



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

MINUTES – APPROVED AS DISTRIBUTED ON JANUARY 10, 2019

DATE: Thursday, November 8, 2018
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
Patti Petrie (Vice Chair)	
Jodi Eisenmann	
	Stephanie Fortado
Jim Goss	
Kyle Patterson	
James Quisenberry	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)
Others Present: Chris Stohr (County Board Member)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:34 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 Goss to approve the agenda; seconded by Petrie. Upon vote, the **MOTION CARRIED** unanimously.

Mr. Esry noted Agenda Item IX. D. is not necessary and will be removed from the agenda.

IV. Approval of Minutes

A. ELUC Committee Meeting – October 4, 2018

MOTION by Petrie to approve the minutes of the October 4, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Brian Hartwig

Mr. Hartwig stated he is a representative of FFP and is available to answer any questions related to the Solar Farm resolutions.

Jason Grissom

Mr. Grissom stated he is a representative of FFP and is available to answer any questions related to the Solar Farm resolutions.

Tami Fruhling-Voges

Ms. Fruhling-Voges, Mayor of St. Joseph, expressed concerns regarding both proposed solar farms; specifically, the boundary waivers. She noted the owners of the properties are not local residents. Ms. Fruhling-Voges stated she will stay for the duration of the meeting, to answer questions.

Chris Stohr

Mr. Stohr stated he has had a long career in environmental and engineering geology. He has studied landfills and has been professionally recognized for his research. Mr. Stohr drafted the resolution under consideration and asks for support from ELUC. He noted there is no representative from the Champaign County Board on the Mahomet Aquifer Task Force.

Mr. Quisenberry entered the meeting at 6:40 p.m.

VI. Communications

None

VII. For Information Only

A. *Update on October 2018 Residential Electronics Collection*

Ms. Monte reviewed the memo in the agenda packet. In response to a question from Ms. Petrie, Ms. Monte responded the registration rates have increased. Ms. Monte reported she is still working to identify a permanent site for these collections. Mr. Quisenberry stated Staples and Mack’s Twin City Recycling accept electronics, with the exception of televisions. Ms. Monte noted RPC’s website has a brochure listing all collection options in the County.

VIII. Items to be Approved by ELUC

A. *Annual Renewal of Recreation & Entertainment License for Curtis Orchard, 3902 Duncan Road, Champaign. 01/01/19 – 12/31/19*

Mr. Esry noted Curtis Orchard has been in business at this location for many years.

MOTION by Mr. Goss; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

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 located on the west side of CR 1700E approximately 0.36 miles south of CR 2500N (County Highway 11)**

Mr. Esry requested that this item, if approved, to be so with conditions. Mr. Hall noted Mr. Esslinger is available to answer questions. Mr. Hall explained no one has paid the fee to the Health Department so it can review the report on the septic system. He reviewed the waivers included in the case.

MOTION by Ms. Petrie; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED** unanimously. Due to the contingency, and per a request by Ms. Petrie, this item will not be on the consent agenda.

B. *A Resolution concerning the Mahomet Aquifer Protection Task Force.*

Mr. Stohr acknowledged the contributions of John Hall, Susan Monte, Aaron Esry, and Pattsy Petrie in creating the resolution. Mr. Quisenberry suggested that if this Task Force will persist, Champaign County Government should be represented. According to Mr. Stohr, Chapin Rose has suggested the committee continue in some form. In response to a question from Ms. Eisenmann, Mr. Stohr responded that monitoring of water quality relates to chemistry and quantity as it relates to large users.

MOTION by Ms. Petrie; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously. Per a request by Ms. Petrie, this item will not be on the consent agenda.

C. *A Resolution in Support of a Public Hearing on Stabilization of coal Ash Pits Along the Middle Fork River.*

Ms. Monte explained several other municipalities and organizations will also encourage the Army Core of Engineers to hold a public hearing.

MOTION by Mr. Quisenberry; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously. Per a request by Ms. Petrie, this item will not be on the consent agenda.

D. *A Resolution to Agree to Participate in the Champaign County Multi-Jurisdictional Hazzard Mitigation Plan Update.*

This item was removed from the agenda.

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 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 condition 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.

Mr. Esry reminded the committee the public participants are available for questions. Committee members Eisenmann and Goss expressed concerns regarding the waiver to reduce the distance required from the Conservation Recreation Zoning District. Mr. Hall reminded the committee about the condition regarding Waiver B that requires the decommissioning plan to be approved by this committee, if the project is successful in the State lottery. Mr. Hall noted if he were writing the ordinance now, based on the knowledge he has, he would not include the requirement for a separation distance from the Conservation Recreation Zoning District.

MOTION by Ms. Petrie; seconded by Mr. Esry.
In Favor – Patterson, Esry, Petrie, Quisenberry
Opposed – Eisenmann, Goss
Upon vote, the **MOTION CARRIED**.

- F. **Zoning Case 906-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 a Community PV Solar Farm 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 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 apply:

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.

Mr. Hall noted the Conservation Recreation District is across the street from the proposed site and the CR District is heavily developed. Mr. Quisenberry expressed concern regarding the proximity of the flood plain. Ms. Petrie asked Ms. Fruhling-Voges questions about commercial growth. Ms. Fruhling-Voges responded that plans for growth are to the North of St. Joseph. She noted RPC helped St. Joseph write a comprehensive plan in 2013. According to Ms. Fruhling-Voges, the comprehensive plan shows this property as planned for "AG-1" to allow for greater flexibility in deciding what the property will be used for.

MOTION by Ms. Petrie; seconded by Mr. Patterson.

In Favor – Patterson, Esry, Petrie,

Opposed – Eisenmann, Quisenberry, Goss

Upon vote, the **MOTION CARRIED**. Chair Esry noted this will be forwarded to the full County Board without recommendation.

- 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 4 MW, 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 of 10 East of the Third Principal meridian in St. Joseph Township, and commonly known as the farmland of 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 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: 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)b. of the Zoning Ordinance.

Part C: 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.

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.

MOTION by Ms. Petrie; seconded by Mr. Patterson.

In Favor – Patterson, Esry, Petrie, Quisenberry

Opposed – Eisenmann, Goss

Upon vote, the **MOTION CARRIED**.

H. ***Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program***

Mr. Hall reviewed the memo contained in the agenda packet. He noted the application is not complete but expects it to be ready for the full County Board meeting. He stated Planning & Zoning has identified several more dangerous structures which could be reimbursed by this grant, if awarded.

MOTION by Mr. Patterson; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED** unanimously. Mr. Esry noted this item will not be on the consent agenda, since the application is not complete.

X. **Other Business**

None

XI. **Monthly Report**

A. *July 2018*

B. *August 2018*

C. *September 2018*

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 8:13 p.m.