

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]**

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.

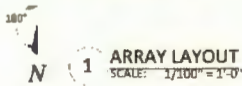
Diane Wolfe Marlin
Diane Wolfe Marlin, Mayor

ATTACHMENT 1



NOTES:

1. 105 MPH WIND ZONE (ASCE 7-10) CATEGORY I, EXPOSURE C
2. SNOWLOAD 20 PSF, ELEVATION 749'
3. ARRAY SHOWN ON AERIAL IMAGE
4. BALLASTED FOUNDATIONS FOR RACKING REQUIRED
5. ALL TREES WITHIN ARRAY BOUNDARY, AND THOSE WHICH WILL SHADE THE ARRAY, NEED TO BE REMOVED PRIOR TO INSTALLATION
6. MAXIMUM PANEL HEIGHT FROM GRADE: 8' 10"
7. TOTAL NO. OF NEW UTILITY POLES: 4
8. NEW UTILITY POLE-TO-POLE DISTANCE: 20 FT



POI	SOLAR SWITCHBOARD	# MODULE	# STRING	RW (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)
POK01	SSB01	5408	208	2920.32	13	13	1950	25	0.44	180	0	745, 680, 620, 640, 575, 545, 515, 485, 455, 425, 390, 360, 330
POK02	SSB02	2080	80	1123.2	5	5	750	25	0.44	180	0	640, 575, 485, 385, 300
	TOTAL	7488	288	4043.52	18	18	2700.00					

PROJECT DEVELOPER
TotalEnergies

101 ALBANY, FL 32315-1501, USA
5700 G. BARRON ST, FT. MYERS, FL 33907, USA
7802 - P.O. BOX 11214 - USA

DATE: 08/24/2022
REV: 01
PROJECT: 2700 URBANA VAP
DRAWING: 2700 URBANA VAP
SHEET: 0002/06695

PROJ. NO. 2700 URBANA VAP
SHEET NO. 0002/06695

DATE: 08/24/2022
REV: 01
PROJECT: 2700 URBANA VAP
DRAWING: 2700 URBANA VAP
SHEET: 0002/06695

SITE

VICINITY MAP:
LATITUDE: 40.123152°
LONGITUDE: 88.185529°

SCHEMATIC DIAGRAM

LEGEND:

- PROPOSED AC STATION
- PROPOSED POINT OF INTERCONNECTION
- AC CONDUITS (5SR-POI)
- DC CONDUITS (CB-INV)
- POSTING OVERHEAD LINE
- NEW OVERHEAD LINE
- EXISTING UTILITY POLE
- NEW UTILITY POLE

TIER 1

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

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

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