



**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE MINUTES**  
**County of Champaign, Urbana, Illinois**

**MINUTES** – Approved as Distributed April 9, 2026

---

**DATE:** Thursday, February 5, 2026  
**TIME:** 6:30 p.m.  
**PLACE:** Shields-Carter Meeting Room  
Bennett Administrative Center  
102 E. Main St., Urbana, IL 61801

---

**Committee Members**

**Present:** Aaron Esry, John Farney, Jennifer Locke, Emily Rodriguez and Eric Thorsland

**Absent:** Jilmala Rogers and Monique Settles

**County Staff:** John Hall (Zoning Administrator), Michelle Jett (Director of Administration), and Mary Ward (Recording Secretary)

**Others Present:** None

---

**I. Call to Order**

Committee Chair Thorsland called the meeting to order at 6:30 p.m.

**II. Roll Call**

Roll Call was taken, and a quorum was declared present.

**III. Approval of Addendum**

**MOTION** by Mr. Esry to approve the agenda; seconded by Mr. Farney. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. January 8, 2026 – Regular Meeting

**MOTION** by Ms. Locke to approve the minutes of January 8, 2026; seconded by Mr. Farney. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Input**

Ben Jacobi – Attorney for North Duncan Road Solar, LLC, gave a brief over-view of the project and will be available to answer questions.

Ryan Solum – Was here in support of the North Duncan Road Solar project.

Cindy Shepherd – came to support the community solar projects. She thinks it’s important to build clean energy and gives consumers an opportunity to save money on their energy bills. She also shared that she has concerns about data centers. She supports and applauds the moratorium and taking the time to get this right.

Andrew Rehn, Prairie Rivers Network Climate Policy Director – applauds the fact that we are putting a moratorium on data centers and be thoughtful and considerate in how these will impact the County. Prairie Rivers Network is working to put protections at both the County and State levels.

**VI. Communications**

There were no board communications.

**VII. New Business: Items for Information Only**

- A. Illinois Environmental Protection Agency (IEPA) Notice of Application for Renewal of Clean Air Act Permit for Guardian West located at 1306 East University Avenue, Urbana

This item was for information only. This notice provided has a good link directly to the application.

**VIII. New Business: Items to be Approved by ELUC**

- A. Authorization for a public hearing on a proposed Zoning Ordinance text Amendment to add requirements for “Big Data Centers”

This item should not have been on the agenda yet. There was some discussion on what to do. It was decided to table this item.

**MOTION** by Mr. Farney to table item 8. A. until the June meeting; seconded by Ms. Rodriguez. Upon vote, the **MOTION CARRIED** unanimously.

- B. Authorization for a public hearing on a Zoning Ordinance text amendment to impose a 12-month moratorium on Data Centers with at least 10,000 square feet of processing area.

**MOTION** by Mr. Esry to authorize a public hearing on a Zoning Ordinance text amendment to impose a 12-month moratorium on Data Centers with at least 10,000 square feet of processing area; seconded by Ms. Locke.

There was some confusion between this and the Task Force creation, which was also on the agenda. The earliest date for a public hearing on this would be Thursday, March 12<sup>th</sup>. It would then be back before ELUC on Thursday, April 9<sup>th</sup>. It would then move to the County Board for approval at the April 23 meeting. There was discussion on the process and concerns that a data center could apply for a zoning change before the moratorium would be in effect. It was felt that the way scheduling

was done would naturally take care of this. Mr. Hall made clear that the protocol is that complete apps are considered by the rules that are in place at the time of the filing.

Mr. Thorsland stressed that this process has to be kept on schedule. Mr. Hall suggested that if the committee is worried, they could call for a special County Board meeting to vote on this, possibly on April 10<sup>th</sup>. Ms. Jett suggested a special meeting could be called before the Committee of the Whole meeting on April 14<sup>th</sup>.

Upon vote, the **MOTION CARRIED** unanimously.

C. Annual Renewal of Recreation & Entertainment License for: Gordyville LLC, 2205 CR 3000N, Gifford, IL 01/28/26 – 12/31/26.

**MOTION** by Mr. Farney to approve the renewal of the Recreation & Entertainment License for Gordyville LLC; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

**IX. New Business: Items to be recommended to the County Board**

A. **Zoning Case 175-S-25. (DEPENDENT UPON FINAL ACTION AT THE 01/29/2026 ZBA MEETING)** A request by Champaign CSG 1 LLC, c/o Dimension RE LLC, via agent Daniel Solorzano, and participating landowner Foersterling Farm LLC to Authorize a Community PV Solar Farm with a total nameplate capacity of 3 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on approximately 35 acres a 202-acre tract of land lying south and east of the Copper Slough drainage ditch on with PIN 03-20-30- 100-002 on the South side of Windsor Road, in Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township, commonly known as farmland owned by Foersterling Farms LLC and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance and one-half mile from a municipal boundary per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part C: A waiver for locating utility poles, driveways or any other construction within an easement for drainage ditch or gas pipeline or hazardous liquid pipeline unless specifically authorized by a crossing agreement that has been entered into with the relevant party per Section 6.1.5 E. (5)

**MOTION** by Ms. Locke to recommend County Board approval of a resolution approving Zoning Case 175-S-25 for CSG 1 LLC; seconded by Ms. Rodriguez.

Mr. Hall said the ZBA approved this case unanimously. They are still waiting for final approval for putting a driveway over a pipeline. If the pipeline says no, this project will not go forward.

Mr. Esry asked about the City of Champaign Planning and Development meeting and if this was part of the sub-division approval.

Upon vote, the **MOTION CARRIED** unanimously.

**B. Decommissioning and Site Reclamation Plan for Zoning Case 175-S-25.**

*(DEPENDENT UPON FINAL ACTION AT THE 01/29/2026 ZBA MEETING)* A request by CSG 1 LLC, c/o Dimension RE LLC, via agent Daniel Solorzano, and participating landowner Foersterling Farm LLC to authorize a Decommissioning and Site Reclamation Plan for the Community PV Solar Farm in Zoning Case 175-S-25.

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 175-S-25; seconded by Ms. Locke.

Mr. Hall said they provided lots of information. The costs are consistent with the other DSRP plans we have received. Mr. Thorsland said that he likes to see this use for an odd tract of land that could be difficult to farm.

Upon vote, the **MOTION CARRIED** unanimously.

**C. Zoning Case 184-S-25. (DEPENDENT UPON FINAL ACTION AT THE 01/29/2026 ZBA MEETING)** A request by North Duncan Road Solar, LLC, c/o ReWild Renewables LLC, via agent Zachary Farkes, and participating landowner T & S Franey LLC to authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), on approximately 46 acres, including access roads and wiring, in the AG-2 Agriculture Zoning District, on approximately 46 acres of a 113.70 acre tract on the north half of the northeast quarter and the northeast quarter of the northwest quarter of Section 28, Township 20 Range 8 East of the Third Principal Meridian, in Hensley Township, being tax parcel 12-14-28-201-002 and commonly known as property owned by T & S Franey LLC and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving Zoning Case 184-S-25, North Duncan Road Solar, LLC; seconded by Ms. Locke.

Mr. Farney said he appreciated how complete the information was and that they had worked with

the neighbors prior to filing. Mr. Esry asked if this parcel could have to go through some sub-dividing by the city. Mr. Jacobi, representing North Duncan Road Solar, LLC, said the city may want the solar farm parceled out. No final decision has been made. It should not be a problem as the city has no objection to the project.

Upon vote, the **MOTION CARRIED** unanimously.

**D. Decommissioning and Site Reclamation Plan for Zoning Case 184-S-25.**

*(DEPENDENT UPON FINAL ACTION AT THE 01/29/2026 ZBA MEETING)* A request by North Duncan Road Solar, LLC, c/o ReWild Renewables LLC, via agent Zachary Farkes, and participating landowner T & S Franey LLC to authorize a Decommissioning and Site Reclamation Plan for the Community PV Solar Farm in Zoning Case 184-S-25.

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 184-S-25; seconded by Ms. Rodriguez. Upon vote, the **MOTION CARRIED** unanimously.

**E. Resolution Approving Agreement between Champaign County, Parkland College, and A-Team Recyclers regarding the Residential Electronics Collections on May 16, 2026, and October 10, 2026.**

**MOTION** by Ms. Locke to recommend County Board approval of a resolution approving the agreement between Champaign County, Parkland College, and A-Team Recyclers for the Residential Electronics Collections in May and October; seconded by Mr. Esry.

Mr. Farney asked about where we stood budget-wise with this. Mr. Hall replied that we would be in the negative.

Upon vote, the **MOTION CARRIED** unanimously.

**F. Resolution Approving Champaign County Opt-In Form to Illinois EPA to Participate in Manufacturer E-Waste Program in 2027**

**MOTION** by Mr. Esry to recommend County Board approval of a resolution approving Champaign County Opt-In Form to Illinois EPA to Participate in the Manufacturer E-Waste Program in 2027; seconded by Ms. Locke.

Mr. Hall said that even though we opt-in, we can opt-out at any time. Mr. Esry stated that it would be nice to have a specific fund for this project. It's worth it and would like to keep funding it.

Upon vote, the **MOTION CARRIED** unanimously.

**G. Resolution Authorizing the Creation of a Big Data Center Text Amendment Task Force**

**MOTION** by Ms. Locke to recommend County Board approval of a resolution authorizing the creation of a Big Data Center Text Amendment Task Force; seconded by Mr. Farney.

Ms. Jett clarified that the moratorium is separate process. Ms. Rodriguez suggested preparing common reports so everyone is using the same materials when discussing the issue.

Discussion was held regarding amending parts of the resolution including some wording, having a start date, total number of members on the committee and number of County Board member/community members, and whether or not-for-profit entities should be represented. Ms. Locke appointed Ms. Rodriguez, Mr. Esry and Mr. Thorsland as committee members representing the County Board. Ms. Rodriguez will serve as Chair.

**MOTION** by Mr. Farney to **AMEND THE RESOLUTION**; seconded by Mr. Esry as follows:

\*On the sixth WHEREAS changes “adopted” to “is considering”

\*Under #2 update a. to East Central Illinois Building & Construction Trades Council (ECIBCTC), and remove Urbana and Champaign Sanitary District, Champaign County Planning and Zoning, Champaign County Chamber of Commerce, Champaign County Board of Review Chair, Illinois American Water and Ameren. We will have two Community members and three County Board members.

\*Under #4 regarding the first meeting, add at the end of the last line “which they are strongly encouraged to hold no later than March 31.

Upon vote, the **AMENDMENT** and the **RESOLUTION AS AMMENDED PASSED UNANIMLUSLY**.

**X. Other Business**

A. Monthly Reports - None

There were no monthly reports.

**XI. Chair’s Report**

There was no chair’s report.

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

Items to be placed on the Consent Agenda include: 9. A., B., C., D., E., and F. Item G. is not to be included on the Consent Agenda.

**XIII. Adjournment**

Chair Thorsland adjourned the meeting at 7:48 p.m.