



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE MINUTES
County of Champaign, Urbana, Illinois
Thursday, August 6, 2026 - 6:30 p.m.

Shields-Carter Meeting Room
Bennett Administrative Center, 102 E. Main Street, Urbana, IL 61801

MINUTES – Approved as Distributed September 10, 2026

Committee Members

Present: Aaron Esry, John Farney, Jennifer Locke, Emily Rodriguez, Jilmala Rogers, William Schoell, and Monique Settles

Absent: None

County Staff: John Hall (Zoning Administrator) and Mary Ward (Recording Secretary)

Others Present: None

Agenda

I. Call to Order

Committee Chair Locke 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 Agenda/Addendum

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

IV. Approval of Minutes

A. June 4, 2026 – Regular Meeting

MOTION by Mr. Farney to approve the minutes of June 4, 2026; seconded by Mr. Schoell. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Input

None

VI. Communications

None

VII. New Business: Items to be recommended to the County Board

- A. **Zoning Case 208-AM-26.** A request by Tim Feldkamp to amend the Zoning Map to change the zoning district designation from the R-3 Two-Family Residence District to the B-2 Neighborhood Business District on four lots in the Southeast Quarter of the Northwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, with PIN's 30-21-09-176-002, 003, 005 and 007 and commonly known as the properties with addresses of 1201, 1203, 1205 ½ and 1207 ½ East Kerr Ave., Urbana.

MOTION by Mr. Farney to recommend County Board approval of an ordinance to approve Zoning Case 208-AM-26; seconded by Mr. Schoell.

Mr. Hall stated that the Zoning Board of Appeals voted 5 to 0 to recommend enactment of this zoning case. There were no comments from the City of Urbana. Three special conditions are included that simply document what the ordinance requires.

Mr. Esry asked if the owner was ok with this as it was Planning and Zoning that noticed the need for change and contacted him. The owner cooperated fully with the county. Ms. Locke asked if the owner was absolutely aware that if the property is rezoned and something happens to the two homes on that property, that they can't be rebuilt within this? Mr. Hall said that was correct.

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

- B. **Decommissioning and Site Reclamation Plan and Road Use Agreement for Zoning Case 099-S-23.** A request by Champaign Solar 1 LLC, a subsidiary of Pivot Energy Development LLC, with CEO Tom Hunt; via agent Merrill Read, and participating landowner JHBLT LLC, to approve a Decommissioning and Site Reclamation Plan and a Township Road Use Agreement for a Community PV Solar Farm previously authorized in Ordinance No. 2023-17 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on the south 35.2 acres of a 90-acre tract of land west of the Canadian National Railroad in the Southeast Quarter of Section 34, Township 17 North, Range 8 East of the Third Principal Meridian in Pesotum Township, and commonly known as farmland owned by JHBLT LLC on the north side of CR 0N.

MOTION by Ms. Rodriguez to recommend County Board approval of an ordinance approving the Decommissioning and Site Reclamation Plan and Road Use Agreement for Zoning Case 099-S-23; seconded by Ms. Settles.

Mr. Hall stated that the special use permit was granted in 2023. The new DSRP has been reviewed, and the costs are comparable to others. They have revised the DSRP and now have all the stipulations that we require. This is an unusual situation as they also need to get approval from Tuscola Township highway in Douglas County. They have already done their road use survey

before they actually applied for the permit. They hope to get their permit the day after the County Board meeting.

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

C. Resolution Authorizing Agreement to Rent either the State Farm Center Parking Lot or a Market Place Mall parking lot for an Illinois Environmental Protection Agency Sponsored One-Day Household Hazardous Waste Collection Event on September 25-26, 2026

MOTION by Mr. Farney to move without recommendation to the full County Board and to not place this item on the Consent Agenda; seconded by Ms. Settles.

Mr. Hall updated the committee with the fact that he has not heard back from either State Farm Center or Market Place Mall as to if they are available on that date. We found out that our regular contractor for this event refuses to HHW events in August. State Farm Center would like to host us, but they wouldn't know if the parking lot was available until the 1st of August. Market Place Mall was contacted as a back-up. We are still waiting to hear from both. As to cost, State Farm Center quoted \$3,500 and Marketplace Mall \$4,500 for two days. Mr. Hall would like to take this as an agenda item to the full County Board, if we hear from the vendors in time. Otherwise, it would have to wait until the September ELUC meeting.

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

VIII. Other Business

A. Monthly Reports - None

There were no monthly reports.

IX. Chair's Report

There was no Chair's report. Chair Locke did note that the Carbon Sequestration ordinance has been moving through ZBA and that there is a chance it could be at ELUC in September and possibly to the full Board in October.

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

Items VII. A. and B. will be on the Consent Agenda.

XI. Adjournment

Chair Locke adjourned the meeting at 6:43 p.m.