



DATE: Thursday, November 06, 2025

TIME: 7:00 PM

PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes

[Minutes](#) of the October 16, 2025 Regular Meeting

D. Communications

E. Continued Public Hearings

F. Old Business

G. New Public Hearings

[Plan Case No. 2513-SU-25](#) - A request by Scott Tess, on behalf of the City of Urbana, to allow a solar farm in the AG (Agriculture) and CRE (Conservation-Recreation-Education) Zoning Districts.

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

L. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanail.gov. The subject line of the email must include the words **"PLAN COMMISSION - PUBLIC INPUT"** and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: **217.384.2440**

Email: **Planning@urbanail.gov**

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at **<https://www.urbanail.gov/executive-department/page/urbana-public-television>**.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DATE: October 16, 2025

TIME: 7:00 P.M.

PLACE: Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Andrew Fell, Bill Rose, Chenxi Yu

MEMBERS EXCUSED: Will Andresen, Karen Simms

STAFF PRESENT: Kevin Garcia, Principal Planner; Olivia Jovine, Director of Community Development Services; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: Matthew Bustiunen, Tom Hagensick, Wes Taylor

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum of the members present.

B. CHANGES TO THE AGENDA

Kevin Garcia, Principal Planner, proposed that Plan Case No. 2511-M-25 be heard before Plan Case No. 2510-PUD-25. He felt the rezoning case should be considered after the text amendment regarding the CMU, Campus Mixed Use, Zoning District, which is what the rezoning is also about. Chair Allred agreed.

Mr. Fell moved that the Plan Commission make the change to the agenda as recommended by City staff. Mr. Rose seconded the motion. The motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

The amended minutes of the December 7, 2023 regular meeting were presented to the Plan Commission. Chair Allred explained that the amended language is meant to remedy a violation of the Open Meetings Act that occurred during that meeting. He read the following amendment into record:

Staff recommend that the minutes be amended by adding the following: “During the recess, the group discussed the nature and efficacy of the proposed motion. No notes were taken by the Commission or staff during the recess, and the recessed gathering was not recorded. At no time during the recess was any vote or final action taken by the Commission on any matter.”

Mr. Rose moved that the Plan Commission adopt the minutes as amended. Mr. Fell seconded the motion. The motion was approved by unanimous voice vote.

The minutes of the March 13, 2025 special meeting were presented to the Plan Commission. Ms. Yu moved that the Plan Commission approve the minutes as written. Mr. Rose seconded the motion. The motion was approved by unanimous voice vote.

The minutes of the April 17, 2025 regular meeting were presented to the Plan Commission. Mr. Fell moved that the Plan Commission approve the minutes as written. Mr. Rose seconded the motion. The motion was approved by unanimous voice vote.

D. COMMUNICATIONS

- Email from a concerned citizen regarding the Preservation and Restoration of Woodlawn Cemetery
- Email and attached letter from Laura Mattos, of JSM Living, in support of Plan Case No. 2509-T-25
- Email from Rosalyn LaPier in opposition to Plan Case 2510-PUD-25

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARING

Plan Case No. 2509-T-25 – A request by the Zoning Administrator to amend Table VI-3 of the Zoning Ordinance to establish lower maximum building heights in the CMU, Campus Mixed Use, Zoning District when located south of Green Street and west of Lincoln Avenue.

Chair Allred opened Plan Case No. 2509-T-25. He reviewed the procedure for a public hearing. Kevin Garcia, Principal Planner, presented the case to the Plan Commission. He began by stating that the reason for the amendment is to match the intent of the Imagine Urbana Comprehensive Plan to have two different “University Neighborhoods”. Using a map, he showed where each area was located, one being north of Green Street and west of Lincoln Avenue AND the other area will be south of Green Street and west of Lincoln Avenue. The area north of Green Street would be appropriate for buildings taller than five stories, whereas, the area south of Green Street would be allowed to have buildings up to five stories. He stated that the amendment would also set a lower maximum building height to 40 feet/three stories for the CMU district in any other area of Urbana.

Mr. Garcia reviewed the development regulations for the CMU district and talked about how the proposed text amendment relates to Big Move 2 and Little Move 2.2 in the Imagine Urbana Comprehensive Plan. He presented staff’s recommendation for approval of the proposed text amendment.

Chair Allred asked the Plan Commission members if they had any questions for City staff.

Mr. Fell said that anecdotally it is hard to project ahead on how tall a building is going to be with how many stories and what is going to go in it. He asked how open City staff might be in the future when someone wants a variance on a height limit for a building that wants to be 68 feet tall. Mr. Garcia replied that a property owner/developer is always welcome to apply for a variance; however,

they will have to have a special circumstance. He added that if Mr. Fell felt there needed to be a little more room for design professionals to exercise their craft, then he suggests the Plan Commission propose a higher height limit now rather than relying on a future variance case.

Chair Allred asked how tall the tallest building to the west is. Mr. Garcia said that he believes the tallest building at Gregory Place is about 70 feet tall.

Chair Allred asked for verification that the intent is to match what already exists. Mr. Garcia said yes.

Mr. Rose asked about the definition of “height”. Is it to the ridge of a gabled building and to the parapet height of a low slope? Mr. Garcia explained that it is to the midpoint on a sloped roof. If it is a flat roof or if there is a parapet, then it measures to the height of the wall.

Chair Allred stated that the University Neighborhood currently crosses University Avenue and goes as far as the railroad line. He expressed concern about these causing problems because it does not make sense to allow 120-foot-tall buildings north of University Avenue. Mr. Garcia said that in practice, it would be limited to the area identified as “University Neighborhood”. He said that he was trying to be as simple as possible with the wording of the text amendment so that it would not open up to things that we do not want to see.

Chair Allred asked what the current height limit is on the north side of University Avenue. Mr. Garcia said that the height limit is theoretically infinite because it is zoned B-3, General Business. However, it is limited by floor area ratio, so we probably would not see any building much taller than four stories.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. There was none. So, Chair Allred closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Fell stated that he shares a little of Chair Allred’s concern about the area to the north of University Avenue, but it is not enough to change the language of the proposed amendment. Chair Allred stated that the CMU district does not currently apply to any properties north of University Avenue. So, if there was a future proposal to rezone to CMU, then the Plan Commission could deal with it at that point.

Mr. Rose moved that the Plan Commission forward Plan Case No. 2509-T-25 to the City Council with a recommendation for approval. Mr. Fell seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Rose	-	Yes
Ms. Yu	-	Yes	Mr. Allred	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Plan Case No. 2509-T-25 would be forwarded to Committee of the Whole on Monday, November 3, 2025.

Plan Case No. 2511-M-25 – A request by Jon Cairns, on behalf of Fairlawn Capital, to rezone 905 West Oregon Street from R-6, High Density Multiple-Family Residential, and 907 and 909 West Oregon Street from R-5, Medium High Density Multiple-Family Residential, to CMU, Campus Mixed Use, Zoning District.

Chair Allred opened Plan Case No. 2511-M-25.

Kevin Garcia, Principal Planner, presented this case to the Plan Commission. He began by stating the reason the applicant applied for the proposed map amendment, which is to construct a mixed-use building on three adjacent parcels. Using a map, he showed the location of the three parcels. Exhibit A shows the existing land use designations. He noted the current zoning of the proposed lots and of the surrounding properties. He talked about the development regulations in the CMU, Campus Mixed Use, Zoning District. He stated that staff finds that the proposed rezoning request meets all eight of the LaSalle criteria used for rezoning. He showed photos of the existing parcels and reviewed the options of the Plan Commission. He presented staff's recommendation for approval.

Chair Allred asked if the Plan Commission members had any questions for City staff.

Chair Allred suggested that if the Plan Commission recommends approval of the proposed rezoning to City Council, then they should recommend approval pending City Council's approval of Plan Case No. 2509-T-25. Mr. Garcia agreed and added that they should word the language of the motion to resemble the language for the City's staff recommendation in the written staff report.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant to speak.

Tom Hagensick, Senior Construction Project Manager for Fairlawn Capital, approached the Plan Commission. He stated the idea of the proposed development is a continuation of the type of mixed-use buildings to the west. Their intention is to have commercial space on the ground floor with parking. The second floor would be dedicated to the University of Illinois for their School of Social Work. The three floors above that would be apartments.

Mr. Rose asked if all parking would be at grade. Mr. Hagensick said that he is not sure. He added that they are challenged with the current below grade parking in the two existing buildings with pipes freezing constantly.

Matthew Bustiunen approached the Plan Commission to speak in favor of the proposed rezoning. He feels that it is unfortunate to have an empty lot in this area, and he agrees with the applicant's representative in that a proposed development could greatly improve the area. He also feels that it would fit the surrounding area much better if the subject parcels are rezoned to CMU.

He asked if the first floor would be guaranteed for University of Illinois use or would it be open to other businesses. Mr. Garcia explained that when a parcel is rezoned, it becomes open to any of the possible uses allowed in that zoning district. So, when we review rezoning cases, we try to think of what types of uses might be allowed in that zone that would potentially be a nuisance to the surrounding area. We do not tie rezonings to specific projects, because there could be a nefarious developer say that they are going to do a certain project and show us some beautiful, fancy drawings, and then as soon as the property gets rezoned, they could build something totally different.

There was no additional public input, so Chair Allred declared the public input portion of the hearing closed and opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Fell stated that he was employed to work on one of the existing buildings about ten years ago, and it was in really bad shape then. He moved that the Plan Commission forward Plan Case No. 2511-M-25 to the City Council with the following recommendations:

- Denial of Plan Case No. 2511-M-25 if the City Council denies Plan Case No. 2509-T-25; and
- Approval of Plan Case No. 2511-M-25 if the City Council approves Plan Case No. 2509-T-25

Mr. Rose seconded the motion. Roll call on the motion was as follows:

Mr. Rose	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes	Mr. Fell	-	Yes

The motion was passed by unanimous vote.

Mr. Garcia noted that this case would be forwarded to Committee of the Whole on November 3, 2025.

Plan Case No. 2510-PUD-25 – An application by Wes Taylor, on behalf of PK Elledge, LLC, for preliminary approval of a residential Planned Unit Development at 704 East Windsor Road in the R-3, Single- and Two-Family Residential, Zoning District.

Chair Allred opened Plan Case No. 2510-PUD-25.

Kevin Garcia, Principal Planner, presented the case to the Plan Commission. He began by noting the location and giving a brief history of the proposed site. He stated the zoning and future place types of the subject property and of the surrounding properties. Using the Site Plan, he reviewed the layout of the proposed development and how the development would compare to the *Imagine Urbana* Comprehensive Plan and to the Planned Unit Development (PUD) goals in Section XIII-3.C of the Urbana Zoning Ordinance. He talked about the requested waivers for a reduction in street width and to allow a reduction in the requirement for lot width. Since 2023, the City requires applicants for PUDS to hold an open house, which was held on October 9, 2025, and three residents from the neighborhood attended. They expressed concern about parking on the streets, ownership of each type of housing, whether existing trees would be retained, and about egress/ingress off Windsor Road. He showed photos of the site from all directions. He presented staff's recommendation for approval with the following conditions:

1. That the final development plans be in general conformance with the Site Plan, except that the Site Plan may be amended to reduce the number of automobile access points from two to one along Windsor Road; and
2. That the final development plans include a pedestrian connection to the existing sidewalk in the northwest corner of the site, and that the connection ties into sidewalks within the PUD.

Chair Allred asked if the Plan Commission members had questions for the Planning staff.

Mr. Fell recalled that the Fire Department required a secondary access onto the site when a PUD was requested last time. He asked if the Fire Department was consulted on the proposed PUD. Mr. Garcia replied that they were consulted during a preliminary stage of the application process, but he would reach out to them again.

Mr. Fell stated that each housing unit would need to have a garage or else the parking would not fit. It appears that they can have garages. Townhomes are required to have two parking spaces per unit. The parking spaces on the Site Plan do not look like they are wide enough to put two cars. He would like justification if the Fire Department staff is okay with the amount of parking spaces that would preliminarily be provided for. He also asked if the applicant would be required to put sidewalks in. Mr. Garcia said yes. Mr. Fell stated that a car will not fit between the sidewalk and the building. Residents would have to park their cars in the garage. He stated that he needed more information on the Site Plan regarding parking.

Mr. Fell questioned if the setback requirements for this zoning district would be met for the proposed development. Two duplexes with a five-foot setback and ten feet between the buildings seems pretty close. If this conforms to the Zoning Ordinance, then he is fine with it. However, if it does not, then the applicant would need another waiver. Mr. Garcia said he would look into this further.

Mr. Rose noted that the subject parcel is zoned R-3, Single and Two-Family Residential. Townhomes are not permitted uses in the R-3 Zoning District. He asked if we consider townhomes to conform to the R-3 District. Mr. Garcia said no. Typically, townhomes would not be allowed in the R-3 District because they would be more than two common lot line units. However, when an applicant asks for a planned unit development, they can ask for things that are not typically allowed. Chair Allred asked why this was not mentioned that the applicant would be getting relief from the requirements or the use restrictions. Mr. Garcia replied that waivers are only granted for things required in the Land Development Code. So, with a PUD, if an applicant provides a Site Plan showing setbacks that are less than would be allowed, he was not sure if they would need a waiver for it. Chair Allred stated that it is not so much about whether an applicant would need a waiver but more about the Plan Commission knowing what the relief and trade off would be so they can weigh the benefit to the community versus what they would be giving away in terms of what the rules are calling for. Mr. Garcia referred to Section XIII.3.E of the Zoning Ordinance, which talks about minimum development standards. He pointed out that #1 in this section talks about flexible zoning standards. He read this to the Plan Commission.

Chair Allred asked if the applicant would need to apply for a subdivision as well. Mr. Garcia said yes. Chair Allred stated that the waivers would formally apply in the subdivision approval process as well. Mr. Garcia confirmed this.

Chair Allred asked about the next steps. Mr. Garcia said that if the proposed preliminary PUD is approved by City Council, then the applicant could apply for a final PUD and could also concurrently apply for subdivision approval. Both of these would require the Plan Commission to review and make a recommendation to the City Council. He pointed out that the Final PUD would provide a more detailed site plan, landscaping plans, and elevation plans.

Chair Allred asked if the Plan Commission would need to request a condition asking for more details in the final PUD, because the only thing listed in the purpose statement is that the proposed development would be infill, but any by right development for this site would also be infill. So, this

does not seem particularly unique. It would provide a mix of housing types, but only two are allowed by right and one would be an exception to the rules. So, he is left wondering about what details of the proposed preliminary PUD justify relief from the rules. Mr. Garcia replied that this is not something that the Plan Commission would have to specify in detail. He stated that an applicant can apply for waivers during the preliminary PUD or wait until the final PUD to ask for them. An applicant is not required to submit very detailed plans during the preliminary PUD. It is more of a sketch or concept of what the applicant would like to do.

Chair Allred read the purpose statement for this development. He said that it is not clear what the applicant would be providing in exchange for getting relief from the requirements. The only thing that staff has asked for at this time is the extension or preservation of the trail, which he believes would be a minimum expectation when we are thinking of this as something that should go beyond conventional approaches to development. The application has no description of any kind of intent to do anything with landscape buffering. He said that he is trying to get a sense of how the Plan Commission could proceed if there are these kinds of concerns.

Mr. Rose asked if the applicant was required to provide a retention pond or would it be considered an amenity. Mr. Garcia said yes, and the size of the pond is what they think would be required for this development.

Chair Allred asked if the Land Development Code or Manual of Practice discouraged private streets. Mr. Garcia said that the City discourages them by only allowing private streets in mobile home parks or in planned unit developments. The City does not allow them anywhere else.

Chair Allred asked if there would be turnarounds at the dead ends of the north-south streets. Mr. Garcia said that he was not sure. These may need to be reconfigured.

Ms. Yu said that she was not clear about the initial approval. She asked if the initial approval was for the developer to know if they should invest and put more resources on developing a more detailed plan. Would the final approval come back to the Plan Commission? Mr. Garcia said that the final PUD would come to the Plan Commission, who would make a recommendation to City Council.

Mr. Garcia stated that the preliminary PUD application just has to have the following basic information:

- Owners of the site;
- Developers;
- General location map; and
- Site inventory that shows flood plains, and wetlands

He said that this is all that is required for the preliminary PUD application. The final PUD application requires the following:

- General location map;
- Specific site plan with locations of proposed structures;
- Circulation system for pedestrian, bike and motor vehicles;
- Location of existing and proposed curb cuts;
- Off- street parking and loading spaces;
- Landscape plan;

- Location of any proposed open space;
- Preliminary storm water plan;
- Preliminary utilities plan;
- Location of street and pedestrian lighting;
- Conceptual elevations of all proposed commercial buildings and conceptual typical elevations of residential buildings;
- Design, location, display area, and height of any proposed signage; and
- Development program that provides general information about the development, including desired residential and commercial tenants, housing price targets, estimated construction costs, and any other information that conveys that purpose and intent of the development and a development schedule and any other information deemed necessary by the Secretary of the Plan Commission

He said that the final PUD application has a lot of detail; whereas, the preliminary PUD application does not have much detail required.

Chair Allred said that the Plan Commission should take it as this is our opportunity to provide feedback and recommendations about what we would like to see in the final submission if they are to recommend approval for this. Mr. Garcia said yes.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant to approach and speak on behalf of his request.

Wes Taylor, applicant, approached the Plan Commission. He mentioned that he worked with his Engineering group to create the proposed concept. He also attended a Development Review Team (DRT) meeting with City staff to get feedback and learn what the best process would be. It was with City staff's recommendation to apply for a planned unit development. He mentioned that this is his first PUD, so he is not sure what is or is not required. One thing about the PUD that attracted him to try it is to keep the homes at a more affordable price point. The main waiver that they are requesting is a reduction in the street width because the more space they have allows them to build more units, which in turn brings the cost per unit down and aids them in being able to provide the price point for the housing that they want to be able to provide.

Mr. Taylor stated that he is open to whatever the City's input is to an extent to make the development work for what works for the City as well as for his company. His understanding was that this is a preliminary phase to get approval for their concept, so they can move to the next step and get a final design that meets all the criteria.

With there being no other public input, Chair Allred closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Fell stated that the proposed details are appropriate for this level of review. He is not concerned with density or street width. He expressed his concern about how the developer is going to incorporate all the infrastructure of the subdivision that is required. He needs to see how the sidewalks are going to be integrated and how the driveways are going to fit. The proposed Site Plan looks like there will be duplexes with two car garages, which will take up a considerable amount of real estate to do and to get a driveway there. They will not be able to fit a car between the street and the garage. Extra cars will be parking on the street. He does not see a way they will be able to get

cars into the townhouses. He said that he is not saying that they cannot do it. He is only saying that he does not have enough information to know that it is possible. He also wants some kind of confirmation that the Fire Department has been consulted about having one access on/off Windsor Road. He would like to see a more elaborate, detailed site plan when the applicant applies for the final PUD.

Mr. Rose expressed concern about the connection at the northwest corner. He believes that pedestrian access for the whole site needs to be accommodated at the corner. He expressed concern about residents on Scovill because if parking is pinched in the proposed development, then people might want to park on Scovill and walk the rest of the way to their units. He would hate to see this become a sore point for the neighborhood.

He expressed concern about whether the applicant would provide a retention or detention pond. He needs more information for the final PUD application on this.

Chair Allred stated that he agrees with what Mr. Fell and Mr. Rose both said. He reiterated that he needs to see more details about what the applicant proposes to provide in exchange for relief from the required zoning and subdivision regulations. He mentioned different options the applicant could provide. He feels the proposed development is exciting and does not want to discourage development on the site, especially since it has been vacant so long.

Ms. Yu said that it is really good to see someone develop this big piece of land across from one of the City's most beloved parks. She hopes that the developer comes back with a high-quality development and more details.

Mr. Taylor reapproached to confirm what the Plan Commission input is asking for. He asked if the discussion that the Plan Commission just had about what they need to see is input for the final PUD application or is the intention for his company to go back and revise the preliminary PUD application. Chair Allred replied that it is to provide guidance to Mr. Taylor for the final PUD application.

Mr. Rose asked if the Plan Commission should make a list of information that they want to see for the final PUD application. Chair Allred and Mr. Fell listed some of the Plan Commission's concerns:

- General conformance with the purpose of the Planned Unit Development
- Conceptual and subdivision plans preliminarily approved by staff including infrastructure and site design requirements such as parking, sidewalks, and lighting

Mr. Garcia pulled up the staff's recommendation for the Plan Commission members to see. The Plan Commission discussed how to best modify the recommendation. They talked about parking requirements, which is two parking spaces per single family house, two parking spaces for each unit in a duplex, and two parking spaces for each unit in a townhome; however, the applicant can ask for a waiver of the parking requirements.

Mr. Fell moved that the Plan Commission forward Plan Case No. 2510-PUD-25 to the City Council with a recommendation for approval including waivers for street width and for lot width; with an additional recommendation that the petitioner get verification from the Fire Department regarding there only being one access along Windsor Road; a more detailed site plan is presented with the

Final PUD submission including all subdivision requirements and any additional areas intended to be paved on the property; and to include the following condition:

- That the final development plans include a pedestrian connection to the existing sidewalk in the northwest corner of the site, and that the connection ties into the PUD sidewalks

Ms. Yu asked if the Plan Commission could require the applicant to incorporate some useful green space in the retention pond design. Mr. Fell said it is possible; however, the drawback is that the infrastructure for this type of basin is very expensive to install. He does not know if they are planning to provide a detention or retention area. Mr. Taylor said that it would be a dry basin. Mr. Fell explained that a dry basin fills up when it rains, but it will not have water in it all of the time or the Plan Commission could ask the petitioner to provide other options. Ms. Yu said that it would be worth asking the petitioner. Chair Allred agreed.

Mr. Fell added a friendly amendment to the motion to recommend that the petitioner investigate alternative options to the dry basin. Mr. Rose stated that he likes the wording. Is it possible for the petitioner to tie into existing sanitary sewers. Mr. Garcia pointed out that the storm sewer is located along Windsor Road.

The motion and friendly amendment now reads as such:

The Plan Commission forward Plan Case No. 2510-PUD-25 to the City Council with a recommendation for approval including waivers for street width and for lot width; with an additional recommendation that the petitioner get verification from the Fire Department regarding there only being one access along Windsor Road; a more detailed site plan is presented with the Final PUD submission including all subdivision requirements and any additional areas intended to be paved on the property; and to include the following condition:

- That the final development plans include a pedestrian connection to the existing sidewalk in the northwest corner of the site, and that the connection ties into the PUD sidewalks; and
- Request that the petitioner consider alternative options to the dry-basin storm water retention pond.

Mr. Rose seconded the motion. Roll call on the motion with amendments was as follows:

Ms. Yu	-	Yes	Mr. Allred	-	Yes
Mr. Fell	-	Yes	Mr. Rose	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that this case would be forwarded to Committee of the Whole on November 3, 2025.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Mr. Garcia reported on the following:

- Staffing – There are two candidates that the City is considering hiring to fill open Planner positions.
- Resignation from the City – He stated that this is his last Plan Commission meeting as he is resigning after 11 years of service with the City of Urbana. His last day will be Wednesday, October 22, 2025. The Plan Commission members thanked him for his service and said that they have enjoyed working with him.

K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 9:04 pm.

Respectfully submitted,



Olivia Jovine, Interim Secretary
Urbana Plan Commission



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Olivia Jovine, Director of Community Development Services

DATE: October 29, 2025

SUBJECT: **Plan Case 2513-SU-25:** A request by Scott Tess on behalf of the City of Urbana to allow the installation, operation, and maintenance of a solar energy system up to 25 acres in size, and generally located near 1210 East University Avenue, in the Agriculture (AG) and Conservation-Recreation-Education (CRE) zoning districts.

Introduction

Scott Tess, on behalf of the City of Urbana, requests a special use permit to allow TotalEnergies Renewable USA (TotalEnergies) to install, operate, and maintain a Solar Farm of up to 25-acres. The City of Urbana owns the closed landfill at 901 North Smith Road, which extends westward to the proposed site, which is generally located at 1210 East University Avenue. The City and TotalEnergies have entered into an agreement giving the company the option to lease all or part of the property to install, operate, and maintain a ground-mounted solar energy system at this site. According to Table V-1, Table of Uses, a Solar Farm is permitted with a special use permit in the AG – Agriculture and the CRE – Conservation-Recreation-Education zoning districts which make up the site.

The Plan Commission must review the special use permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Council must then approve, approve with certain conditions, or deny the request.

This request was previously approved in 2023; however, the special use permit expired after one year since construction had not begun. On January 5, 2023, the Plan Commission voted unanimously to forward 2465-SU-22 to City Council with a recommendation to APPROVE the permit with the following condition:

- The proposed construction and use must generally conform to the site plan submitted in this application as shown in Exhibit D: Application – Site Plan, including a minimum 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.

On January 23, 2023, Ordinance No. 2023-01-003: An Ordinance Approving a Special Use Permit (Solar Farm at 1210 E. University Avenue / Plan Case 2464-SU-22) passed unanimously with seven ayes and zero nays. As this is a renewal of a previously approved case, staff recommends that the Plan Commission forward the case to City Council with a recommendation of approval with the same condition.

Background

Description of the Site and Surrounding Properties

The project site is located between East Perkins Road and Butzow Drive, west of Interstate 74 and east of the Landfill Recycling Center access drive. It is on a portion of the closed municipal landfill complex, which operated from the 1920's until it was closed in 1988. Table 1 on this page identifies the current zoning, existing land uses, and the 2025 *Imagine Urbana* Comprehensive Plan place type designations of the site and surrounding properties.

Proposed Use

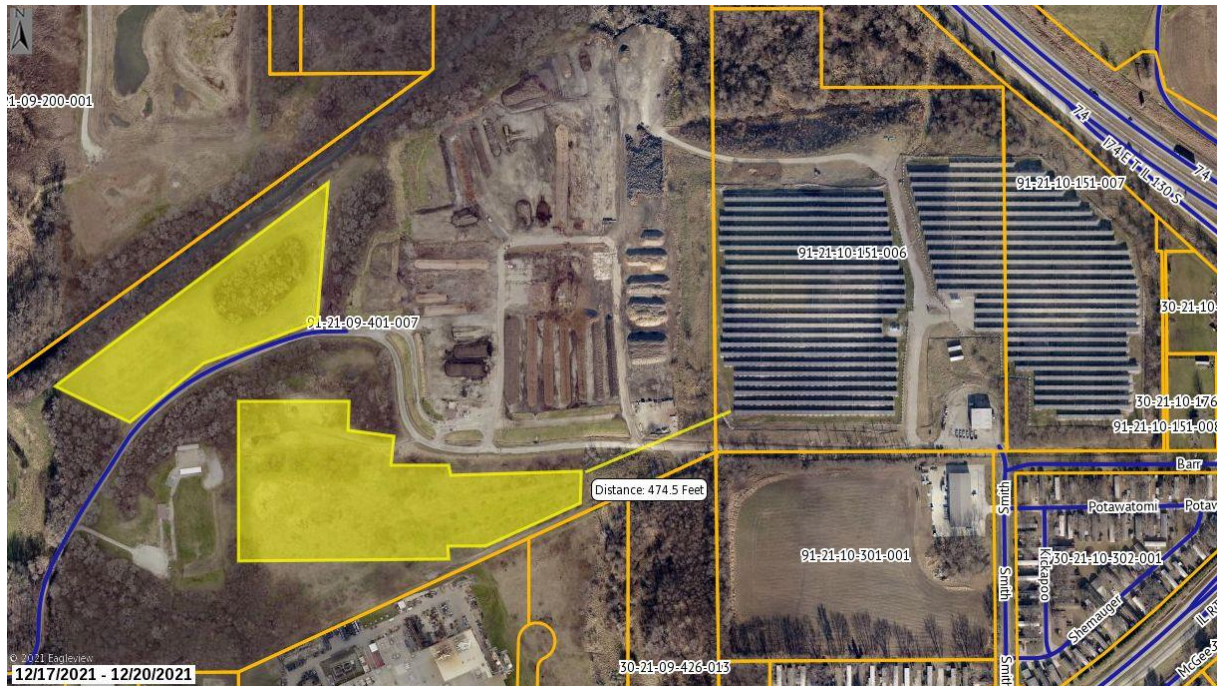
The proposed solar farm is the second phase of the development of solar energy systems at the closed City landfill. According to Scott Tess, Urbana's Sustainability and Resiliency Officer, the City solicits vendors to develop solar arrays on the closed landfill to help replace fossil fuels with clean, renewable energy. The State of Illinois has ambitious goals to expand renewable energy production, and closed landfills are ideal locations for such developments since they have few other uses. TotalEnergies would design, install, operate, and maintain the solar farm, and put the electricity produced directly onto the electrical grid to be sold to the commercial electricity market. In 2018, Council approved a special use permit allowing the construction and operation of a 20-acre solar farm approximately 500 feet east of the proposed project site (see Figure 1).¹ Construction of that solar farm is complete, and it is fully operational.

Table 1. Zoning, Current Land Use, and Future Land Use Designation

	Zoning	Existing Land Use	Future Place Type
Site	AG, Agriculture (south) & CRE, Conservation-Recreation-Education (north)	Closed landfill	Green Spaces & Recreation
North	AG, Agriculture; CRE, Conservation-Recreation-Education	Perkins Road Park; Judge Webber Park	Green Spaces & Recreation
East	AG, Agriculture	Landscape Recycling Center; solar farm	Green Spaces & Recreation
South	IN-1, Industrial; IN-2, Heavy Industrial; B-3, General Business; County R-4, Multiple Family Residence	Guardian West/Flex-n-Gate manufacturing; undeveloped land	Manufacturing & Logistics
West	AG, Agriculture	Municipal police firing range and fire services training range; undeveloped land	Campus; Neighborhood 1

¹ Ordinance No. 2019-01-008, Plan Case 2365-SU-18

Figure 1. Proposed and Existing Solar Farms



The current special use permit request is for up to 25-acres. This area includes the total project site which includes two solar arrays designed to produce a total of approximately 4.3 MW DC (megawatts direct current) of electricity (Exhibit D – Site Plan):

- North array of 4.6 acres, 1.4 MW DC production, located north of the landfill access drive, with one inverter and transformers, and approximately 2,500 solar panels in nine-foot-tall strings.
- South array of 10 acres, 2.9 MW DC production, located south of the landfill access drive, with one inverter and transformers and 5,048 solar panels in nine-foot-tall strings.
- Seven eight-foot-tall perimeter chain-link fence around each array, with access gates around the panels and inverter cabinets.
- Access the two arrays from the LRC private access drive.

The City passed a Solar Energy Text Amendment to the Urbana Zoning Ordinance on May 23, 2022, with the stated purpose to “encourage the use and development of solar energy systems as a clean, renewable energy source and to help promote local, clean jobs.” The ordinance requires the following:²

- Inverters shall be at least 150 feet from all property lines,
- compliance with State and local regulations including the Urbana Code of Ordinances,
- compliance with setback and height requirements of its zoning district.

Screening would not be required, as the proposed solar farm is more than 500 feet from the nearest residential use. Glare from the panels should be minimal, as the pebbled surface of the solar panels is designed to absorb light, not reflect it. In addition, it should not pose any aviation threat, as the project site is at least 500 feet from any public or private airport or restricted landing area. Staff recommend that the north array be at least 80 feet from the centerline of the Saline Branch Drainage Ditch, in

² Ordinance No. 2022-05-018, Plan Case 2425-T-21

accordance with an unrecorded 160-foot maintenance easement held by the Saline Drainage District. There will be no impacts to farmland, and the ballast-mounting installation for the panels will allow the site to be decommissioned and returned to its current condition with minimal permanent damage.

Construction and operation of the site would be regulated by existing relevant City and State codes. Operational noise, including that from the inverters and transformers, would be regulated by Chapter 16 “Noise and Vibrations” of the City’s Code of Ordinances, which requires that “mechanical stationary noise” be no louder than 55 dB during 10 p.m. – 7 a.m. and no louder than 60 dB during 7 a.m. – 10 p.m. The proposed inverters are specified to operate at a peak of 69 decibels (dB). They will be located at least 150 feet from property lines, allowing noise to dissipate to below the threshold level. Vegetation will be regulated by Chapter 25 “Vegetation” of the City’s Code, which addresses nuisance vegetation and maximum height.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a special use permit shall demonstrate the following:

1. *That the proposed use is conducive to the public convenience at that location.*

Similar to the nearby 20-acre solar farm, the proposed solar farm is conducive to the public convenience at the proposed location in three ways:

- a. The proposed system would redevelop 25 acres of a closed municipal landfill which would otherwise have very little opportunity for reuse. It would not consume any current or potential farmland or commercially viable property.
 - b. The proposed project would be self-contained on the site: construction would have a short-term impact on neighboring properties as materials are delivered to the site; operation should not affect neighboring properties.
 - c. The project site’s proximity to the interstate would allow easy access for construction materials and labor, and for maintenance.
2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed solar farm would be designed, constructed, operated and maintained similarly to the nearby solar farm, and include characteristics to minimize unreasonably injurious or detrimental impacts to the public:

- a. A seven-foot-tall, galvanized chain link gated fence around the array perimeter would prevent unauthorized access to the Solar Farm.
- b. The selected inverters generate noise levels below 69 decibels and will be located at least 150 feet from all property lines. Existing trees and vegetation along much of the project perimeter would further mitigate noise.
- c. No occupied structures or buildings are proposed.
- d. Access roads are designed to minimize use of external roads for internal circulation.
- e. No new lighting is expected to be installed, to avoid light pollution.

- f. Tenant will exercise reasonable diligence to not unreasonably block or hamper traffic.
 - g. Scheduled site work is only expected to occur during 7:00 a.m. – 5:00 p.m.
 - h. Very few consumables are used during operations, and very little waste is generated.
3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed solar farm would conform to the applicable regulations and standards of the AG and CRE districts and would not be out of character with the AG and CRE districts, especially given the proximity of the nearby 20-acre solar farm. As the proposed use will not require extension or expansion of any City infrastructure, installation and operation should have minimal impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.

Overview

The redevelopment of the subject property with the proposed solar farm would be beneficial to the City and meet the criteria for special use permit approval. It would be an infill redevelopment of the closed City of Urbana Landfill: a much higher and better use of the subject property than its current use as vacant land with few potential opportunities for reuse. In addition to providing a source of revenue for the city, the proposed solar farm would bring the city another step closer to implementing its Climate Action Plan, which includes Goal 3: Increase Renewable Energy Purchasing and Installation, by generating electricity without generating carbon. The proposed solar farm would be compatible with the surrounding complex of natural areas, agricultural production, municipal operations, and renewable energy generation. The required buffers and existing landscaping would mitigate noise and visual impacts to nearby uses. Overall, the proposed solar farm would be a benefit to the community if it were granted a special use permit.

In addition to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Public Input

As required by the Zoning Ordinance, staff published Legal Notice in *The News-Gazette* fifteen days prior to the Plan Commission meeting, to notify the public of the request and public hearing. Staff also sent letters to 20 neighboring property owners notifying them of the request and posted two public hearing signs on the property. Staff received no inquiries regarding the requested permit.

Summary of Findings

1. The proposed use is conducive to the public convenience at that location because it would redevelop the closed municipal landfill – a site with few other redevelopment opportunities – while creating very little impact on transportation and other infrastructure.
2. The proposed use would be designed, located, and operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare, because road access will be maintained, little waste will be generated, vegetation and noise management will comply with City regulations, site security will be implemented, and no structures other than the solar arrays, inverters, and associated peripherals will be built.
3. The character of the district would be preserved with the proposed use because installation and operation of the proposed solar farm – similar in scope and scale to the nearby solar farm – would have minimal impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.

Options

The Plan Commission has the following options in Plan Case 2513-SU-25:

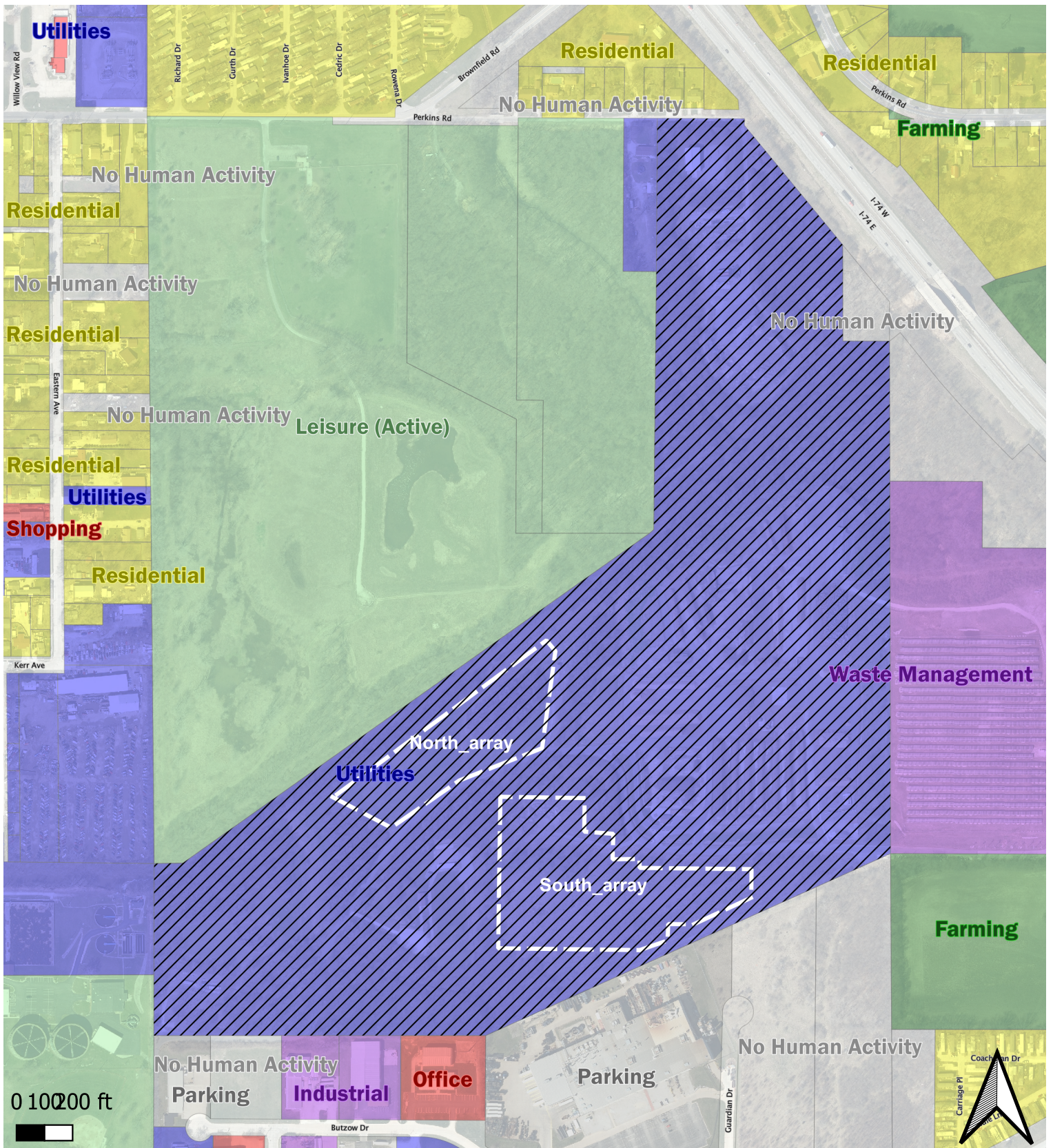
1. Recommend approval of the special use permit without any additional conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

Recommendation

Based on the evidence presented in the discussion above, and prior unanimous approval by the Plan Commission on January 5, 2023, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend APPROVAL of the proposed special use permit in Plan Case No. 2513-SU-25 for the reasons articulated above and with the following condition:

- The proposed construction and use must generally conform to the site plan submitted in this application as shown in Exhibit D: Application – Site Plan, including a minimum 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.

Exhibit A - Location & Land Use



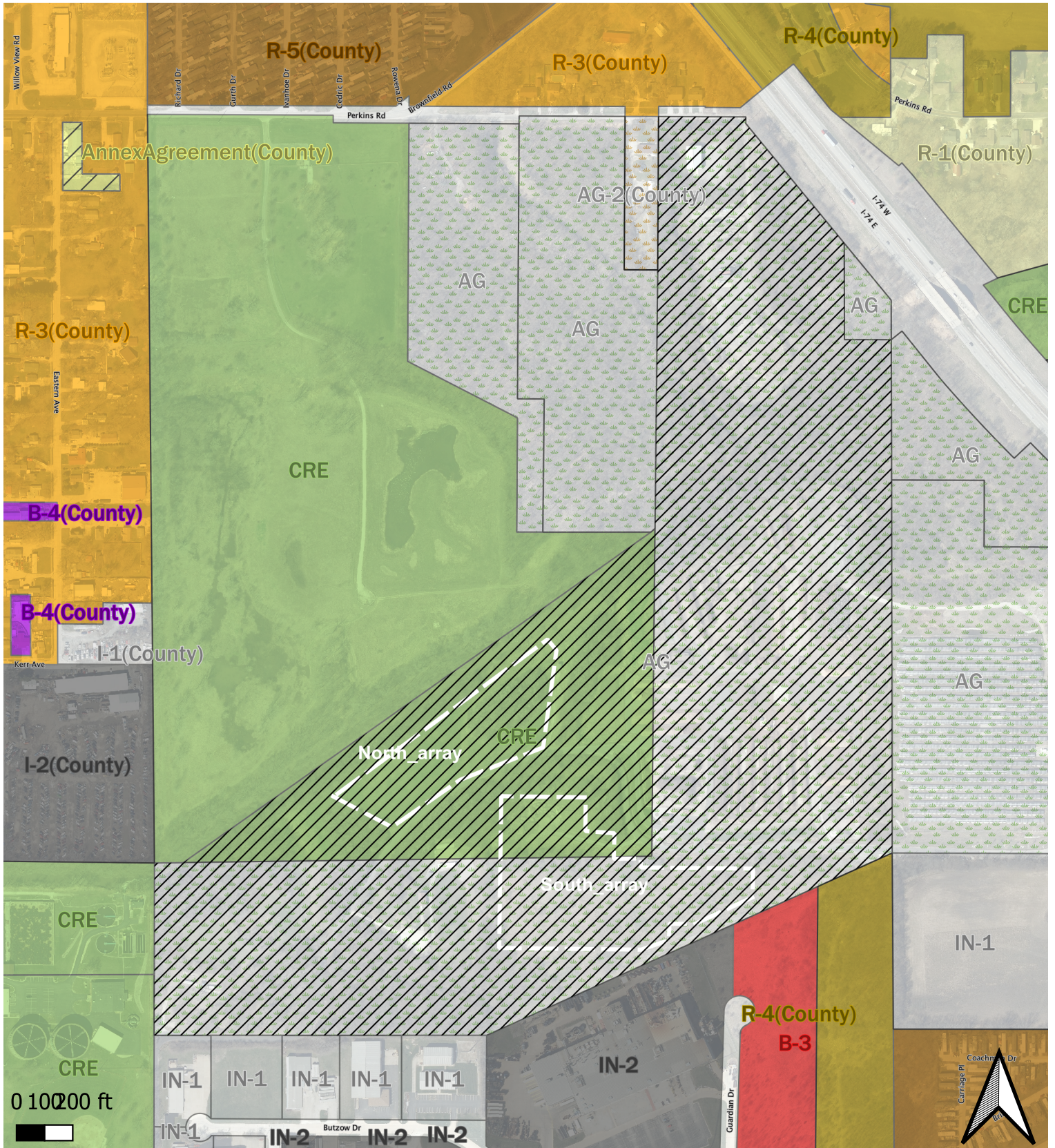
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Case: 2513-SU-25
 Subject: Solar Farm
 Location: 1210 E University Ave
 Applicant: Scott Tess

//// Subject Property

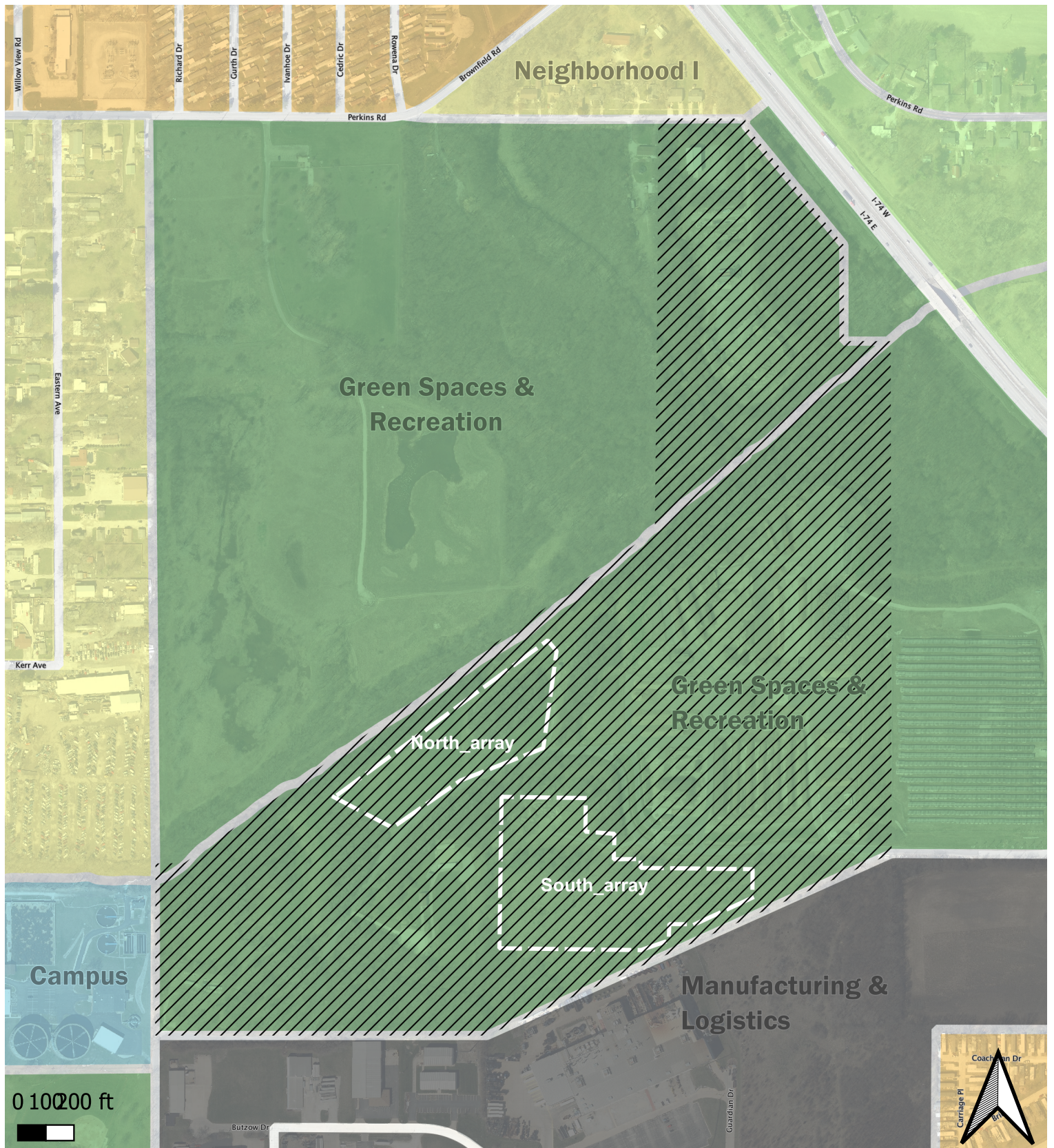
Exhibit B - Zoning



Case: 2513-SU-25
 Subject: Solar Farm
 Location: 1210 E University Ave
 Applicant: Scott Tess

//// Subject Property

Exhibit C - Place Types



Case: 2513-SU-25
Subject: Solar Farm
Location: 1210 E University Ave
Applicant: Scott Tess

//// Subject Property

Exhibit D: SUP Application with Site Plan



Application for Special Use Permit

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 10/02/25 Plan Case No. 2513-SU-25
Fee Paid - Check No. Electronic Amount \$220 Date 10/09/25

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section VII-4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Solar Farm on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Solar Star Urbana Landfill South, LLC (attn: Scott Tess) Phone: 217-384-2381

Address (street/city/state/zip code):

Email Address: 706 S. Glover Ave. Urbana, IL 61802

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1210 E University Ave., Urbana, IL 61802

PIN # of Location: 91-21-09-401-007

Lot Size: 93.02 acres

Current Zoning Designation: CRE (north part) and AG (south part)

Current Land Use (*vacant, residence, grocery, factory, etc*): Vacant, closed landfill

Proposed Land Use: Installation, operation, and maintenance of distributed-energy, ballasted fixed-tilt, ground mounted solar photovoltaic energy system

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Part of the south half of the northeast quarter and part of the north half of the southeast quarter, Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois.

3. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): Chad Tady, TotalEnergies Renewables USA

Phone: 312-841-2423

Address (*street/city/state/zip code*): 4330 Gaines Ranch Loop, Suite 100, Austin, TX 78735

Email Address:

Name of Surveyor(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

Please see enclosed Supplemental Responses

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

Please see enclosed Supplemental Responses

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

Please see enclosed Supplemental Responses

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Scott T. Lee
Applicant's Signature

10/2/25
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Exhibit D: SUP Application with Site Plan Continued



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Permit #: SUP25-000003

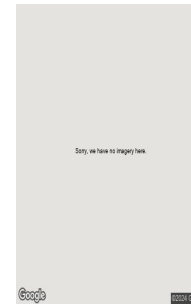
Project #: 25-003225

Status: Under Review

Balance Due: \$220.00

Address: 1210 East University Avenue 

Description: Landfill Solar Farm



Permit

Reviews

Documents

Inspections

Permit #:

SUP25-000003

Permit Type:

Special Use Permit

Sub Type:

Special Use

Issue Date:

Expiration Date:

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's

'Schedule of Fees - Excluding Liquor License Fees', which can be found at <https://www.urbanaininois.us/fees> (<https://www.urbanaininois.us/fees>).

The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up.

If you need assistance completing this form, please contact the Planning Department at Planning@urbanaininois.us (<mailto:planning@urbanaininois.us>) or (217) 384-2440.

PROPOSED USE

Describe the proposed use and its activities. In other words, what do you plan to do? Are there existing buildings you will use, change, or demolish? Will you build new buildings? What activities will take place on site, and where? If you are planning a business, what will your hours of operation be?

Current Zoning District:

CRE - Conservation-Recreation-Education

Current Land Use:

Landfill

Proposed Use:

Solar Farm

PROPERTY LEGAL DESCRIPTION

A legal description is the geographical description of a real estate property for the purpose of identifying the property for legal transactions such as deeds, mortgages and other legal documents. A legal description will refer to the name of the subdivision and the lot number.

If your legal description is long, please type "See Attached Legal Description," in the Legal Description Provided by Applicant field and upload a separate document with legal description.

Legal Description Provided by Applicant:

Part of the south half of the northeast quarter and part of the north half of the southeast quarter, Section 9, Township 19 North, Range 9 East of the Third

Principal Meridian, Champaign County, Illinois

Legal Description attachment:

PERMIT INFORMATION

Purpose for Request:

Allow Solar Farm in the AG and CRE Zoning Districts

Number of Applicants:

1

Applicant Name:

Scott Tess

OWNER INFORMATION

If the applicant is not the sole owner, please attach documentation for contact information including **name**, **email** and **phone numbers** of every owner.:

CONSULTANT INFORMATION

If you are working with an architect, engineer, surveyor, site planner, or attorney, please fill in their information below.

Architect Name, Email and Phone:

Engineer Name, Email and Phone:

Chad Tady - TotalEnergies Renewables USA chad.tady@totalenergies.com
312.841.2423

Surveyor Name, Email and Phone:

Site Planner Name, Email and Phone:

Attorney Name, Email and Phone:

REASONS FOR SPECIAL USE PERMIT

Below are the criteria that the Plan Commission will base their decision on. Your answers should be as detailed as possible.

Explain how the proposed use is conducive to the public convenience at the location of the property. In other words, why is this a good location for what you are proposing, for the overall good of the community and for people coming to the property? Is it easy to get to? Does it fill a need that is missing in the neighborhood? Are there other similar or complementary uses nearby?:

Please see Supplemental Responses

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare. In other words, how will the building and site design, and the operation of the proposed use be done so they do not cause a nuisance to the neighborhood and the community in general? Will it operate at hours similar to surrounding uses? Will it generate excessive noise, light, odor, waste, or traffic, and if so, how do you plan to deal with it?:

Please see Supplemental Responses

Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located. In other words, how well will the proposed use fit into the neighborhood? Will buildings be similar in size and scale to others in the area? Does the site layout (e.g. location of buildings and parking areas) fit in with surrounding properties?:

Please see Supplemental Responses

ATTACHMENTS

Please include any attachments relevant to your special use permit request:
supporting documents, site plans, photos, etc.:

APPLICATION - 2513-SU-25 - Submitted 10-02-2025 via Paper.pdf

CERTIFICATION

I am:

2. Authorized to make this application on behalf of the owner.

Please attach letter of authorization from owner.:

I certify all the information contained in this application form or any
attachment(s), document(s) or plan(s) submitted herewith are true to the
best of my knowledge and belief.

Agree:

Yes

I acknowledge that my electronic or digital signature on this application has
the full legal effect as that of my written signature.

Agree:

Yes

I grant permission for City staff to post a temporary yard sign on the subject
property announcing the public hearing to be held for my request.

Agree:

Yes

Applicant Signature Upload:

Signer Name:

Teri Andel on behalf of Applicant

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Exhibit D: SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

November 22, 2022

Page 1

TotalEnergies Distributed Generation USA, LLC

1414 Harbour Way South, Ste 1901

Richmond, CA 94804

November 22, 2022

City of Urbana

Community Development Department

Planning Division

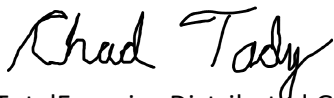
400 South Vine Street

Urbana, IL 61801

Dear Planning Division:

The City of Urbana is pursuing a solar photovoltaic project at the City's landfill site and submits this enclosed Application for a Special Use Permit along with relevant attachments on behalf of the project. The Subject Site is located near 1210 E University, Urbana, IL 61802 on Property Index Number 91-21-09-401-007. This Subject Site is approximately 10 acres and comprised of a vacant land on a closed landfill. The proposed land use is for the installation, operation, and maintenance of a distributed energy ballasted fixed tilt ground mount solar photovoltaic energy system ("Solar Farm"). The City's tenant under a lease with the developer, Solar Star Urbana Landfill South, LLC. ("Tenant" or "Developer") is responsible for the turn-key development including design, engineering, installation, interconnection, operations and maintenance.

Sincerely,



TotalEnergies Distributed Generation USA, LLC

Chad.Tady@totalenergies.com

312-841-2423

Exhibit D: SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

November 22, 2022

Page 2

Contents

- 1. Application for Special Use Permit**
- 2. Supplemental Responses**
- 3. Technical Exhibits**
 - a. Preliminary Site Plan**
 - b. Preliminary Elevation Schematic**
 - c. Preliminary Component Specifications**

Exhibit D: SUP Application with Site Plan Continued
Original Submission (2022)



**Application for
Special Use Permit**

**PLAN
COMMISSION**

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 11-22-2022 Plan Case No. 2465-SU-22
Fee Paid - Check No. 9395 Amount \$200.00 Date 11-23-2022

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section VII-4 of the Urbana Zoning Ordinance to allow (*Insert proposed use*) Solar Farm on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Solar Star Urbana Landfill South, LLC (attn: Scott Tess) Phone: (217) 384-2381
Address (street/city/state/zip code): 706 S. Glover Ave. Urbana, IL 61802
Email Address: srtess@urbanaininois.us

2. PROPERTY INFORMATION

Address/Location of Subject Site: 1210 E University Ave, Urbana, IL 61802
PIN # of Location: 91-21-09-401-007
Lot Size: approximately 93.02 acres
Current Zoning Designation: CRE (north part) and AG (south part)
Current Land Use (vacant, residence, grocery, factory, etc): Vacant, closed landfill
Proposed Land Use: Installation, operation, & maintenance of a distributed-energy, ballasted, fixed-tilt, ground-mounted solar photovoltaic energy system
Legal Description (*If additional space is needed, please submit on separate sheet of paper*):
Part of the south half of the northeast quarter and part of the north half of the southeast quarter, Section 9, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois.

Exhibit D: SUP Application with Site Plan Continued Original Submission (2022)

3. CONSULTANT INFORMATION

Name of Architect(s):

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): Chad Tady, Total Energies Renewables USA **Phone:** 312-841-2423

Address (*street/city/state/zip code*): 1414 Harbour Way South, Suite 1901, Richmond CA 94804

Email Address: Chad.Tady@totalenergies.com

Name of Surveyor(s):

Address (*street/city/state/zip code*): Email Address:

Name of Professional Site Planner(s): Address (*street/city/state/zip code*): Email Address:

Name of Attorney(s):

Address (*street/city/state/zip code*): Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

Please see enclosed Supplemental Responses

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

Please see enclosed Supplemental Responses

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

Please see enclosed Supplemental Responses

Exhibit D: SUP Application with Site Plan Continued
Original Submission (2022)

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Scott Frazee
Applicant's Signature

11/22/22
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Exhibit D: SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

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Supplemental Responses

The following are responses to Section 4. Reasons for Special Use Permit of the application.

Explain how the proposed use is conducive to the public convenience at the location of the property.

The proposed use of a Solar Farm at this Subject Site is conducive to the public in several direct and indirect ways. Indirectly, this Solar Farm Special Use Permit would allow the City to benefit from additional lease revenues and reduced electricity operating costs which will benefit the public tax payers and those who receive services from the City. Directly, the proposed use of the Solar Farm at this Subject Site is conducive to the public because of the minimal impact at the Subject Site and surrounding area. The preliminary design and arrangement with the Developer of the Solar Farm includes the following attributes which result in little impact to the public.

- A seven (7) foot tall galvanized, nine (9) gauge, two (2) inch mesh fencing and chain link fence-with gate around the array perimeter is included to prevent access to the Solar Farm.
- Inverter selection has considered noise levels and the preliminary inverters noise level will be below 69 decibels based on sound pressure level at a distance of 1 meter. Inverters have strategically been located towards the center of the Subject Site center of the Subject Site, approximately 300 ft or more from public areas beyond the Subject Site and the existing Landscape Recycling Center. Furthermore, there are existing trees and vegetation along much of the perimeter of the site to eliminate any noise.
- The Solar Farm preliminary design includes a ballasted ground mount system with the height of approximately nine (9) feet from the ground surface and with no moving parts.
- No occupied structures or buildings are included in the Solar Farm which minimizes impact to the Subject Site and surrounding area.
- Access roads in the preliminary design have been designed to minimize use of external roads for access within the Solar Farm.
- No new lighting is expected to be installed to avoid light pollution.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

The Solar Farm design, commercial arrangements, installation, operations and maintenance include the following characteristics which will result in no unreasonably injurious or detrimental impacts to the public.

Exhibit D: SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

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- Tenant will exercise reasonable diligence not to unreasonably block any such road or otherwise hamper or encumber any vehicular, bicycle or pedestrian traffic on any such road, except as reasonably necessary.
- Scheduled site work is only expected to occur during the hours of 7:00 AM to 5:00 PM.
- During installation, the Tenant will provide a temporary portable toilet and temporary dumpster for all Solar Farm installation waste. During operations, very few consumables are used and very little waste is generated. Operational waste will be handled and disposed of by the Tenant if and when it is resulting from Solar Farm use.
- Tenant may remove, trim, prune, top or otherwise control the growth of any tree, shrub, plant or other vegetation located on the Subject Site. Vegetation management within the array area of the Solar Farm will be the responsibility of the Tenant and will include manual means (e.g. mowing and cutting), and chemical or other means.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

The proposed use of the Solar Farm will satisfy and conform with the following codes and standards.

- City of Urbana 2021 Zoning Ordinance
- City of Urbana Building, Fire, and Flood Safety Codes - Chapter 5 Urbana City Code
- City of Urbana Electrical Code Requirements - The 2008 National Electrical Code
- City of Urbana Fence Requirements - Chapter 7 Urbana City Code
- IEEE 929-2000, “Recommended Practice for Utility Interface of Photovoltaic Systems”; and
- UL Subject 1741, “Standard for Static Inverters and Charge Controllers for use in Photovoltaic Power Systems”
- ANSI C12.1-2008; (electricity metering)
- ASME PTC 50 (solar PV performance)
- ANSI Z21.83 (solar PV performance and safety)
- NFPA 70 (including NFPA 70E Arc flash)
- IEEE 1547 (interconnections)

Furthermore, the proposed use of the Solar Farm’s design, products, and installation will comply with the following industry standards, wherever applicable:

- Electronic Industries Association (EIA) Standard 569

Exhibit D: SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

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- Illumination Engineering Society of North America (IESNA) Lighting Standards
- Institute of Electrical and Electronics Engineers (IEEE) Standards
- National Electrical Manufacturers Association (NEMA)
- National Electric Code (NEC)
- Insulated Power Cable Engineers Association (IPCEA)
- Certified Ballast Manufacturers Association (CBMA)
- Underwriters Laboratories, Inc. (UL)
- National Fire Protection Association (NFPA)
- Utility(s) Requirements
- American National Standards Institute (ANSI)
- Occupational Health and Safety Administration (OSHA)
- American Disabilities Act (ADA)
- American Society for Testing and Materials (ASTM)
- National Electrical Contractors Association (NECA)
- National Electrical Testing Association (NETA)

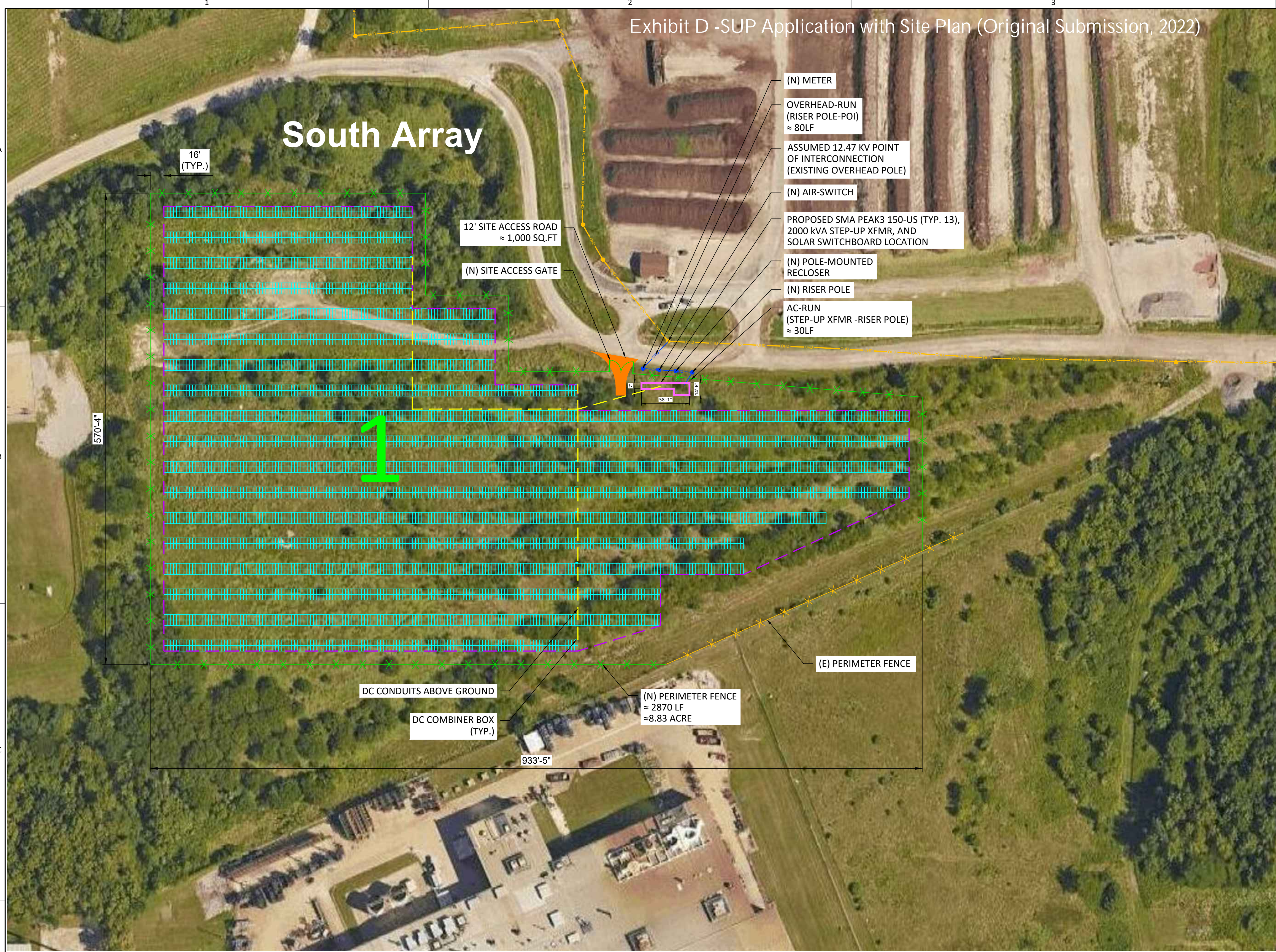
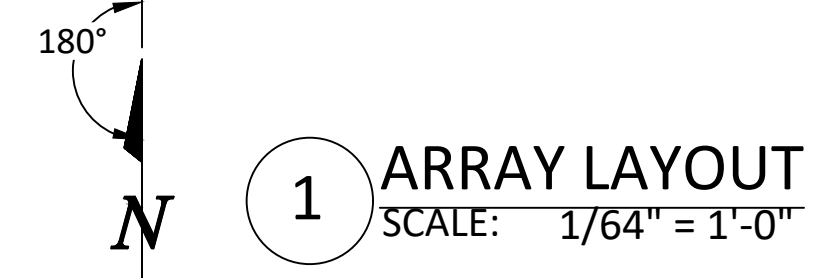


Exhibit D -SUP Application with Site Plan (Original Submission, 2022)

South Array

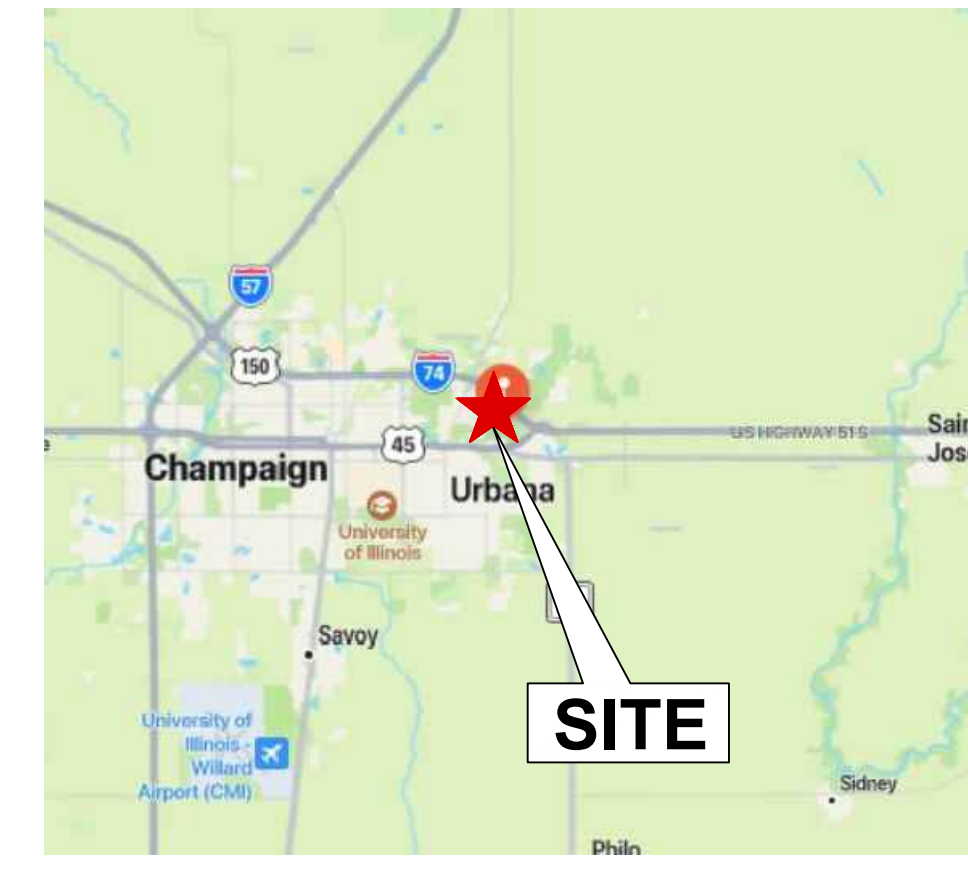
1

- NOTES:**
- 105 MPH WIND ZONE (ASCE 7-10) CATEGORY I, EXPOSURE C
 - SNOWLOAD 20 PSF, ELEVATION 749'
 - ARRAY SHOWN ON : AERIAL IMAGE
 - BALLASTED FOUNDATIONS FOR RACKING REQUIRED
 - ALL TREES WITHIN ARRAY BOUNDARY, AND THOSE WHICH WILL SHADE THE ARRAY, NEED TO BE REMOVED PRIOR TO INSTALLATION
 - MAXIMUM PANEL HEIGHT FROM GRADE: 8'-10"
 - TOTAL NO. OF NEW UTILITY POLES: 4
 - NEW UTILITY POLE-TO-POLE DISTANCE: 20 FT

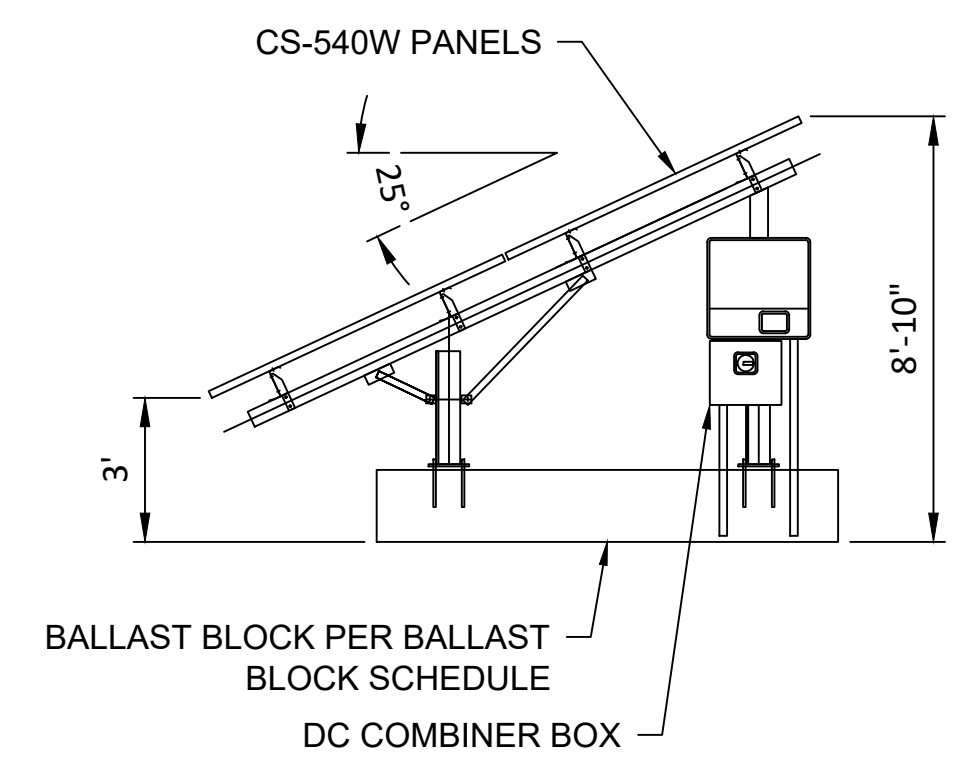


Technical Exhibit: Preliminary Site Plan

SOLAR SWITCHBOARD	BLOCK	# MODULE	#STRING	KW (DC)	36 INPUT CB (W/ 16 STR)	SHP_150_US_20	AC SYSTEM SIZE (KW)	TILT (°)	GCR	CSI AZIMUTH (°)	PLANE AZIMUTH (°)	DC RUN (CB-INV)
SSB	1	5408	208	2920.32	13	13	1950	25	0.44	180	0	385,320,285,250,215,180,145,110,75,140,370,435,500



VICINITY MAP:
LATITUDE: 40.121152°
LONGITUDE: -88.185529°



SCHEMATIC DIAGRAM

LEGEND:

- PROPOSED AC STATION
- PROPOSED POINT OF INTERCONNECTION
- AC CONDUITS (SSB-POI)
- AC CONDUITS (SPB-SSB)
- DC CONDUITS (DC DISCONNECT-INV)
- EXISTING OVERHEAD LINE
- NEW OVERHEAD LINE
- EXISTING UTILITY POLE
- NEW UTILITY POLE

PROJECT SUMMARY		GFT
TOTAL # OF MODULE		5408
STRING LENGTH		26
MODULE TYPE		3RD PARTY 540W
# OF SMA PEAK 3 INVERTER		13
DC SYSTEM SIZE (kW)		2920.32
AC SYSTEM SIZE (KW)		1950.00

THE PROPOSED ARRAY LAYOUT SHOWN IS DESIGNED TO FIT EXISTING CONDITIONS AS THEY ARE DESCRIBED ON THIS DRAWING. LAYOUT AND QUANTITIES ARE SUBJECT TO CHANGE BASED ON TOTAL ENERGIES VERIFICATION OF ACTUAL SITE CONDITIONS.

TIER 1

PROJECT DEVELOPER

TOTALENERGIES RENEWABLES, USA
1201 LOUISIANA STREET, SUITE 1800
77002 - HOUSTON - USA

ENGINEER'S STAMP

URBANA PHASE 2 - RFQ #2122-11
CITY OF URBANA LANDFILL PH2
1210 E UNIVERSITY AVE
URBANA, IL 61802

ARRAY LAYOUT

REV	DESIGN #	DESCRIPTION	DATE	DB	CB	AR	TC	INC	TC
A	D-0120691	PROPOSAL	04-22-22						
B	D-0129727	CHANGE MODULE TYPE	11-2-22						

OPPORTUNITY	0002496695
PROJECT	---

0 1/2" 1"

IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE

SHEET

AL1

Exhibit D - SUP Application with Site Plan (Original Submission, 2022)




1414 HARBOUR WAY SOUTH
RICHMOND, CA 94804 USA
(510) 540 - 0550

This document contains proprietary information. Reproduction, distribution, or other use without the written authority of SunPower Corporation is strictly prohibited.

Fence line perimeter
~2,300 feet; enclosed
area ~4.55 acres

North Array

Overhead generation
tie-in to third-party
behind the meter
interconnection

ANNOTATION LEGEND:

-  Text
-  Call-out
-  Overhead AC Gen-Tie
-  AC Station
-  Fence Line

Project Summary

System Size: 1,354 kWp
System Type: Ground fixed tilt ballasted
Tilt: 25°
Row Spacing: 18.77 ft (~0.50 GCR)
Module: Tier 1 Bi-facial 540W

Urbana Phase 2B
City of Urbana Landfill Phase 2B

Exhibit D - SUP Application with Site Plan Continued

City of Urbana Planning Division – SUP Application for Solar Farm

November 22, 2022

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Preliminary Elevation Schematic

Components, dimensions, structures and design subject to change

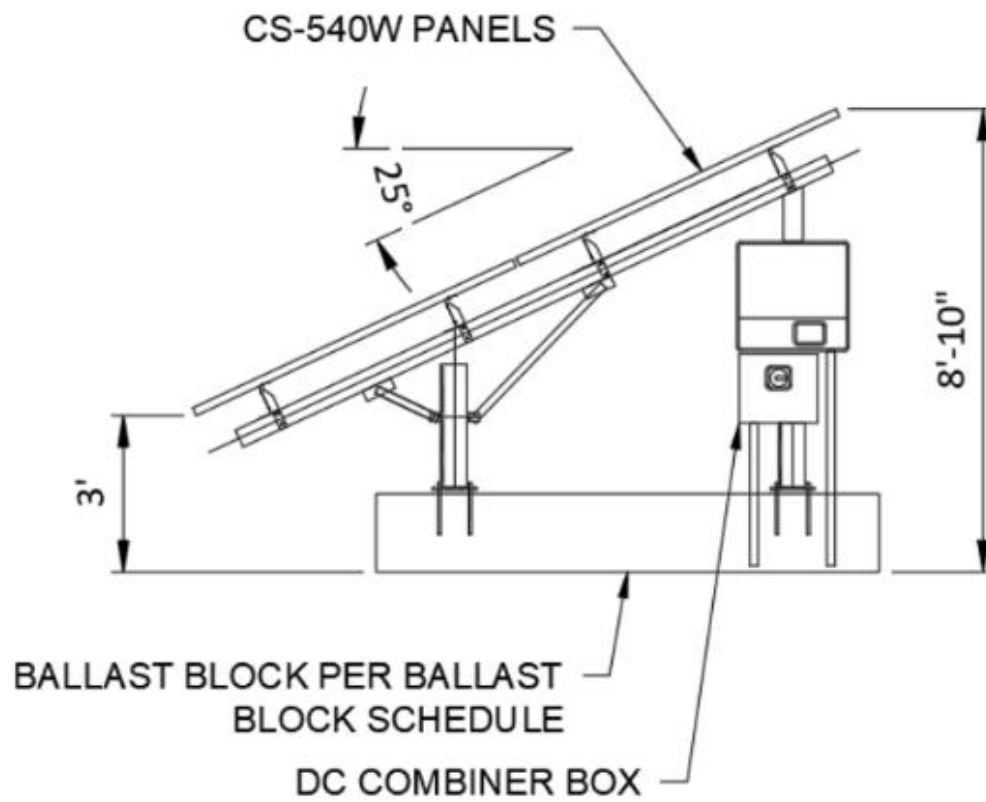


Exhibit E – Site Photos & Satellite Renderings



Figure 1. Project site from north (GoogleMaps)



Figure 2. Project site from north; Flex-n-Gate in background.

Exhibit F – Council Memo Plan Case: 246-SU-22



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Sheila Dodd, Interim Community Development Services Director
Marcus Ricci, AICP, Planner II

DATE: January 12, 2023

SUBJECT: **AN ORDINANCE APPROVING A SPECIAL USE PERMIT** (Solar Farm at 1210 E. University Ave. / Plan Case 2465-SU-22)

Introduction

Scott Tess, on behalf of the City of Urbana, requests a special use permit to allow TotalEnergies Renewable USA (TotalEnergies) to install, operate, and maintain a 15-acre Solar Farm. The City of Urbana owns the closed landfill at 901 North Smith Road, which extends westward to the proposed site, generally located at 1210 East University Avenue. The City and TotalEnergies have entered into an agreement giving the company the option to lease all or part of the property to install, operate, and maintain a ground-mounted solar energy system at this site. According to Table V-1, Table of Uses, a Solar Farm is permitted with a special use permit in the AG – Agriculture and the CRE – Conservation-Recreation-Education zoning districts, which make up the site.

At its January 5, 2023, meeting, the Plan Commission held a public hearing on this case. No members of the public spoke regarding the case. **The Plan Commission voted unanimously, with four ayes and zero nays, to recommend that City Council approve the special use permit with one condition.** Staff request that this case be placed on the City Council Consent Agenda.

Background

Description of the Site and Surrounding Properties

The project site is located between East Perkins Road and Butzow Drive, west of Interstate 74 and east of the Landfill Recycling Center access drive. It is on a portion of the closed municipal landfill complex, which operated from the 1920's until it was closed in 1988 (Exhibit A). Table 1 on the following page identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties (Exhibits A, B, and C).

Proposed Use

The proposed solar farm is the second phase of the development of solar energy systems at the closed City landfill. According to Scott Tess, Urbana's Sustainability and Resiliency Officer, the City solicits vendors to develop solar arrays on the closed landfill to help replace fossil fuels with clean, renewable energy. The State of Illinois has ambitious goals to expand renewable energy production, and closed

landfills are ideal locations for such developments since they have few other uses. TotalEnergies would design, install, operate, and maintain the solar farm, and put the electricity produced directly onto the electrical grid to be sold to the commercial electricity market. In 2018, Council approved a special use permit allowing the construction and operation of a 20-acre solar farm approximately 500 feet east of the proposed project site (see Figure 1).¹ Construction of that solar farm is complete and it is fully operational.

Table 1. Zoning, Current Land Use, and Future Land Use Designation

	Zoning	Existing Land Use	Future Land Use
Site	AG, Agriculture (south) & CRE, Conservation-Recreation-Education (north)	Closed landfill	Heavy Industrial
North	AG, Agriculture; CRE, Conservation-Recreation-Education	Perkins Road Park; Judge Webber Park	Park; Heavy Industrial
East	AG, Agriculture	Landscape Recycling Center; solar farm	Heavy Industrial
South	IN-1, Industrial; IN-2, Heavy Industrial; B-3, General Business; County R-4, Multiple Family Residence	Guardian West/Flex-n-Gate manufacturing; undeveloped land	Heavy Industrial
West	AG, Agriculture	Municipal police firing range and fire services training range; undeveloped land	Heavy Industrial; then Institutional

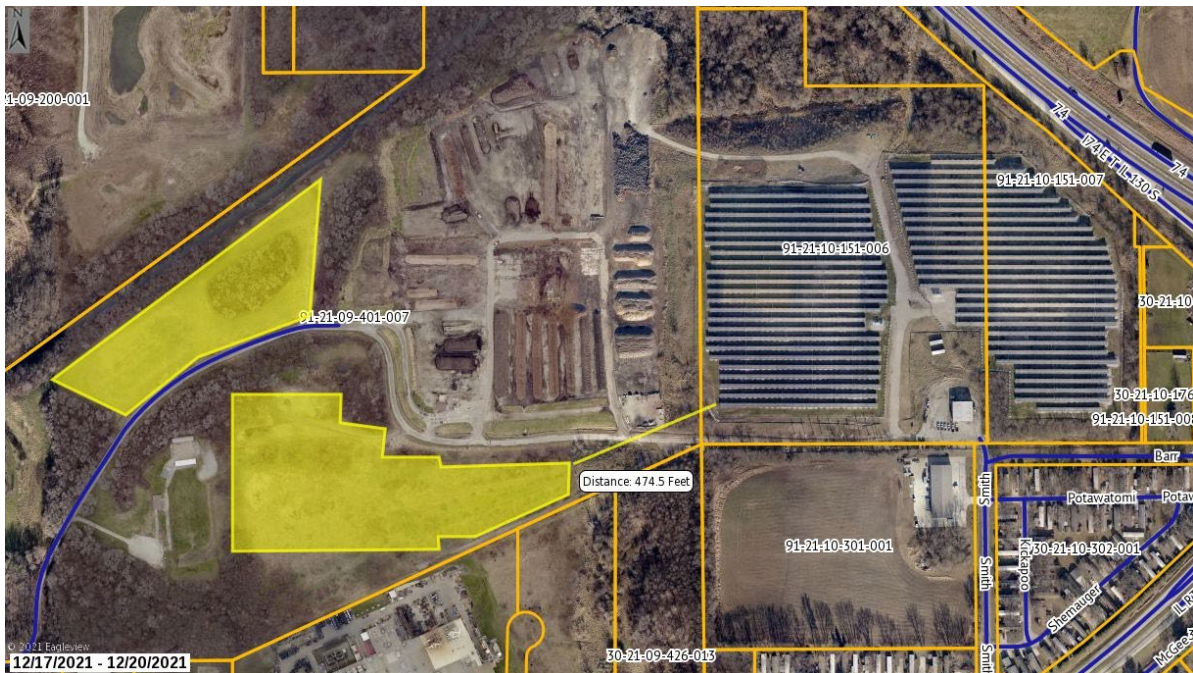


Figure 1. Proposed and Existing Solar Farms

¹ Ordinance No. 2019-01-008, Plan Case 2365-SU-18

The current special use permit request is for 15 acres. This area includes the total project site which includes two solar arrays designed to produce a total of approximately 4.3 MW DC (megawatts direct current) of electricity (Exhibit D – Site Plan):

- north array of 4.6 acres, 1.4 MW DC production, located north of the landfill access drive, with one inverter and transformers, and approximately 2,500 solar panels in nine-foot-tall strings
- south array of 10 acres, 2.9 MW DC production, located south of the landfill access drive, with one inverter and transformers and 5,048 solar panels in nine-foot-tall strings
- seven-foot-tall perimeter chain-link fence around each array, with access gates around the panels and inverter cabinets
- access the two arrays from the LRC private access drive

The City passed a Solar Energy Text Amendment to the Urbana Zoning Ordinance on May 23, 2022, with the stated purpose to “encourage the use and development of solar energy systems as a clean, renewable energy source and to help promote local, clean jobs.” The Ordinance requires the following:²

- inverters shall be at least 150 feet from all property lines,
- compliance with State and local regulations including the Urbana Code of Ordinances,
- compliance with setback and height requirements of its zoning district.

Screening would not be required, as the proposed solar farm is more than 500 feet from the nearest residential use. Glare from the panels should be minimal, as the pebbled surface of the solar panels is designed to absorb light, not reflect it. In addition, it should not pose any aviation threat, as the project site is at least 500 feet from any public or private airport or restricted landing area. Staff recommend that the north array be at least 80 feet from the centerline of the Saline Branch Drainage Ditch, in accordance with an unrecorded 160-foot maintenance easement held by the Saline Drainage District. There will be no impacts to farmland, and the ballast-mounting installation for the panels will allow the site to be decommissioned and returned to its current condition with minimal permanent damage.

Construction and operation of the site would be regulated by existing relevant City and State codes. Operational noise, including that from the inverters and transformers, would be regulated by Chapter 16 “Noise and Vibrations” of the City’s Code of Ordinances, which requires that “mechanical stationary noise” be no louder than 55 dB during 10 p.m. – 7 a.m. and no louder than 60 dB during 7 a.m. – 10 p.m.. The proposed inverters are specified to operate at a peak of 69 decibels (dB) (Exhibit D – Specifications). They will be located at least 150 feet from property lines, allowing noise to dissipate to below the threshold level. Vegetation will be regulated by Chapter 25 “Vegetation” of the City’s Code, which addresses nuisance vegetation and maximum height.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a special use permit shall demonstrate the following:

² Ordinance No. 2022-05-018, Plan Case 2425-T-21

1. *That the proposed use is conducive to the public convenience at that location.*

Similar to the nearby 20-acre solar farm, the proposed solar farm is conducive to the public convenience at the proposed location in three ways:

- The proposed system would redevelop 15 acres of a closed municipal landfill that would otherwise have very little opportunity for reuse. It would not consume any current or potential farmland or commercially-viable property.
- The proposed project would be self-contained on the site: construction would have a short-term impact on neighboring properties as materials are delivered to the site; operation should not affect neighboring properties.
- The project site's proximity to the interstate would allow easy access for construction materials and labor, and for maintenance.

2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed solar farm would be designed, constructed, operated and maintained similarly to the nearby solar farm, and include characteristics to minimize unreasonably injurious or detrimental impacts to the public:

- A seven-foot-tall, galvanized chain link gated fence around the array perimeter would prevent unauthorized access to the Solar Farm.
- The selected inverters generate noise levels below 69 decibels and will be located at least 150 feet from all property lines. Existing trees and vegetation along much of the project perimeter would further mitigate noise.
- No occupied structures or buildings are proposed.
- Access roads are designed to minimize use of external roads for internal circulation.
- No new lighting is expected to be installed, to avoid light pollution.
- Tenant will exercise reasonable diligence to not unreasonably block or hamper traffic.
- Scheduled site work is only expected to occur during 7:00 a.m. – 5:00 p.m.
- Very few consumables are used during operations, and very little waste is generated.

3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed solar farm would conform to the applicable regulations and standards of the AG and CRE districts and would not be out of character with the AG and CRE districts, especially given the proximity of the nearby 20-acre solar farm. As the proposed use will not require extension or expansion of any City infrastructure, installation and operation should have minimal impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.

Overview

The redevelopment of the subject property with the proposed solar farm would be beneficial to the City and meet the criteria for special use permit approval. It would be an infill redevelopment of the closed City of Urbana Landfill: a much higher and better use of the subject property than its current use as vacant land with few potential opportunities for reuse. In addition to providing a source of

revenue for the City, the proposed solar farm would bring the City another step closer to implementing its Climate Action Plan, which includes Goal 3: Increase Renewable Energy Purchasing and Installation, by generating electricity without generating carbon. The proposed solar farm would be compatible with the surrounding complex of natural areas, agricultural production, municipal operations, and renewable energy generation. The required buffers and existing landscaping would mitigate noise and visual impacts to nearby uses. Overall, the proposed solar farm would be a benefit to the community if it were granted a special use permit.

In addition to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Public Input

As required by the Zoning Ordinance, staff published Legal Notice in *The News-Gazette* 15 days prior to the Plan Commission meeting, to notify the public of the request and public hearing. Staff also sent letters to 18 neighboring property owners notifying them of the request, and posted two public hearing signs on the property. Staff received no inquiries regarding the requested permit.

Plan Commission

The Urbana Plan Commission discussed the proposed special use permit at its January 5, 2023, meeting (Exhibit F – Plan Commission Meeting Minutes – DRAFT). Discussion focused on the extent of floodplain on the property and the recommended condition to the permit. The commission voted unanimously, with four ayes and zero nays, to recommend that City Council approve the proposed special use permit.

Summary of Findings

1. The City of Urbana has requested a special use permit to allow a Solar Farm on the property near 1210 East University Avenue.
2. The proposal calls for an approximately 15-acre renewable energy system to generate electricity via a system of solar photovoltaic panels, inverters, and transformers. A Solar Farm is permitted in the AG, Agriculture and CRE, Conservation-Recreation-Education zoning district with a Special Use Permit.
3. The proposed use is conducive to the public convenience at that location, because it would

redevelop the closed municipal landfill – a site with few other redevelopment opportunities – while creating very little impact on transportation and other infrastructure.

4. The proposed use would be designed, located, and operated so that it will not be unreasonably injurious or detrimental to the districts in which it shall be located, or otherwise injurious to the public welfare, because road access will be maintained, little waste will be generated, vegetation and noise management will comply with City regulations, site security will be implemented, and no structures other than the solar arrays, inverters, and associated peripherals will be built.
5. The character of the district would be preserved with the proposed use because installation and operation of the proposed solar farm – similar in scope and scale to the nearby solar farm – would have minimal impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.
6. At the January 5, 2023, meeting, the Urbana Plan Commission held a public hearing and voted unanimously, with four ayes and zero nays, to forward the case to the City Council with a recommendation to approve the special use permit with one condition.

Options

City Council has the following options in **Plan Case No. 2465-SU-22**:

1. **Approve** the special use permit based on the findings in this memo; or
2. **Approve** the special use permit with certain terms and conditions, and if so, articulate all terms and conditions, and findings; or
3. **Deny** the special use permit, and if so, articulate findings supporting the denial.

Recommendation

At its January 5, 2023, meeting, the Urbana Plan Commission voted four ayes to zero nays to forward this case to Urbana City Council with a recommendation to APPROVE the request, with one condition. City staff likewise recommends approval with the following condition:

- The proposed construction and use must generally conform to the site plan submitted in this application as shown in Exhibit D: Application – Site Plan, including a minimum 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.

Attachments: Exhibit A: Location & Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: SUP Application with Site Plan
Exhibit E: Site Photos & Satellite Renderings
Exhibit F: Plan Commission Meeting Minutes – DRAFT (dated January 5, 2023)

CC: Scott Tess, City of Urbana, Applicant
Chad Tady, TotalEnergies Renewable USA, Developer

Exhibit G – Recorded Document

Recording Cover Sheet

**AN ORDINANCE APPROVING A SPECIAL USE
PERMIT
(Solar Farm at 1210 E. University Ave./ Plan Case 2465-
SU-22 - City of Urbana)
[Ordinance No. 2023-01-003]**

2023R01995
REC ON: 02/21/2023 09:01:01 AM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 51.00
RHSPS FEE:
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES: 7

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

ORDINANCE NO. 2023-01-003

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(Solar Farm at 1210 E. University Ave. / Plan Case 2465-SU-22 – City of Urbana)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, the City of Urbana has petitioned the City for approval of a Special Use Permit to allow TotalEnergies Renewable USA to construct, operate, and maintain a Solar Energy System in the AG, Agriculture and CRE, Conservation-Recreation-Education Zoning Districts, which is permitted in said districts with a Special Use Permit; and

WHEREAS, the proposed use is conducive to the public convenience at this location because it would redevelop the closed municipal landfill while creating very little impact on transportation and other infrastructure; and

WHEREAS, the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for properties in the AG, Agriculture, and CRE, Conservation-Recreation-Education, Zoning Districts and preserves the essential character of the districts, in which it shall be located; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on January 5, 2023, and voted with four (4) ayes and zero (0) nays to forward Plan Case 2465-SU-22 to the Urbana City Council with a recommendation to approve the request for a special use permit, subject to the condition specified in Section 1 herein; and

WHEREAS, approval of the special use permit, with the condition set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that section of the ordinance; and

WHEREAS, the City Council, after due consideration, finds that approving a special use permit as herein provided is in the best interests of the residents of the City and is desirable for the welfare of the City's government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

An Ordinance is hereby enacted and a special use permit is hereby approved to allow construction and operation of a Solar Farm in the AG, Agriculture, and CRE, Conservation-Recreation-Education, Zoning Districts with the following condition:

- Construction and use must generally conform to the attached site plan entitled “Urbana Phase 2 – RFQ #2122-11 City of Urbana Landfill PH2” dated 12/19/2022 (Attachment 1), including a minimum 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.

Legal Description for the land commonly known as 1210 East University Avenue:

Part of the south half of the northeast quarter and part of the north half of the southeast quarter, Section 9, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois.

Part of P.I.N. 91-21-09-401-007

Commonly known as 810 East Perkins Road

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this

Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 23rd day of January, 2023.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

NAYS: None

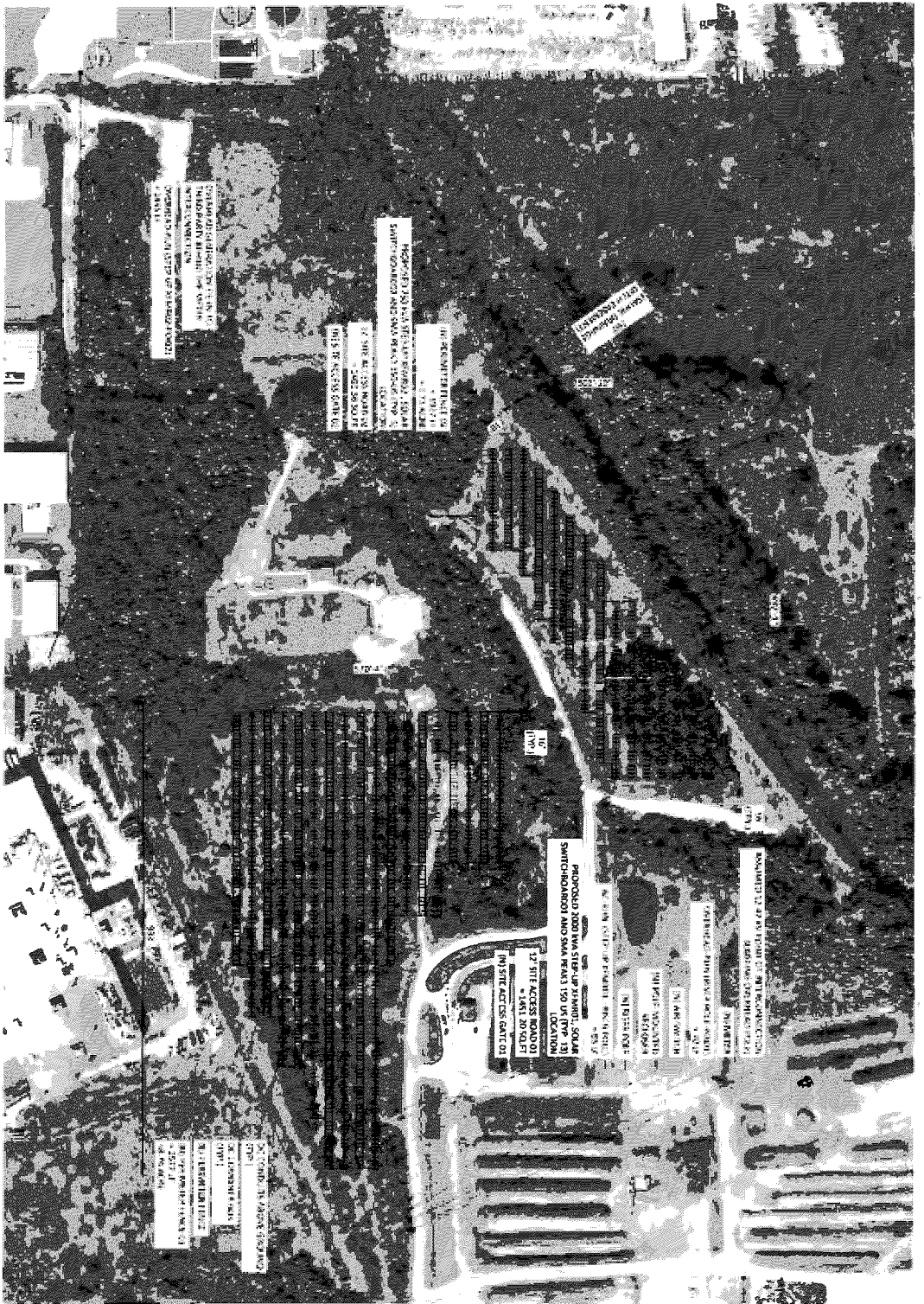
ABSTENTIONS: None



Phyllis D. Clark
Phyllis D. Clark, City Clerk

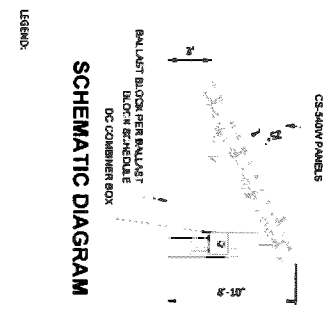
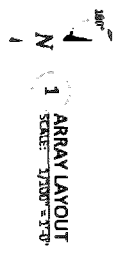
APPROVED BY THE MAYOR this 24th day of January, 2023.

Diane Wolfe Marlin
Diane Wolfe Marlin, Mayor



- NOTES:
1. 10% WINDWARD 20% WGS - 140% DIRECTION 1, WINDSPEED C
 2. SHOWN GRID 20 FEET ELEVATION PER
 3. ARRAY SHOWN ON AERIAL IMAGE
 4. BALUSTED FOUNDATIONS FOR PILING REQUIRED
 5. ALL PILING TO BE RECORDED PRIOR TO INSTALLATION
 6. MAXIMUM PANEL HEIGHT FROM GRADE: 8' 3"
 7. TOTAL W/O NEW UTILITY POLES: 4
 8. NEW UTILITY POLE-COMPILE DISTANCE: 20 FT

NO.	COLLAR	AMPOULE	ESTIMATES	REV	56 BENTLEY EQ	SHP 2501 US 20	AC SYSTEM SIZE (KW)	INVERTER SIZE (KW)	PIVOT POINTS	INVERTER SIZE (KW)	INVERTER SIZE (KW)	INVERTER SIZE (KW)
1	7500	5400	210	001	25000.00	1.4	1940	72	0.46	480	480	480
2	7500	5400	210	001	25000.00	1.4	1940	72	0.46	480	480	480



LEGEND:

- PROPOSED AC STATION
- PROPOSED POINT OF INTERCONNECTION
- AC CONDUITS (50% R/O)
- DC CONDUITS (50% R/O)
- POSTING OVERHEAD LINE
- NEW OVERHEAD LINE
- EXISTING UTILITY POLE
- NEW UTILITY POLE

SCHEMATIC DIAGRAM

PROPOSED 2000VA STUMP REMOVAL SQUARE SWITCHBOARD AND SMA PANEL 150 US (TYP 13) LOCATION

IN SITE ACCESS ROAD 12' WIDE * 1461.20' LONG

IN SITE ACCESS GATE 10

IN SITE ACCESS ROAD 12' WIDE * 1461.20' LONG

IN SITE ACCESS GATE 10

IN SITE ACCESS ROAD 12' WIDE * 1461.20' LONG

IN SITE ACCESS GATE 10

REVISIONS

REV	DATE	DESCRIPTION
1	01/11/20	ISSUED FOR PERMIT
2	01/11/20	ISSUED FOR PERMIT
3	01/11/20	ISSUED FOR PERMIT
4	01/11/20	ISSUED FOR PERMIT

URBANA PHASE 2 - RFQ #2122-11
CITY OF URBANA LANDFILL PH2

ARRAY LAYOUT

PROJECT: 0000000000

DATE: 01/11/20

SCALE: 1:2500

PROJECT: 0000000000

DATE: 01/11/20

SCALE: 1:2500

PROJECT: 0000000000

DATE: 01/11/20

SCALE: 1:2500

PROJECT: 0000000000

DATE: 01/11/20

SCALE: 1:2500

PROJECT: 0000000000

DATE: 01/11/20

SCALE: 1:2500

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:


AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(Solar Farm at 1210 E. University Ave./ Plan Case 2465-SU-22 - City of Urbana)

approved by the City Council of the City of Urbana, Illinois, on the 24th day of January, AD, 2023, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 17th day of February, AD, 2023.





Phyllis D. Clark, City Clerk



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 24th day of January 2023 the City Council of the City of Urbana passed and approved Ordinance No. 2023-01-003 entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
(Solar Farm at 1210 E. University Ave./ Plan Case 2465-SU-22 - City of Urbana)**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2023-01-003 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 24th day of January 2023, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 24th day of January, 2023.



Phyllis D. Clark, City Clerk