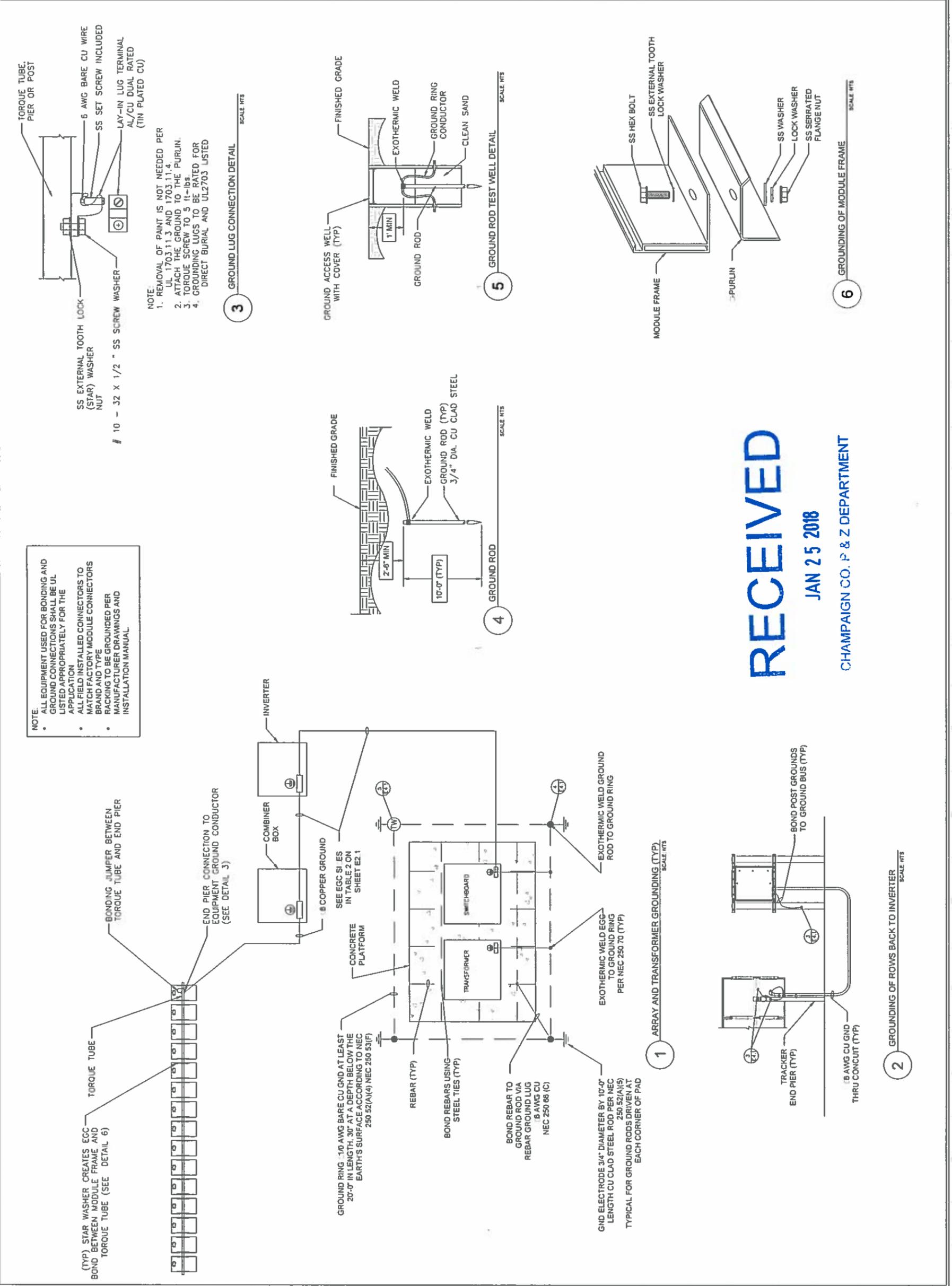
Site Address: RANTOUL, IL 61866

40°21'11.42"N, 88°12'44.12"W

Scale: TBD

Project ID: TBD

Sheet No: E4.1



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JAN 25 2018

CHAMPAIGN CO. P & Z DEPARTMENT



**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **897-S-18** held on **August 30, 2018, and September 27, 2018**, 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: This project will help the county achieve LRMP Objectives 8.8, 9.1, 9.5 and because it has the necessary proximity to an electrical substation for an economical connection to the electric grid.
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 because: the use will generate no traffic after construction.
  - b. Emergency services availability is **ADEQUATE** because: the site will be unoccupied.
  - c. The Special Use **WILL** be compatible with adjacent uses because: it will be below EPA noise level limits.
  - d. Surface and subsurface drainage will be **ADEQUATE** because: there will be a permanent vegetative cover under the panels, which will reduce runoff from the site, and prevent erosion.
  - e. Public safety will be **ADEQUATE** because: the use will not create any special hazards.
  - f. The provisions for parking will be **ADEQUATE** because: during the operation of the facility there will be no need to park more than 1 or 2 vehicles at a time.
  - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: the site is in a rural area and it will not permanently destroy any significant amount of farmland.
  - h. Existing public services **ARE** available to support the proposed **SPECIAL USE** without undue public expense because: the use generates no public service demand.
  - i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: the solar farm does not generate any additional demand for public infrastructure.

*(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 because: the only waivers the use requires are procedural.
- 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**.

**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

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:
  - A. Regarding new Part A of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer 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 extended time period allows for the development of complete, final and accurate information necessary to make a good estimate.
    - (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 requirement is made to apply only to solar farms and wind farms, and in the case of solar farms, the specifics of the development are not known at the time of this approval and will be determined at a later date.
    - (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: it would be a hardship to develop a decommissioning plan per the standard without knowing if you were going to be eligible for the Renewable Energy Credits.
    - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the applicant cannot control whether they will be eligible for the energy credits until their name is drawn or excluded.
    - (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land or structure because: providing this documentation is the only county control point that accommodates the Illinois Power Authority's approval of the Renewable Energy Credits.

**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

- B. Regarding new Part B of the proposed waivers, 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 petitioner has made a good faith effort to finalize an agreement, but because of the township board meeting schedule, has not been able to bring it forward rapidly enough for the case to be resolved in time for the State's procedures to play out.
  - (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: these uses are unique in that they cannot go forward without the approval of the Renewable Energy Credits, which creates an artificial deadline for the process to be completed.
  - (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: they could delay the final consideration, effectively making the project impossible to complete.
  - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: none of the timing factors are under the control of the petitioner - township meetings schedules, county meeting schedules, the Renewable Energy Credits distribution procedure – none of that is under their control.
  - (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: providing this documentation is the only county control point that accommodates the Illinois Power Authority's approval of the Renewable Energy Credits.

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:**
- **Sheet T1.1: Permit Set Cover received August 13, 2018**
  - **Sheet L1.1: Site Layout received September 18, 2018**
  - **Sheet L2.1: Tracker System Detail received August 13, 2018**
  - **Sheet L2.3: Fence-Gate Detail received January 25, 2018**
  - **Sheet L2.3: Agricultural Fence Detail received August 13, 2018**
  - **Sheet E1.1: Single Line Diagram received August 13, 2018**
  - **Sheet E2.1: DC & AC Conductor Schedule received January 25, 2018**
  - **Sheet E4.1: Grounding Details received January 25, 2018**
  - **Sheet E9.1: Equipment Specification Sheets received August 13, 2018**

**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

The above special condition is required to ensure that:

**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 necessary 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 ELUC 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 above special conditions are required to ensure that:

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

- F. A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary 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.**

**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

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 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 897-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

**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.**

**FINDINGS OF FACT FOR CASE 897-S-18 AS APPROVED BY ZBA ON 09/27/18**

The above special condition is required to ensure that:

**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 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 above special condition is required to ensure that:

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

- J. **The Applicant or Owner or Operator of the PV SOLAR FARM shall plant and maintain in perpetuity a visual screen on the north and west sides of the PV SOLAR FARM per Section 6.1.5 M. of the Zoning Ordinance.**

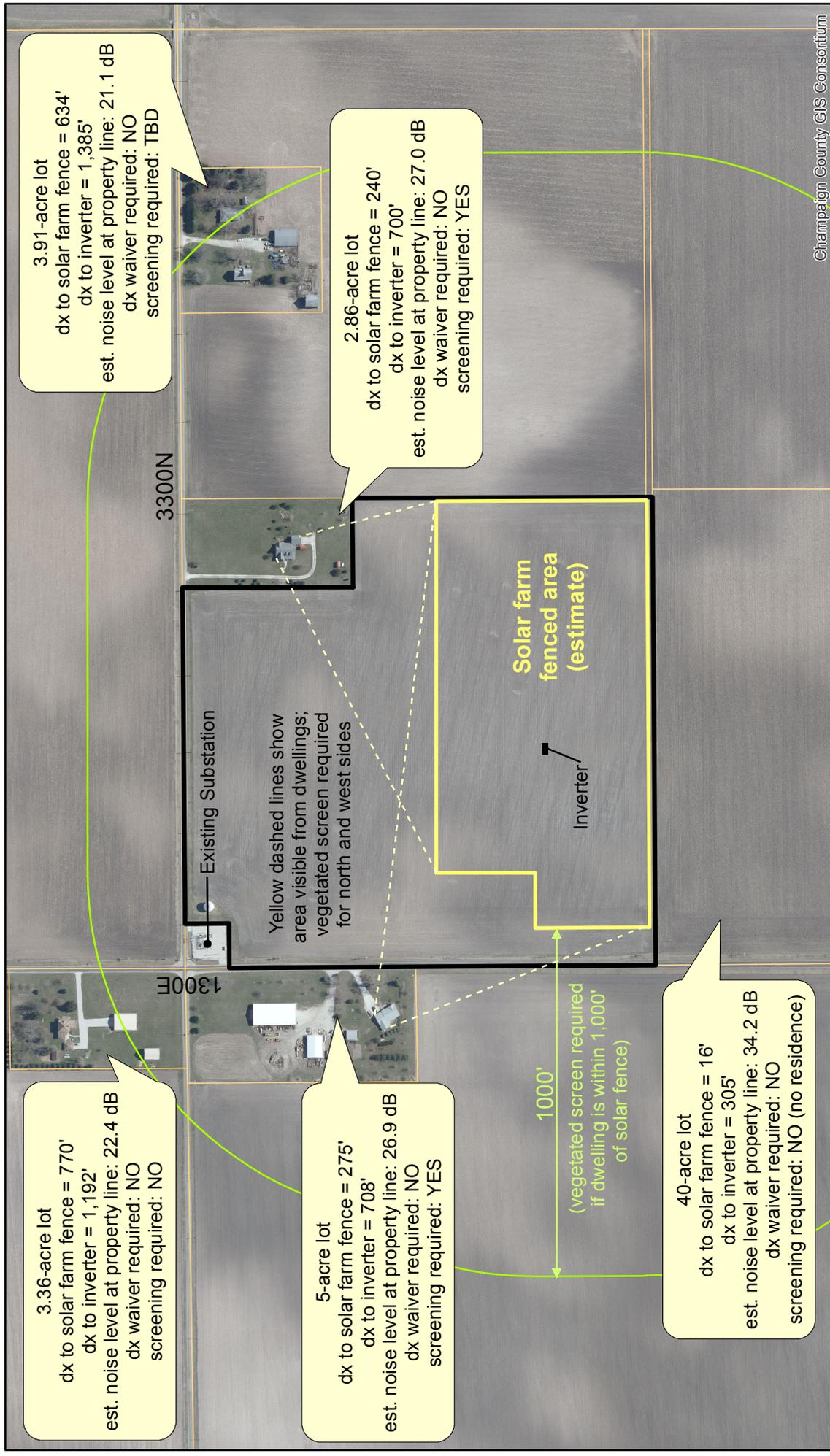
The above special condition is required to ensure that:

**Visual impacts of the PV SOLAR FARM are minimized for adjacent residents.**

# Annotated Aerial: Separation Distances and Screening

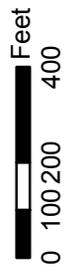
Case 897-S-18  
September 27, 2018

REVISED 09/20/18



## Legend

- Solar farm fenced area
- Subject Property
- Fenced area 1000' buffer
- Parcels



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**Office of  
State's Attorney  
Champaign County, Illinois**

August 29, 2018

[Via Email:  
[tasplund@co.champaign.il.us](mailto:tasplund@co.champaign.il.us)]

Mr. Aaron Esry  
ELUC Chair

*Re: Closed Session Minutes Review for ELUC*

Dear Mr. Esry:

Pursuant to the Open Meetings Act, a public body such as ELUC must review its closed session minutes at least semi-annually. The Committee must then determine whether the need for confidentiality exists as to all or part of those minutes, or that the minutes or portions thereof no longer require confidential treatment, if so, the records would be available for public inspection. Therefore, the question is whether there is no longer a need to keep minutes closed in order to protect either the public interest or the privacy of an individual. Whichever conclusion that the Committee draws must be then be reported in open session.

Please note that the Committee may enter into closed session for the purpose of review of closed session minutes pursuant to 5 ILCS 120/2(c)(21): Discussion of minutes of meetings lawfully closed under the Act. Just as in open session, if the matter requires action by the Committee, the matter must have been noticed on the posted agenda.

The County Board passed Resolution No. 7969, "Resolution Establishing Procedures for Semi-Annual Review of Closed Session Minutes by the Champaign County Board" on November 17<sup>th</sup>, 2011. Under the parameters established by the full board in Resolution 7969, none of the minutes which were reviewed in previous semi-annual reviews are currently ripe for further review. Pursuant to the same Resolution and due to the ongoing nature of the matter considered by ELUC in closed session during the last six months, the need for confidentiality remains.

Sincerely,

A handwritten signature in blue ink that reads "Donna M. Davis". The signature is written in a cursive style with a large initial 'D'.

Donna M. Davis

DMD/cdg

cc: Tammy Asplund, Kay Rhodes (Administrative Services)