



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, September 4, 2025 - 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

Jason Votava

Agenda

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda/Addendum**
- IV. Approval of Minutes**
 - A. August 7, 2025 – Regular Meeting**
- V. Public Input**
- VI. Communications**
- VII. New Business: Items to be Approved by ELUC**
 - A. Recreation & Entertainment License** for Araceli Gutierrez for a Spanish Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, IL to be held on September 7, 2025.
 - B. Recreation & Entertainment License** for Araceli Gutierrez for a Spanish Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, IL to be held on October 5, 2025.
- VIII. New Business: Items to be recommended to the County Board**
 - A. Zoning Case 162-S-25.** A request by Mahomet IL Solar 1, LLC, c/o Summit Ridge Energy LLC, via agent Moira Cronin, Senior Manager, Project Development, and participating landowners Paul Nurmi Trustee, and Greater Heritage Farms LLC to authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts and totaling approximately 36 acres in the AG-2 Zoning District on the South side of US Highway 150, in the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 17 Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township, commonly known as farmland owned by Greater Heritage Farms LLC and Paul Nurmi Trustee with the following waivers of standard conditions:
 - Part A: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority

All meetings are at the Bennett Administrative Center – 102 E Main Street in Urbana – unless otherwise noted. To enter Bennett after 4:30 p.m., enter at the south (main) entrance located off Main Street. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part B: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.

Part C: A waiver for locating the PV Solar Farm 65 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.

Part D: A waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.

- B. Decommissioning and Site Reclamation Plan for Zoning Case 162-S-25.** A request by Mahomet IL Solar 1, LLC, c/o Summit Ridge Energy LLC, via agent Moira Cronin, Senior Manager, Project Development, and participating landowners Paul Nurmi Trustee, and Greater Heritage Farms LLC to authorize a Decommissioning and Reclamation Plan for a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts and totaling approximately 36 acres in the AG-2 Zoning District on the South side of US Highway 150, in the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 17 Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township, commonly known as farmland owned by Greater Heritage Farms LLC and Paul Nurmi Trustee.
- C. Zoning Case 130-AT-24.** Amend the Champaign County Zoning Ordinance to add “Battery Energy Storage System” as a new principal use and indicate that a Battery Energy Storage System may be authorized by a County Board Special Use Permit in the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, B-4 General Business, I-1 Light Industry and I-2 Heavy Industry Zoning Districts; add requirements and fees for “Battery Energy Storage Systems”; add any required definitions, and make certain other revisions to the Ordinance as detailed in the full legal advertisement.

IX. Other Business

A. Monthly Reports -None

X. Chair’s Report

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

XII. Adjournment