



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE Action Plan
Summary of Action Taken at the September 4, 2025 Meeting

Members Present: Aaron Esry, John Farney, Jennifer Locke, Emily Rodriguez, Jilmala Rogers and Eric Thorsland
Members Absent: None

Agenda	Action
I. Call to Order	6:33 p.m.
II. Roll Call	6 members present
III. Approval of Agenda/Addendum	Approved
IV. Approval of Minutes A. August 7, 2025 – Regular Meeting	Approved
V. Public Input	Matt Corray, Tyler Bozarth, Alexis Godbee, Karen Hansen, Diana Hanson, Linda Hambleton, Dave Sproul, Debbie Bunch, Cheryl Sproul, Mike Murphy, and Diana Harmon all spoke against Zoning Case 162-S-25, Mahomet Solar 1. Moira Cronin, developer, spoke in favor of Zoning Case 162-S-25, Mahomet Solar 1. Email from Phil Carper regarding farm animals in Seymour.
VI. Communications	Mr. Esry reminded everyone harvest season is here. Mr. Thorsland shared some facts about solar farms.
VII. <u>New Business: Items to be Approved by ELUC</u> 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.	Omnibus Motion to approve the Recreation & Entertainment License for Araceli Gutierrez for a Spanish Rodeo on September 7 and October 5, 2025 passed unanimously.
VIII. <u>New Business: Items to be recommended to the County Board</u> 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	Motion to Recommend County Board Approval of a resolution approving Zoning Case 162-S-25 for Mahomet IL Solar 1 moves to the County Board as a denial with a vote of 2 Yays and 4 Nays.

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September 4, 2025 Action Plan**

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 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 nameplate capacity of 4.99 megawatts and totaling approximately 36 acres in the AG-2 and Reclamation Plan for a Community PV Solar Farm with a total 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.

Motion to Recommend County Board Approval of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 162-S-25 for Mahomet IL Solar 1 moves to the County Board as a denial.

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.

Motion to Remand Zoning Case 130-AT-24 back to the Zoning Board of Appeals at the earliest possible time to consider adding a proposed Section 6.1.8C.(5), (6) and (7) passed unanimously.

IX. Other Business

A. Monthly Reports -None

None

X. Chair’s Report

None

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

No items for Consent Agenda

XII. Adjournment

8:32 p.m.