



## CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE ACTION PLAN

County of Champaign, Urbana, Illinois

Thursday, January 8, 2026 - 6:30 p.m.

Shields-Carter Meeting Room

Bennett Administrative Center, 102 E. Main St., Urbana

**Committee Members:**

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

John Farney

Jennifer Locke

Emily Rodriguez

Jilmala Rogers

Monique Settles

### Agenda

		<u>Action</u>
I.	<b>Call to Order</b>	6:30 p.m.
II.	<b>Roll Call</b>	7 members present
III.	<b>Approval of Agenda/Addendum</b>	Approved
IV.	<b>Approval of Minutes</b> A. December 4, 2025 – Regular Meeting	Approved
V.	<b>Public Input</b>	None
VI.	<b>Communications</b>	Ms. Rodriguez, Ms. Locke
VII.	<b>New Business: Items for Information Only</b> A. Aaron Steinke email	Information Only
	B. Notice of Proposed Wireless Communication Tower Adjacent to 4014 East Anthony Drive, Urbana.	Information Only
VIII.	<b>New Business: Items to be Approved by ELUC</b> A. <b>Annual Hotel/Motel License:</b> Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/26 – 12/31/26.	The motion to approve the Hotel/Motel License passed unanimously.
	B. <b>Recreation &amp; Entertainment License:</b> Champaign County Fair with Calendar of Events, 1302 North Coler Avenue, Urbana. 01/01/26 – 12/31/26.	Omnibus Motion to approve the Recreation and Entertainment Licenses for the Champaign County Fair and Hudson Farm Wedding & Events passed unanimously.
	C. <b>Recreation &amp; Entertainment License:</b> Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/26 – 12/31/26.	
IX.	<b>New Business: Items to be recommended to the County Board</b> A. <b>Zoning Case 177-S-25.</b> A request by Somer Township Solar 1 LLC c/o New Leaf Energy via agent Tom Ryan	<b>*RECOMMEND COUNTY BOARD APPROVAL of a resolution approving Zoning Case 177-S-25 for Somer Township Solar 1 LLC.</b>

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and participating landowner James Heimburger Trustee to authorize a Community PV Solar Farm with a nameplate capacity of 4.99 megawatts and totaling 27.68 acres lying north of East Ford Harris Road and west of North Lincoln Avenue and east of the Canadian National Rail line with PIN 25-15-20-300-006 and commonly known as farmland owned by James M. Heimburger Trust, with 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).

Part C: A waiver for locating the PV Solar Farm 160 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.

**B. Decommissioning and Site Reclamation Plan for Zoning Case 177-S-25.** A request by Somer Township Solar 1 LLC c/o New Leaf Energy via agent Tom Ryan and participating landowner James Heimburger Trustee to authorize a Decommissioning and Site Reclamation Plan for the Community PV Solar Farm in Zoning Case 177-S-25.

**C. Zoning Case 181-AM-25.** A request by owner Fred Otten and Vaishali Patel of Pranam MAA LLC to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a .51-acre parcel in the Southwest Quarter of the Southwest Quarter of Section 10, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, on

**\*RECOMMEND COUNTY BOARD APPROVAL of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 177-S-25 for Somer Township Solar 1 LLC.**

Motion to Recommend County Board Approval of a resolution approving Zoning Case 181-AM-25 passed with a vote of 5 Yays and 2 Nays.

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the south side of University Ave. and more commonly known as 2205 E. University Ave., Urbana, Illinois.

<b>X. Other Business</b>	
A. Monthly Reports - None	None
<b>XI. Chair's Report</b>	None
<b>XII. Designation of Items to be Placed on the Consent Agenda</b>	IX. A. and B.
<b>XIII. Adjournment</b>	6:58 p.m.

*\*Denotes Inclusion on the Consent Agenda*