



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE ACTION PLAN

County of Champaign, Urbana, Illinois
Thursday, February 5, 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

I. Call to Order

Action

6:31 p.m.

II. Roll Call

5 members present

III. Approval of Agenda/Addendum

Approved

IV. Approval of Minutes

A. January 8, 2026 – Regular Meeting

Approved

V. Public Input

Ben Jacobi, Ryan Solum, Cindy Shepard
and Andrew Rehn

VI. Communications

None

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

Information Only

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”

Motion to Table this item until June
passed 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 for authorization for a public
hearing on Zoning Ordinance text
amendment to impose a 12-month
moratorium on Data Centers passed
unanimously.

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

Motion to approve the Recreation and
Entertainment License for Gordyville, LLC
passed 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 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)

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

***RECOMMEND COUNTY BOARD APPROVAL of a resolution approving Zoning Case 175-S-25 for Champaign CSG 1 LLC**

***RECOMMEND COUNTY BOARD APPROVAL of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 175-S-25 for CSG 1 LLC.**

Reclamation Plan for the Community PV Solar Farm
in Zoning Case 175-S-25.

- 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).

- 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.

***RECOMMEND COUNTY BOARD APPROVAL of a resolution approving Zoning Case 184-S-25 North Duncan Road Solar, LLC**

***RECOMMEND COUNTY BOARD APPROVAL of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 184-S-25 for North Duncan Road Solar, LLC**

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| <p>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.</p> | <p><i>*RECOMMEND COUNTY BOARD APPROVAL of a resolution approving the agreement for the Residential Electronics Collection</i></p> |
| <p>F. Resolution Approving Champaign County Opt-In Form to Illinois EPA to Participate in Manufacturer E-Waste Program in 2027</p> | <p><i>*RECOMMEND COUNTY BOARD APPROVAL of a resolution approving Champaign County Opt-In Form to participate in the Manufacturer E-Waste Program in 2027</i></p> |
| <p>G. Resolution Authorizing the Creation of a Big Data Center Text Amendment Task Force</p> | <p>MOTION TO APPROVE the resolution authorizing the creation of Big Data Center Text Amendment Task Force passed unanimously as amended.</p> |
| <p>X. Other Business</p> | |
| <p>A. Monthly Reports - None</p> | <p>None</p> |
| <p>XI. Chair's Report</p> | <p>None</p> |
| <p>XII. Designation of Items to be Placed on the Consent Agenda</p> | <p>Items IX. A., B., C., D., E., and F</p> |
| <p>XIII. Adjournment</p> | <p>7:48 p.m.</p> |

****Denotes Inclusion on the Consent Agenda***