



**Champaign County Board
Environment and Land Use Committee (ELUC)
County of Champaign, Urbana, Illinois**

MINUTES – Approved as Distributed September 4, 2025

DATE: Thursday, August 7, 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)	
John Farney	
Jennifer Locke	
Emily Rodriguez	
Jilmala Rogers	
Jason Votava	
	Eric Thorsland (Chair)

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

Others Present: None

MINUTES

I. Call to Order

Committee Vice-Chair Esry 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 Ms. Locke to approve the agenda; seconded by Mr. Farney. Upon voice vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. May 8, 2025 – Regular Meeting

MOTON by Mr. Farney to approve the May 8, 2025 minutes; seconded by Ms. Rogers. Upon voice vote, the **MOTION CARRIED** unanimously.

V. Public Input

There was no public input. Slips were received from Tim and Talor Ray and Dustin Ehler. Neither spoke but were available to answer questions if needed later in the meeting.

VI. Communications

Mr. Esry welcomed Jason Votava to the committee.

VII. New Business: Items for Information Only

A. Status of Solar Farm Special Use Permits and Zoning Use Permits in Unincorporated Champaign County

This was included for the committee's information and as a reminder of the status of the various solar farms that have been approved. Mr. Farney asked if for the certificate of compliance if someone goes and inspects the project? Mr. Hall said that they do, typically when the developer calls and says they're ready. Alternatively, on some of these, they will be contacting the developer saying they need to get this wrapped up. He also added that their office had spent most of the day talking with potential solar farm developers.

Ms. Rogers asked how long it usually takes for solar farms to be in compliance. Mr. Hall said for solar farms it usually takes about two years. Mr. Farney asked about the developers they were talking to and if they were looking just at Champaign County or looking at other counties also. There are multiple developers looking primarily at Champaign County and they are new names we have not heard of.

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

- A. Subdivision Case 207-25 Ray's Minor Subdivision.** Final Plat Approval of a One-Lot Minor Subdivision located in the Southwest Quarter of Section 33 of Township 19N-Range 14W of the Second Principal Meridian in South Homer Township and commonly known as the undeveloped area on the north side of CR 1200 N located 415 feet east of Illinois Route 49.

MOTION by Ms. Locke to recommend County Board approval of a resolution approving Subdivision Case 207-25 Ray's Minor Subdivision; seconded by Ms. Rogers.

Mr. Hall said that the Highway Commissioner was supportive of this sub-division. A complaint was received from a neighbor who objects to it. This is an unusual lot, it is a flag lot that meets all lot requirements.

Mr. Votava had concerns about the septic system and soil report. What steps are in place to meet the requirements. Mr. Hall answered that they will have to get a permit from the health department. The health department reviews all permits. The comments in the NRI report, is one of the shortcomings of the NRI. They're high-level comments not based on specific soils and not put together by someone like we have at the health department who is licensed to review these things. We actually have soil investigations that have been done on site, submitted to the health department and there will be no problem getting a septic system on this property. Mr. Votava asked about the cautions about water softener salt on the leach field and if we are skeptical of the

NRI finding, to what degree should we consider the results of the environmental impact study. The NRI report is useful. However, in the case of soils, actual soil investigations have been done by the Health Department. Actual soil investigations on site are much more useful than generalized information in the report.

Mr. Farney said the caution on the water softener salt is something that appears on all the NRIR reports. The Health Department report is more accurate, and they know their stuff. Mr. Votava said he did not see a final recommendation from the survey.

The Rays have done everything they could. A plat of sub-division is necessary. Mr. Votava said there were results but no evaluation/summary on the septic. Mr. Hall said this has been signed off on by the Health Department. The next step will be the design of the septic system and that has to be approved by the Health Department.

The committee was reminded that this is a plat review, and all the requirements have been met.

Ms. Rodriguez asked to consider the motion.

Upon voice vote, the **MOTION CARRIED**. This item will not be on the Consent Agenda.

- B. **Zoning Case 167-AM-25.** Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to expand operations of a Farm Chemicals and Fertilizer Sales business including storage and mixing of blended fertilizer on a 3-acre tract in the Northwest Quarter of the Northeast Quarter of Fractional Section 19, Township 20N Range 11E of the Third Principal Meridian in Ogden Township located immediately east of the existing Ehler Brothers facility with an address of 2475 E CR 2100 N, St. Joseph.

MOTION Mr. Farney to recommend County Board approval of an ordinance approving Zoning Case 167-AM-25; seconded by Ms. Locke.

Mr. Hall stated this was recommended unanimously by ZBA. It complies with all goals and objectives of the land resource management plan.

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

IX. Other Business

A. Monthly Reports

There were no monthly reports

X. Chair's Report

There was no Chair's Report.

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

Items to be placed on the Consent Agenda include item VIII. B.

XII. Adjournment

Vice-Chair Esry adjourned the meeting at 6:51 p.m.