



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

MINUTES – Approved as Distributed January 6, 2026

DATE: Thursday, December 4, 2025
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Bennett Administrative Center
102 E. Main St., Urbana, IL 61801

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	Monique Settles
John Farney	Eric Thorsland (Chair)
Jennifer Locke	
Emily Rodriguez	
Jilmala Rogers	

County Staff: John Hall (Zoning Administrator) and Megan Robison (Recording Secretary)

Others Present: None

I. Call to Order

Committee Vice-Chair Esry called the meeting to order at 6:31 p.m.

II. Roll Call

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

Ms. Rodriguez entered the meeting at 6:32 p.m.

III. Approval of Agenda/Addendum

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

IV. Approval of Minutes

A. October 9, 2025 – Regular Meeting

MOTION by Ms. Rogers to approve the minutes of October 9, 2025; seconded by Ms. Locke. Upon vote, the **MOTION CARRIED** unanimously.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
December 4, 2025, Minutes

V. Public Input

None

VI. Communications

Mr. Esry informed everyone that several board members have been contacted by a company that wants to place a large data center on approximately 200 acres in Champaign County.

VII. New Business: Items for Information Only

A. Letter from J. Beverly regarding the use of biosolids on farms and parks

Information only

B. Letter from Bernard Bryson regarding the use of biosolids on farms and parks

Information only

C. 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

Mr. Esry noted that this is an informational notice that is sent annually.

VIII. New Business: Items to be Approved by ELUC

A. Recreation & Entertainment License: Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 4/14/26 – 4/18/26

MOTION by Mr. Farney to approve a recreation and entertainment license for a Demo Derby at the Champaign County Fairgrounds; seconded by Ms. Locke. Upon vote, the **MOTION CARRIED** unanimously.

B. Scheduling of Solar Farm Zoning Cases pursuant to Senate Bill 25 (Energy Omnibus) that adopted new State siting standards for wind, solar and energy storage systems and a Siting Appeals Board within the Illinois Commerce Commission

Mr. Hall stated this bill has added a 60-day time limit from the time of application to the close of the public hearing and noted the timeline is very hard to meet for bigger counties with several zoning cases. He clarified that many items may need to be placed on the ELUC agenda before the Zoning Board of Appeals has taken action or cause

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
December 4, 2025, Minutes

petitioners to wait twice as long to get a decision. The memo also mentions the separation for energy storage systems. The Zoning Board of Appeals had issues with smoldering batteries only being separated by a few hundred feet and Mr. Hall detailed the reasons why. He would like to get feedback from the Committee on how to move forward.

Ms. Rodriguez would like to get the information as soon as possible. Ms. Locke would rather remove something from an agenda rather than having to call a special meeting to meet a deadline. She also clarified that there are no penalties listed for not meeting the deadlines. Mr. Esry stated the process would most likely be completed sooner than a lawsuit could be brought against the County.

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

- A. Zoning Case 179-AM-25. A request by Michael Stoller d.b.a. CU Jiu Jitsu LLC to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on Lots 301, 302, 303, 304, 318, 319 and 320 in Wilber Heights Subdivision in Section 31 of Somer Township, and more commonly known at 2408 N. Market St., Champaign, Illinois.

MOTION by Mr. Farney to recommend County Board approval of an ordinance approving Zoning Case 179-AM-25; seconded by Ms. Rogers.

Mr. Esry noted that Michael Stoller and Kelly Tang were present if the Committee Members had any questions. Mr. Hall stated the Zoning Board of Appeals had approved this request unanimously and Mr. Esry believes this is a great use of a building that is not currently being used.

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

- B. Zoning Case 178-AT-25. Amend the Champaign County Zoning Ordinance as to add a temporary 12-month safety moratorium on Carbon Sequestration Activity as described in the legal advertisement.

MOTION by Ms. Locke to recommend County Board approval of an ordinance approving Zoning Case 178-AT-25; seconded by Ms. Rogers.

Ms. Locke mentioned that Dr. Stohr would like to wait to hold another meeting of the Task Force until they receive the HTEM Mapping results. Mr. Hall stated the results will be presented during the January County Board meeting.

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

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
December 4, 2025, Minutes**

X. Other Business
A. Monthly Reports

None

XI. Chair's Report

None

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

IX. A. and B.

XIII. Adjournment

Vice-Chair Esry adjourned the meeting at 6:53 p.m.