



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

County of Champaign, Urbana, Illinois

Thursday, November 8, 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 – October 4, 2018
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
  - A. Update on October 2018 Residential Electronics Collection
- VIII. **Items to be Approved by ELUC**
  - A. Annual Renewal of Recreation & Entertainment License for Curtis Orchard, 3902 South Duncan Road, Champaign. 01/01/19 – 12/31/19.
- IX. **Items to be Recommended to the County Board**
  - A. **Subdivision Case 201-18:** Slinger's Country Club Subdivision- Final Plat Approval of a One-Lot Minor Subdivision for an anticipated residence to be located in the part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 35 of T21N-R9E in Rantoul Township and located on the west side of CR 1700E approximately 0.36 mile south of CR 2500N (County Highway 11).
  - B. A Resolution concerning the Mahomet Aquifer Protection Task Force
  - C. A Resolution in Support of a Public Hearing on Stabilization of Coal Ash Pits Along the Middle Fork River
  - D. A Resolution to Agree to Participate in the Champaign County Multi-Jurisdictional Hazzard Mitigation Plan Update
  - E. **Zoning Case 903-S-18.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners

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the Mildred Catherine Wolf Trust, Mildred Catherine Wolf, Trustee, and Judith K. Wertz to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney. The following waivers of standard conditions are necessary:

Part A: A waiver for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include 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. of the Zoning Ordinance.

- F. **Zoning Case 906-S-16.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 40.00-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E. The following waivers of standard conditions are necessary:

Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include 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. of the Zoning Ordinance.

- G. **Zoning Case 907-S-18.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4MW, including access road and wiring,, in the AG-1 Agriculture Zoning District. The subject property is a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third

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Principal Meridian in St. Joseph Township, and commonly known as the farmland at the southwest corner of CR 2350E and CR 1700N. The following waivers of standard conditions are necessary:

Part A: A waiver for a distance of 338 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 locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part C: 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. of the Zoning Ordinance.

Part D: Not entering into a Roadway Upgrade and Maintenance agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

- H. Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program
  
- X. Monthly Report
  - A. July 2018
  - B. August 2018
  - C. September 2018
  
- XI. Other Business
  
- XII. Chair's Report
  
- XIII. Designation of Items to be Placed on Consent Agenda
  
- XIV. Adjournment