



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

MINUTES – APPROVED AS AMENDED ON FEBRUARY 7, 2019

DATE: Thursday, January 10, 2019
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)	
	Jodi Eisenmann
Stephanie Fortado	
Jim Goss	
Tanisha King-Taylor	
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)

Others Present: Darlene Kloeppel (County Executive)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:29 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 Patterson. Upon vote, the **MOTION CARRIED** unanimously.

Fortado entered the meeting at 6:30 p.m.

IV. Approval of Minutes

A. ELUC Committee Meeting – November 8, 2018

MOTION by Goss to approve the minutes of the November 8, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Patrick Fitzgerald

Fitzgerald, attorney for Meyer Capel, stated he is here on behalf of BayWa.r.e. He introduced George Gunnoe, representing BayWa.r.e. Fitzgerald reviewed the testimony from the Zoning Board of Appeals, regarding the Prairie Solar development. Prairie Solar Development is proposed in Sidney, IL. Fitzgerald stated there are sixteen participating land owners. The project is a \$250 million investment, which will take eighteen months to build.

Andy Robinson

Robinson stated he supports solar projects. He cited the opportunity for pollinator-friendly plants to be part of the development. Robinson noted he has solar panels on his home.

Jerrett Clem

Clem noted he is a third-generation farmer near Flatville. He favors the solar farm project because of the favorable impact it will have on local skilled trades jobs.

Jeff Revell

Revell stated he is an electrician for the UI. He supports the solar farm project, noting benefits including revenue, clean energy, and impact on the water ways.

VI. Communications

None

VII. New Business: for Information Only

- A. *Letter dated 11/05/18 from the Village of St. Joseph Mayor, the Village of Savoy President, and the Village of Mahomet President requesting re-evaluation of Zoning Ordinance requirements for "solar farm"*

Hall noted he will take draft language back to the next RPC technical committee meeting and hopes to have a draft for this committee for the March meeting.

- B. *Miscellaneous emails and information from ted Hartke regarding noise from solar farms and wind farms*

Hall stated these emails and information was previously provided to the Zoning Board of Appeals.

- C. *IEPA Notification of RCRA hazardous Waste Renewal Application for Safety-Kleen Systems, Inc., locate at 500 West Anthony Drive, Urbana*

VIII. New Business: Items to be Approved by ELUC

- A. *Annual Renewal of Recreation & Entertainment License*
- i. Alto Vineyards, 4210 North Duncan Road, Champaign. 01/01/19 – 12/31/19*
 - ii. Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, including the Champaign County Fair July 19 – July 27, 2019*
 - iii. Generations Music Booking, NFP for Christian Music Festival, Champaign County fairgrounds, 1302 North Coler Avenue, Urbana. July 3 – July 6, 2019*
 - iv. Gordyville LLC, 2205 CR3000N, Gifford. 01/01/19 – 12/31/19*
 - v. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 01/01/19 – 12/31/19*
 - vi. Hudson Farm Wedding & Events, LLC., 1341 CR1800E, Urbana. 01/01/19 – 12/31/19*

Esry noted the time frame for item A. ii. is from 01/01/19 – 12/31/19.

OMNIBUS MOTION by Thorsland; seconded by King-Taylor. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Annual Hotel/Motel License for Urbana Motel Inc., at 1906 North Cunningham Avenue, Urbana. 01/01/19 – 12/31/19*

Esry noted this is the only hotel/motel in the County.

MOTION by Patterson; seconded by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

IX. New Business: Items to be Recommended to the County Board

- A. *Resolution Approving the Application for, and If Awarded, Acceptance of Department of Homeland Security, Federal Emergency Management Agency FY 2019 Pre-Disaster Mitigation Grant.*

Esry noted Monte provided a revised copy of the document at this meeting. Monte reviewed the terms of the grant. According to Monte, funds could be available sooner than January 1, 2020.

MOTION by Goss; seconded by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

- B. **Zoning Case 898-S-18 (BayWa r.e.).** *A request by Prairie Solar 1, LLC, wholly owned by BayWa r.e. Development, LLC, with Chief Executive Officer, Jam Attari; Chief Financial Officer, William Gulley; and Chief Operating Officer, David Sanders, all with offices at 17901 Von Karman Avenue, Suite 1050, Irvine, CA 92614, via agent Patrick Brown, Director of Development for BayWa r.e. Solar Projects LLC, 17901 Von Karman Avenue, Suite 1050, Irvine, CA 92614, and the participating landowners listed in Attachment A, to authorize a PV Solar Farm with a total nameplate capacity of 150 megawatts (MW), including access road and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, with a fenced solar farm area of approximately 1, 191 acres on a total of approximately 1,609 acres in Sidney Township in Sections 11, 12, 13, 1, 15, 22 and 23 of Township 18 North, Range 10 East of the 3rd Principal Meridian, with land exceptions as described in Attachment A, including the following waivers of standard conditions:*

Part A: A waiver for a distance of 1,175 feet between a PV Solar Farm and the CR Conservation Recreation Zoning District in lieu of the minimum required on-half mile per Section 6.1.5 B.(2)b. 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. of the Zoning Ordinance.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement 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.

Esry asked public participants Fitzgerald and Gunnoe to continue the presentation they started during Agenda Item V. Fitzgerald discussed land stewardship, noting this project is a temporary use of the farmland, not a permanent conversion. Fitzgerald announced this project was awarded a full subscription of renewable energy credits by the Illinois Power Authority. Fortado asked whether electricians would need to be brought in from outside the County. According to Clem, there are not enough local electricians as well as other trade laborers. Fortado asked how many of the expected 14 FTE jobs will be trade labor jobs. Patrick Brown responded saying it is a mix of jobs, including some trade labor positions. Esry stated he knows four of the sixteen land owners involved in this project. He noted two are "Prairie Farmer Master Farmer" award recipients. Esry commented he does not believe these people would enter into a contract that would hurt the land. Thorsland noted Kendall County performed an evaluation on home value related to the installation of a solar project there, and most property values increased.

MOTION by Patterson; seconded by Thorsland. Upon vote, the **MOTION CARRIED unanimously**. Per Esry, this item will not be on the consent agenda.

X. Other Business

- A. *Monthly Report*
 - i. *October 2018*
 - ii. *November 2018*

XI. Presiding Officer's Report

None

XII. Designation of Items to be Placed on the Consent Agenda

IX. A.

XIII. Adjournment

There being no further business, Esry adjourned the meeting at 7:29 p.m.