



**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE Action Plan**  
**Summary of Action Taken at the February 9, 2023 Meeting**

Members Present: Aaron Esry, Emily Rodriguez, Jilmala Rogers, and Chris Stohr

Members Absent: Jim Goss, Kyle Patterson and Eric Thorsland

<b>Agenda</b>	<b>Action</b>
I. Call to Order	6:34 p.m.
II. Roll Call	4 members present
III. Approval of Agenda/Addendum	Approved as amended removing item VIII. G
IV. Approval of Minutes	
A. January 5, 2023 – Regular Meeting	Approved
V. Public Participation	Tony Grilo, Donato Solar
VI. Communications	None
VII. <u>New Business: Items for Information Only</u>	
A. Illinois Environmental Protection Agency Notice of Application for Renewal of National Pollutant Discharge Elimination System Permit IL 0072052 for the Safety-Kleen Systems Inc. Terminal located at 500 West Anthony Drive, Urbana, IL	Information Only
VIII. <u>New Business: Items to be Recommended to the County Board</u>	
A. <b>Zoning Case 067-AM-22.</b> A request by Anthony Donato, d.b.a. Donato Solar – Urbana LLC, to amend the Zoning Map to change the zoning district designation from the CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 068-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related Case 070-S-22, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.	<b><i>*The motion to approve Zoning Case 067-AM-22 passed unanimously.</i></b>

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B. **Zoning Case 070-S-22.** A request by Anthony Donato, d.b.a. Donato Solar – Urbana LLC, subject to the rezoning in related Case 067-AM-22 and in addition to the Special Use Permit requested in related Case 068-S-22, to authorize a Special Use Permit for a photovoltaic solar array with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, as a County Board Special Use Permit and as a second principal use, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana, and including the following waivers of standard conditions:

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 Zoning Board of Appeals, per Section 6.1.1 A.3.

Part B: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

Part C: A waiver for a separation distance of 97 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

C. **Decommissioning and Site Reclamation Plan for Zoning Case 070-S-22.** A request by Anthony Donato, via IAG Investments LLC, d.b.a Donato Solar- Urbana LLC, to approve the Decommissioning and Site Reclamation Plan for the PV SOLAR ARRAY in Zoning Case 070V-22 with a total nameplate capacity of 4 megawatts (MW), including access roads and wiring, subject to the rezoning in Case 067-AM-22, on a 13.62-acre tract in the Southwest Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township, commonly known as the farmland located on the northwest corner of the intersection of West Oaks Road and Squire Farm Rd, Urbana.

***\*The motion to approve Zoning Case 070-S-22 passed unanimously.***

***\*The motion to pass the Decommissioning and Site Reclamation Plan for Zoning Case 070-S-22 passed unanimously.***

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- D. Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)
- E. Resolution Authorizing Agreement to Use State Farm Center Parking Lot for IEPA One-Day Household Hazardous Waste Collection on April 15, 2023
- F. **Zoning Case 058-AT-22.** An Omnibus Text Amendment to Amend the Champaign County Zoning Ordinance to Update Material Management/Solid Waste-Related Uses as described generally in the legal advertisement.

***\*The motion to accept the Adjustment of Financial Assurance passed unanimously.***

***\*The motion to authorize the agreement to use the State Farm Center Parking Lot passed unanimously.***

***\*The motion to approve Zoning Case 058-AT-22 passed unanimously.***

IX. Other Business

- A. Monthly Reports
  - 1. November 2022
  - 2. December 2022

The November and December 2022 reports were received and placed on file.

X. Chair's Report

No chairs report

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

VIII. A, B, C, D, E, and F

XII. Adjournment

7:03 p.m.

***\*Denotes Inclusion on the Consent Agenda***