

**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE AGENDA**  
**County of Champaign, Urbana, Illinois**  
Thursday, April 9, 2026 - 6:30 p.m.

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Shields-Carter Meeting Room

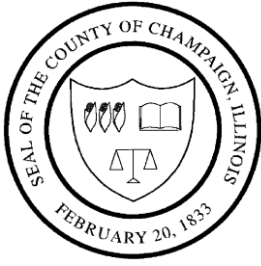
Bennett Administrative Center, 102 E. Main Street, Urbana, IL 61801

**Committee Members:** Eric Thorsland, Chair, Aaron Esry, Vice Chair, John Farney, Jennifer Locke, Emily Rodriguez, Jilmala Rogers, Monique Settles

**Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Agenda/Addendum**
- IV. Approval of Minutes**
  - A. February 5, 2026 – Regular Meeting (pages 1-6)
- V. Public Input**
- VI. Communications**
- VII. New Business: Items to be recommended to the County Board**
  - A. **Zoning Case 191-AM-26. (pages 7-16)** A request by owner Benjamin Franklin to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a .26-acre parcel that is Lot 26 in the Beverly Hills Subdivision in the Southwest Quarter of the Southwest Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, with an address of 1601 North Coler Avenue, Urbana.
  - B. **Zoning Case 196-AT-26. (pages 17 - 23)** Amend the Champaign County Zoning Ordinance to impose a temporary 12-month moratorium on DATA CENTERS with at least 10,000 square feet of processing area.
  - C. **Zoning Case 202-AT-96. (pages 24 - 26) (DEPENDENT UPON FINAL ACTION AT THE 04/02/2026 ZBA MEETING)** Amend the Champaign County Zoning Ordinance to extend a temporary Safety moratorium on Carbon Sequestration Activity for six months.
- VIII. Other Business**
  - A. Monthly Reports - None
- IX. Chair's Report**
- X. Designation of Items to be Placed on the Consent Agenda**
- XI. Adjournment**

*All meetings are at the Bennett Administrative Center – 102 E Main Street in Urbana – unless otherwise noted. 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.*



**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE MINUTES  
County of Champaign, Urbana, Illinois**

**MINUTES – Pending Approval**

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**DATE:** Thursday, February 5, 2026  
**TIME:** 6:30 p.m.  
**PLACE:** Shields-Carter Meeting Room  
Bennett Administrative Center  
102 E. Main St., Urbana, IL 61801

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**Committee Members**

**Present:** Aaron Esry, John Farney, Jennifer Locke, Emily Rodriguez and Eric Thorsland

**Absent:** Jilmala Rogers and Monique Settles

**County Staff:** John Hall (Zoning Administrator), Michelle Jett (Director of Administration), and Mary Ward (Recording Secretary)

**Others Present:** None

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**I. Call to Order**

Committee Chair Thorsland 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 Addendum**

**MOTION** by Mr. Esry to approve the agenda; seconded by Mr. Farney. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. January 8, 2026 – Regular Meeting

**MOTION** by Ms. Locke to approve the minutes of January 8, 2026; seconded by Mr. Farney. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Input**

Ben Jacobi – Attorney for North Duncan Road Solar, LLC, gave a brief over-view of the project and will be available to answer questions.

Ryan Solum – Was here in support of the North Duncan Road Solar project.

Cindy Shepherd – came to support the community solar projects. She thinks it’s important to build clean energy and gives consumers an opportunity to save money on their energy bills. She also shared that she has concerns about data centers. She supports and applauds the moratorium and taking the time to get this right.

Andrew Rehn, Prairie Rivers Network Climate Policy Director – applauds the fact that we are putting a moratorium on data centers and be thoughtful and considerate in how these will impact the County. Prairie Rivers Network is working to put protections at both the County and State levels.

**VI. Communications**

There were no board communications.

**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

This item was for information only. This notice provided has a good link directly to the application.

**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”

This item should not have been on the agenda yet. There was some discussion on what to do. It was decided to table this item.

**MOTION** by Mr. Farney to table item 8. A. until the June meeting; seconded by Ms. Rodriguez. Upon vote, the **MOTION CARRIED** 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** by Mr. Esry to authorize 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; seconded by Ms. Locke.

There was some confusion between this and the Task Force creation, which was also on the agenda. The earliest date for a public hearing on this would be Thursday, March 12<sup>th</sup>. It would then be back before ELUC on Thursday, April 9<sup>th</sup>. It would then move to the County Board for approval at the April 23 meeting. There was discussion on the process and concerns that a data center could apply for a zoning change before the moratorium would be in effect. It was felt that the way scheduling

was done would naturally take care of this. Mr. Hall made clear that the protocol is that complete apps are considered by the rules that are in place at the time of the filing.

Mr. Thorsland stressed that this process has to be kept on schedule. Mr. Hall suggested that if the committee is worried, they could call for a special County Board meeting to vote on this, possibly on April 10<sup>th</sup>. Ms. Jett suggested a special meeting could be called before the Committee of the Whole meeting on April 14<sup>th</sup>.

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

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

**MOTION** by Mr. Farney to approve the renewal of the Recreation & Entertainment License for Gordyville LLC; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** 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 on 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)

**MOTION** by Ms. Locke to recommend County Board approval of a resolution approving Zoning Case 175-S-25 for CSG 1 LLC; seconded by Ms. Rodriguez.

Mr. Hall said the ZBA approved this case unanimously. They are still waiting for final approval for putting a driveway over a pipeline. If the pipeline says no, this project will not go forward.

Mr. Esry asked about the City of Champaign Planning and Development meeting and if this was part of the sub-division approval.

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

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

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 175-S-25; seconded by Ms. Locke.

Mr. Hall said they provided lots of information. The costs are consistent with the other DSRP plans we have received. Mr. Thorsland said that he likes to see this use for an odd tract of land that could be difficult to farm.

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

**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).

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving Zoning Case 184-S-25, North Duncan Road Solar, LLC; seconded by Ms. Locke.

Mr. Farney said he appreciated how complete the information was and that they had worked with

the neighbors prior to filing. Mr. Esry asked if this parcel could have to go through some sub-dividing by the city. Mr. Jacobi, representing North Duncan Road Solar, LLC, said the city may want the solar farm parceled out. No final decision has been made. It should not be a problem as the city has no objection to the project.

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

**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.

**MOTION** by Mr. Farney to recommend County Board approval of a resolution approving the Decommissioning and Site Reclamation Plan for Zoning Case 184-S-25; seconded by Ms. Rodriguez. Upon vote, the **MOTION CARRIED** unanimously.

**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.**

**MOTION** by Ms. Locke to recommend County Board approval of a resolution approving the agreement between Champaign County, Parkland College, and A-Team Recyclers for the Residential Electronics Collections in May and October; seconded by Mr. Esry.

Mr. Farney asked about where we stood budget-wise with this. Mr. Hall replied that we would be in the negative.

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

**F. Resolution Approving Champaign County Opt-In Form to Illinois EPA to Participate in Manufacturer E-Waste Program in 2027**

**MOTION** by Mr. Esry to recommend County Board approval of a resolution approving Champaign County Opt-In Form to Illinois EPA to Participate in the Manufacturer E-Waste Program in 2027; seconded by Ms. Locke.

Mr. Hall said that even though we opt-in, we can opt-out at any time. Mr. Esry stated that it would be nice to have a specific fund for this project. It's worth it and would like to keep funding it.

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

**G. Resolution Authorizing the Creation of a Big Data Center Text Amendment Task Force**

**MOTION** by Ms. Locke to recommend County Board approval of a resolution authorizing the creation of a Big Data Center Text Amendment Task Force; seconded by Mr. Farney.

Ms. Jett clarified that the moratorium is separate process. Ms. Rodriguez suggested preparing common reports so everyone is using the same materials when discussing the issue.

Discussion was held regarding amending parts of the resolution including some wording, having a start date, total number of members on the committee and number of County Board member/community members, and whether or not-for-profit entities should be represented. Ms. Locke appointed Ms. Rodriguez, Mr. Esry and Mr. Thorsland as committee members representing the County Board. Ms. Rodriguez will serve as Chair.

**MOTION** by Mr. Farney to **AMEND THE RESOLUTION**; seconded by Mr. Esry as follows:

\*On the sixth WHEREAS changes “adopted” to “is considering”

\*Under #2 update a. to East Central Illinois Building & Construction Trades Council (ECIBCTC), and remove Urbana and Champaign Sanitary District, Champaign County Planning and Zoning, Champaign County Chamber of Commerce, Champaign County Board of Review Chair, Illinois American Water and Ameren. We will have two Community members and three County Board members.

\*Under #4 regarding the first meeting, add at the end of the last line “which they are strongly encouraged to hold no later than March 31.

Upon vote, the **AMENDMENT** and the **RESOLUTION AS AMMENDED PASSED UNANIMLUSLY**.

**X. Other Business**

A. Monthly Reports - None

There were no monthly reports.

**XI. Chair’s Report**

There was no chair’s report.

**XII. Designation of Items to be Placed on the Consent Agenda**

Items to be placed on the Consent Agenda include: 9. A., B., C., D., E., and F. Item G. is not to be included on the Consent Agenda.

**XIII. Adjournment**

Chair Thorsland adjourned the meeting at 7:48 p.m.

Champaign County  
Department of



Bennett Administrative Center  
102 E. Main Street  
Urbana, Illinois 61801

(217) 384-3708  
zoningdept@  
champaigncountyil.gov  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**  
**Charlie Campo, Senior Planner**

Date: **March 30, 2026**

RE: **Recommendation for rezoning case 191-AM-26**

Request: **Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business District.**

Petitioners: **Benjamin Franklin**

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The Zoning Board of Appeals (ZBA) voted 4-0 with two members absent to “RECOMMEND ENACTMENT” of this map amendment at its March 19, 2026, meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the city. The subject property is adjacent to the City of Urbana. The City’s most recent Comprehensive Plan Map from 2025 shows the subject property to be in the “Commercial” land use area. The subject property is located in Urbana Township, which does not have a Planning Commission.

Notices about the case were sent to surrounding landowners, Urbana Township, City of Urbana, Eastern Prairie Fire Protection District and Saline Branch Drainage District and no comments have been received.

## **BACKGROUND**

The existing building was constructed in 1984 for use as a book bindery. The petitioners seek to rezone the property from I-1 Light Industry to B-4 General Business to allow the establishment of their financial services office which is not allowed in the I-1 Light Industry Zoning District. The proposed use would be allowed by right in the B-4 District.

Staff analysis indicates that the proposed Zoning Map amendment and potential use appear to be generally compatible with surrounding land uses and the Champaign County Land Resource Management Plan Goals, Objectives, and Policies adopted by the County Board on April 22, 2010.

Staff recommended affirmative findings for all decision points for the LRMP Goals, Objectives, and Policies, LaSalle and Sinclair Factors, and Purpose of the Zoning Ordinance.

## **PROPOSED SPECIAL CONDITIONS**

- A. **A Zoning Use Permit and applicable fees shall be required for any future construction on the property.**

The special condition stated above is required to ensure the following:  
**Conformance with the Champaign County Zoning Ordinance.**

**ATTACHMENTS**

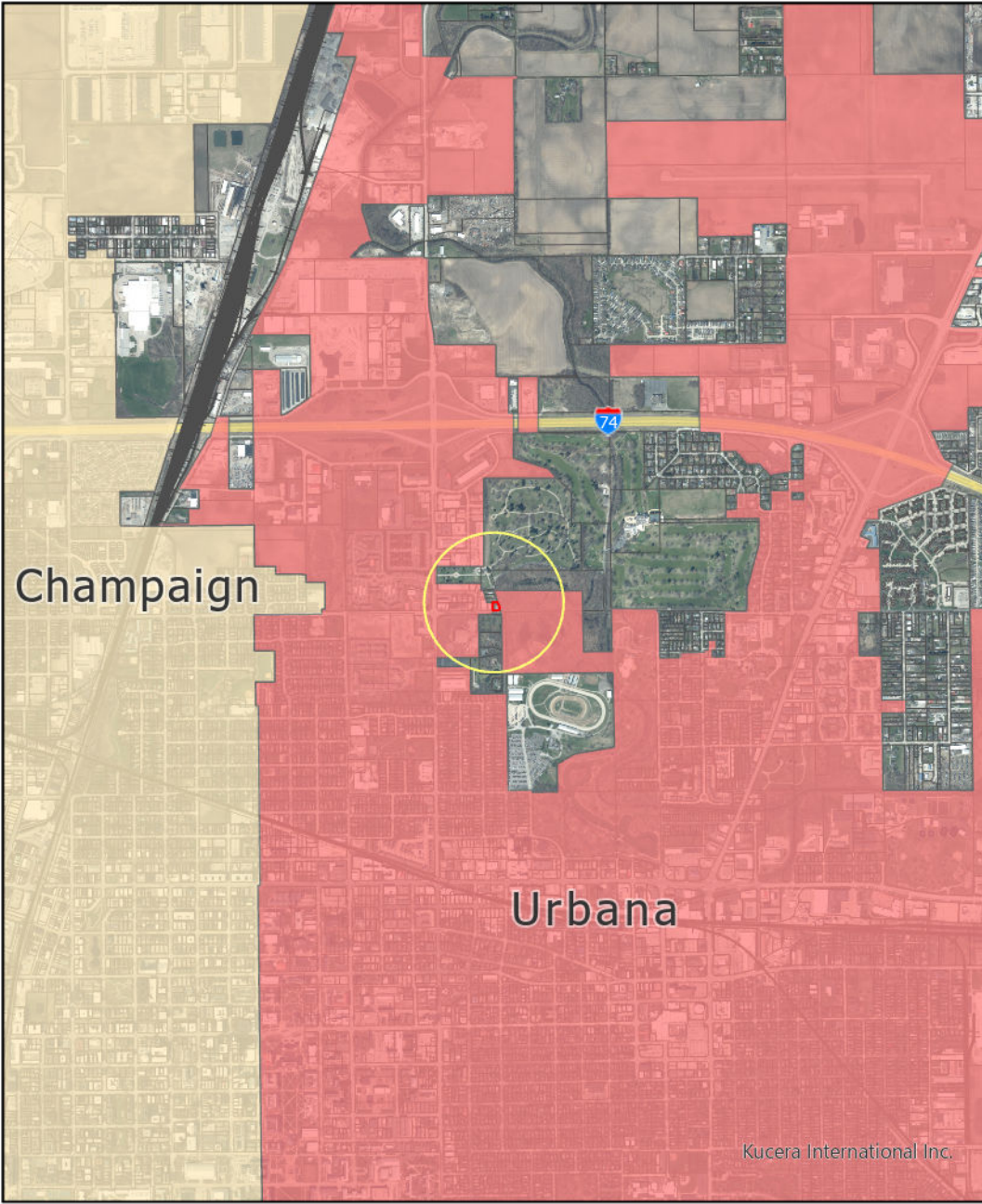
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan and Floor Plan received December 19, 2025
- C Summary Finding of Fact, and Final Determination for Case 191-AM-26 as approved by the ZBA on March 19, 2026

Location Map

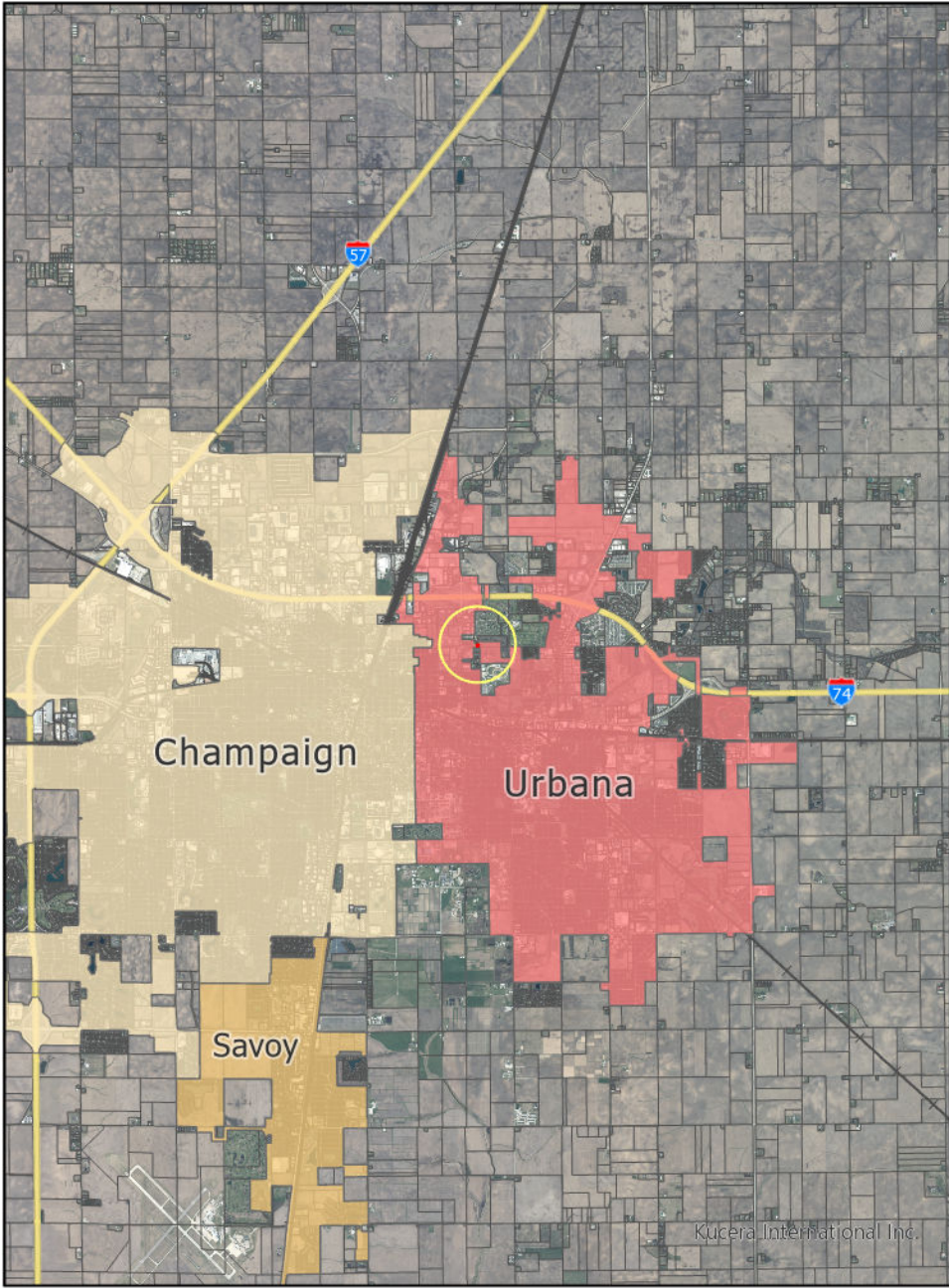
Case 191-AM-25

March 12, 2026

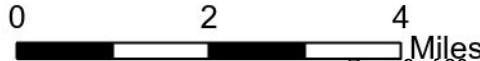
Subject Property



Property location in Champaign County



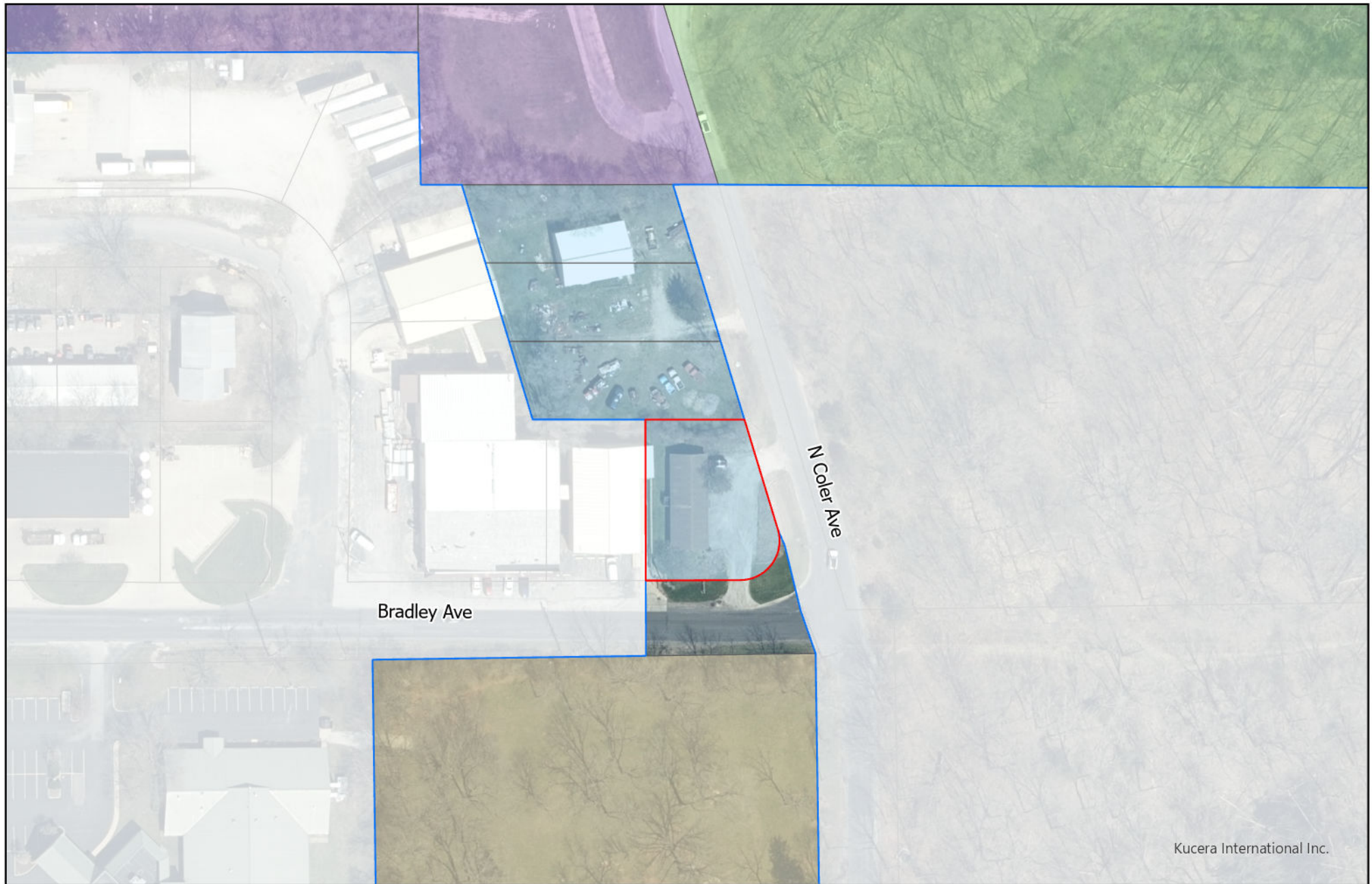
 Subject Parcel









# Land Use Map

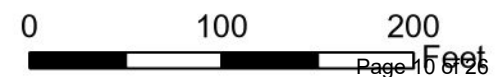
Case 191-AM-25

March 12, 2026



Kucera International Inc.

- |   |  |  |
|---|--|--|
|  Subject Parcel |  City of Urbana |  Urbana Park District |
|  Church         |  Commercial     |  Cemetery             |

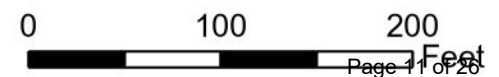


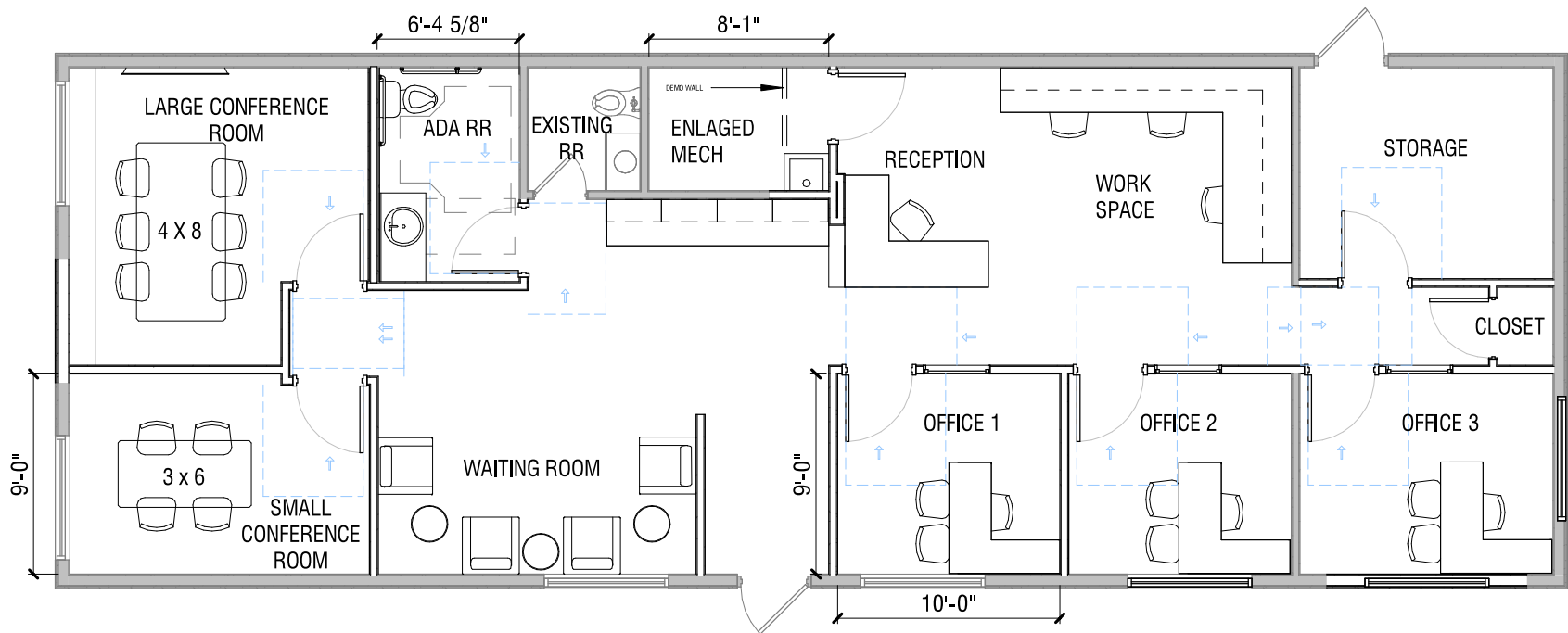
Zoning Map  
Case 191-AM-25  
March 12, 2026



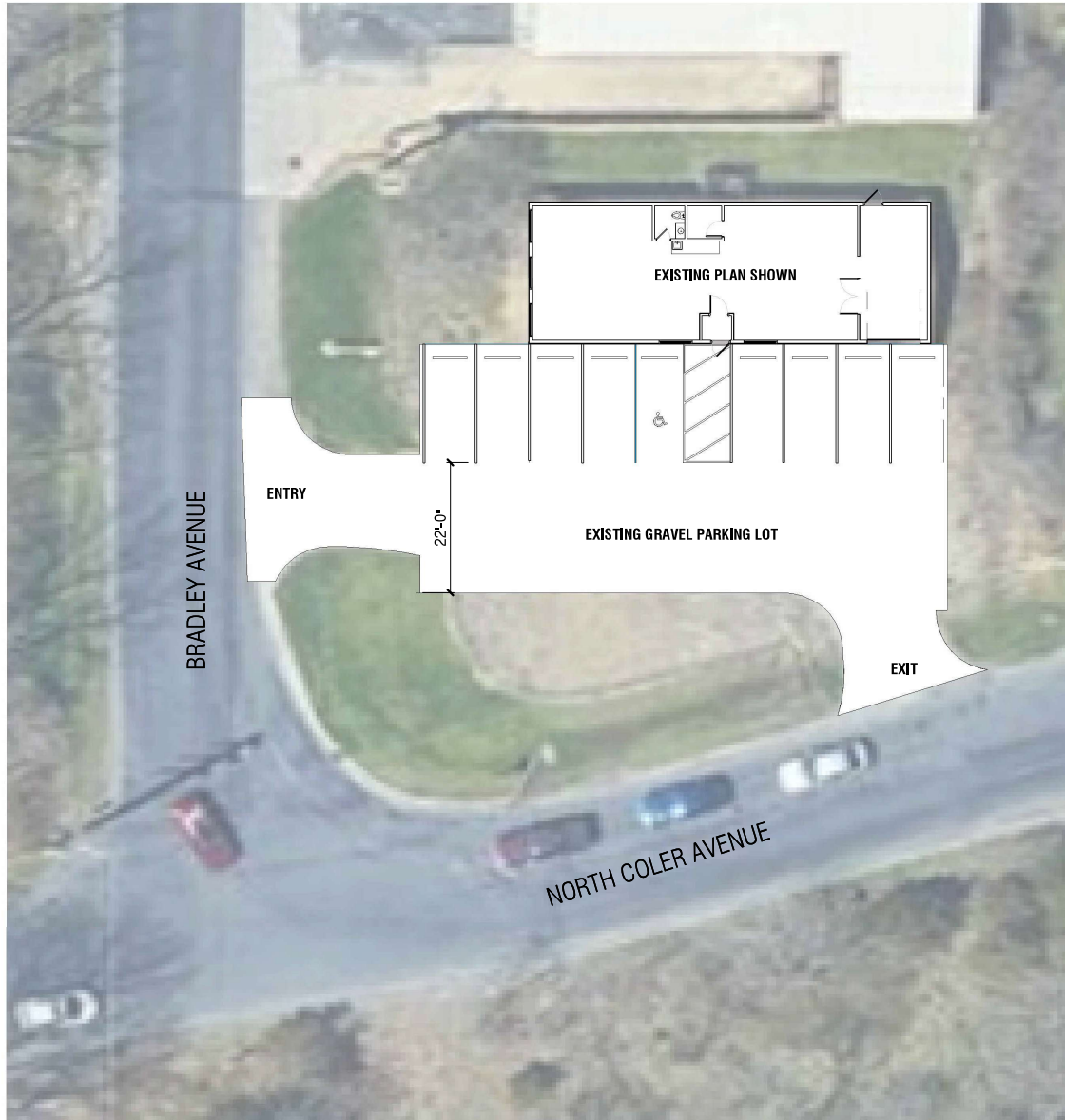
Kucera International Inc.

- Subject Parcel
- R-4 Multiple-Family Residence
- CR Conservation Recreation
- City of Urbana
- I-1 Light Industry





**OPTION 1**  
**FIRST FLOOR**  
 1/8" = 1'-0"



**CONTEXT SITE PLAN**  
FIRST FLOOR  
1" = 20'-0"

**SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 191-AM-26**

*As approved by the ZBA on March 19, 2026*

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 19, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
  - A. Regarding Goal 3:
    - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the Petitioner to establish a mix of business uses that could benefit Champaign County’s business climate.
    - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE** Goal 3 Prosperity.
  - B. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
    - Goal 1 Planning and Public Involvement
    - Goal 2 Governmental Coordination
    - Goal 4 Agriculture
    - Goal 5 Urban Land Use
    - Goal 6 Public Health and Public Safety
    - Goal 7 Transportation
    - Goal 8 Natural Resources
    - Goal 9 Energy Conservation
    - Goal 10 Cultural Amenities
  - C. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
  - A. This area has a mix of land uses, and the subject property has been in use as an industrial property for many years.
  - B. It is impossible to establish property values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
  - C. The gain to the public of the proposed rezoning is positive because it will provide a service to Champaign County residents for which there is a demand.
  - D. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
  - A. The rezoning would achieve Purpose 2.0 (a), (e), (f), (g) and (h) to secure adequate light, air, and safety from fire and other dangers as well as limiting height, setback bulk of

## SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 191-AM-26

*As approved by the ZBA on March 19, 2026*

buildings and intensity of use because the existing building meets the requirements of the Zoning Ordinance.

- B. The rezoning would achieve Purpose 2.0 (b), by conserving the value of the subject property by allowing continued use of the property. (See Item 23. B).
- C. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because the proposed rezoning is not likely to significantly increase traffic (see Item 23. C).
- D. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the petitioner is not proposing any changes to the site (see Item 23. D).
- E. The rezoning would achieve Purpose 2.0 (i) of the Ordinance. Establishing the I-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-4 District (see Item 23.G.).

#### 4. **THE SPECIAL CONDITION IMPOSED HEREIN IS REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

- A. **A Zoning Use Permit and applicable fees shall be required for any future construction on the property.**

The special condition stated above is required to ensure the following:

**Conformance with the Champaign County Zoning Ordinance.**

**SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 191-AM-26**

*As approved by the ZBA on March 19, 2026*

**FINAL DETERMINATION**

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

The Zoning Ordinance Amendment requested in **Case 191-AM-25** should **BE ENACTED** by the County Board in the form attached hereto.

**SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:**

- A. A Zoning Use Permit and applicable fees shall be required for any future construction on the property.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Cynthia Cunningham, Chair  
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

Champaign County  
Department of



Bennett Administrative Center  
102 E. Main Street  
Urbana, Illinois 61801

(217) 384-3708  
zoningdept@  
champaigncountyil.gov  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**  
**Charlie Campo, Senior Planner**

Date: **March 30, 2026**

RE: **Recommendation for text amendment case 196-AT-26**

Request: **Amend the Champaign County Zoning Ordinance as follows regarding a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area:**

- 1. Amend Section 5.2 as follows:**
  - a. Temporarily prohibit DATA CENTERS with at least 10,000 square feet of processing area by means of a temporary development moratorium.**
  
- 2. Add new Section 5.6 Development Moratorium on DATA CENTERS with at least 10,000 square feet of processing area and provide as follows:**
  - a. That the purpose of the temporary development moratorium is to allow time for the Champaign County Board to adopt a comprehensive ordinance(s) regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within its borders.**
  
  - b. That all DATA CENTERS with at least 10,000 square feet of processing area development pending or proposed after the effective date of the amendment shall be held in abeyance and shall not be approved by Champaign County until the revocation of this temporary moratorium.**
  
  - c. That the moratorium shall expire in 12 months after the effective date of the amendment.**

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## **BACKGROUND**

At their meeting on February 5, 2026, the Champaign County Board Environment and Land Use Committee (ELUC) reviewed a proposed Zoning Ordinance text amendment that would add standards for “big” data centers (data centers with 10,000 square feet processing area or rated at 10 megawatts are greater) including limits on the use of ground water and/or potable water for cooling and the use of energy from the electrical grid. At the same meeting, ELUC reviewed a proposed Zoning Ordinance text amendment for a development moratorium on “big” data centers and reviewed a proposed task force to assist with the development of standards for “big” data centers. ELUC ultimately tabled the text amendment to add standards for “big” data centers to their June 2026 meeting and authorized the text amendment for a development moratorium on “big” data centers and recommended County Board approval of a “big” data center task force. At the February 19, 2026, meeting the County Board did authorize the creation of a “Data Center Activities Task Force. The task force held their first meeting on March 23, 2026.

## **STATUS**

The Zoning Board of Appeals (ZBA) voted 4-0 with two members absent to “RECOMMEND ENACTMENT” of this text amendment at its March 19, 2026, meeting. The Zoning Board of Appeals found the proposed text amendment “necessary to achieve” the goals of the Champaign County Land Resource Management Plan and the Champaign County Zoning Ordinance.

## **ATTACHMENTS**

- A Proposed Text Amendment
- B Summary of public comments received for Case 196-AT-26
- C Summary Finding of Fact for Case 196-AT-26 as approved by the ZBA on March 19, 2026

**EXHIBIT A: PROPOSED AMENDMENT**

**1. Amend Section 5.2 as follows:**

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES**

Principal USES	Zoning DISTRICTS													
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1
<b>Industrial Uses: Miscellaneous Manufacturing and Industries</b>														
DATA CENTERS			S <sup>34</sup>									S <sup>34</sup>		S <sup>34</sup>

Footnotes

34. See Section 5.6 for details on the Development Moratorium on DATA CENTER with at least 10,000 square feet of processing area.

**2. Add new Section 5.6 Development Moratorium DATA CENTER with more than 10,000 square feet of processing area as follows:**

**5.6 Development Moratorium on DATA CENTER at least 10,000 square feet of processing area as follows.**

**5.6.1 Purpose and Intent**

The purpose and intent of this Development Moratorium on DATA CENTER with at least 10,000 square feet of processing area is as follows:

- A. Temporarily prohibit DATA CENTER, as defined in Section 3, with at least 10,000 square feet of processing area, within the boundaries of Champaign County.
- B. For the purpose of allowing the Champaign County Board time to conduct research on the impact of DATA CENTERS with at least 10,000 square feet of processing area on the quality and safety of groundwater resources, so that the Champaign County Board may adopt comprehensive ordinance(s) regulating DATA CENTERS with at least 10,000 square feet of processing area within its borders.

**5.5.2 Duration of this Moratorium**

This Development Moratorium on DATA CENTERS with at least 10,000 square feet of processing area will expire 12 months, or 365 days, after its effective date.

**5.5.3 Activities Impacted by this Moratorium**

- A. Any DATA CENTER with at least 10,000 square feet of processing area that is proposed after the effective date of this moratorium will not be

approved by Champaign County until the expiration or revocation of this temporary moratorium.

- B. Any DATA CENTER with at least 10,000 square feet of processing area that is pending, as of the effective date of this moratorium, will be held in abeyance until the 12 month-long moratorium has expired or been revoked.

## **PUBLIC COMMENTS FOR CASE 196-AT-26**

The following is a summary of comments received regarding case 196-AT-26:

- A. The following is a summary of comments received prior to the public hearing on March 19, 2026, in support of the moratorium amendment:
- (1) On February 21, 2026, an email was received from Natalie Leavenworth, an Urbana resident expressing support regarding a moratorium on large data centers.
  - (2) On March 11, 2026, an email was received from Don Wauthier, Berns, Clancy and Associates, expressing support regarding a moratorium on large data centers but had concerns that 12 months was too long of a time for the moratorium.
  - (3) On March 18, 2026, an email was received from Anne Bargar, an Urbana resident expressing support regarding a moratorium on large data centers.
- B. The following is a summary of comments received prior to the public hearing on March 19, 2026, in opposition to the moratorium amendment:
- (1) On March 11, 2026, an email and letter were received from Kevin Sage, President of the East Central Illinois Building and Construction Trades Council and Business Agent for Plumbers and Pipefitters Local 149, expressing opposition regarding a moratorium on large data centers.
  - (2) On March 11, 2026, a letter was received from Jordan Mueller, Assistant Business Manager for IBEW 601, expressing opposition regarding a moratorium on large data centers.
  - (3) On March 12, 2026, a letter was received from Chad Anderson, Business Representative, International Union of Painters & Allied Trades, expressing opposition regarding a moratorium on large data centers.
  - (4) On March 12, 2026, a letter was received from Charles Black, Business Manager, Iron Workers Local 380, expressing opposition regarding a moratorium on large data centers.
  - (5) On March 19, 2026, an email was received from ZBA member Brian Andersen expressing support for common sense zoning requirements for data centers but felt that a development moratorium would cause Champaign County to miss out on the positives that come with data center development.
- C. The following is a summary of comments received at the March 19, 2026, public hearing.
- (1) Andrew Rehn, Climate Policy Director, Prairie Rivers Network, has concerns with the electricity and water usage of data centers and expressed support regarding a moratorium on large data centers.
  - (2) John Marlin, an Urbana resident expressed concerns with reduced surface water capacity and aquifer recharge for water cooling data centers and the cost of

energy if a data center were developed. He expressed support regarding a moratorium on large data centers.

- (3) Denise Hucal, a Champaign resident, expressed concern with the water, electricity usage and noise from data centers. She expressed support regarding a moratorium on large data centers.
  - (4) Augusta Kilburn, a Champaign resident, expressed support regarding a moratorium on large data centers. She also expressed concerns regarding water usage and the effect on the Mahomet Aquifer, as well as electricity usage and pollution caused by large data centers.
  - (5) Diane Marlin, an Urbana resident, had concerns regarding the increasing size of data centers, thought that language in the regulations should reflect the scale of modern data centers and expressed support regarding a moratorium on large data centers.
  - (6) Karen Medina, a Champaign resident, had concerns regarding the members of the task force and asked that environmentalists, people from Prairie Rivers Network and someone with social justice knowledge represented on the task force. She also expressed support regarding a moratorium on large data centers.
  - (7) Sarah Nixon, a Champaign County resident, expressed support regarding a moratorium on large data centers and opposed zoning regulations that would allow large data centers. She also expressed concerns with noise, electricity and water usage and land usage that come as a result of data center development.
  - (8) Clark Bullard, an Urbana resident expressed concerns with audible and inaudible noise caused by data centers and how data centers will be handled when they are decommissioned and the re-use of the property. He expressed support regarding a moratorium on large data centers.
  - (9) Amy Young, an Urbana resident, had concerns regarding the water usage proposed by data centers vs the actual amount used as well as the revenue generated by data centers vs. the financial benefit to the community. She also expressed concerns about the usage of coal to produce electricity for data centers and expressed support regarding a longer moratorium on large data centers.
  - (10) Mihaela Marcusanu, an Urbana resident noted that data centers have been identified as critical national infrastructure giving them priority with regard to resources and making them targets for destruction.
- D. The following is a summary of comments received after the public hearing on March 19, 2026, in support of the moratorium amendment:
- (1) On March 22, 2026, an email was received from Kate Lyons, a Champaign resident in opposition to the development of data centers.

## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 19, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** LRMP Goal 8.
  - B. The proposed Zoning Ordinance text amendment **WILL HELP ACHIEVE** LRMP Goal 9.
  - C. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of LRMP Goals 1, 2, 3, 4, 5, 6, and 7.
  - D. The proposed Zoning Ordinance text amendment is **NOT RELEVANT** to LRMP Goal 10.
2. The proposed text amendment **IS NECESSARY TO ACHIEVE** the Zoning Ordinance because it:
  - A. **IS NECESSARY TO ACHIEVE** the purpose of the Zoning Ordinance (see Item 16).

Champaign County  
Department of



Bennett Administrative Center  
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[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**  
**Charlie Campo, Senior Planner**

Date: **March 30, 2026**

RE: **Recommendation for rezoning case 202-AT-26**

Request: **Amend Sections 5.5.2 and 5.5.3 of the Champaign County Zoning Ordinance to extend a temporary safety moratorium on Carbon Sequestration Activity to expire in 6 months after the effective date of the amendment.**

Petitioner: **Zoning Administrator**

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## BACKGROUND

The County Board approved a 12-month temporary safety moratorium on carbon sequestration activities in Champaign County on January 23, 2025.

A Carbon Sequestration Activities Task Force was appointed on March 20, 2025.

A 6-month extension to the moratorium was approved by the County Board on December 18, 2025.

The Task Force has made good progress on a draft carbon sequestration amendment, but review of the draft is ongoing, and it is clear that a final carbon sequestration amendment cannot be adopted before the temporary moratorium expires on June 16, 2026.

The Zoning Administrator has recommended an additional 6-month extension to the temporary safety moratorium on carbon sequestration activities in Champaign County to be in place prior to the expiration of the current moratorium on June 16, 2026, to allow time for the Carbon Sequestration Activities Task Force to provide their recommendations and an amendment to the Zoning Ordinance to be adopted.

The ZBA will hold a public hearing for this case on April 2, 2026, at which time the ZBA can take action on the case. This case is being placed on the April 9, 2026, ELUC agenda so that if the ZBA takes action at their April 2, 2026, meeting the ELUC can review the case without waiting until the May 7, 2026 meeting.

## ATTACHMENTS

- A Proposed Text Amendment
- B Summary Finding of Fact for Case 202-AT-26 as presented to the ZBA on April 2, 2026

**Attachment A. Proposed Text Amendment**

April 2, 2026

**ATTACHMENT A: PROPOSED TEXT AMENDMENT**

**1. Amend Section 5.5 as follows:**

**5.5.2 Duration of this Moratorium**

This Safety Moratorium on CARBON SEQUESTRATION ACTIVITY will expire ~~12~~ six months, or ~~365~~ 180 days, after its effective date.

**5.5.3 Activities Impacted by this Moratorium**

- A. Any CARBON SEQUESTRATION ACTIVITY, as defined in this moratorium, that is proposed after the effective date of this moratorium will not be approved by Champaign County until the expiration or revocation of this temporary moratorium.
- B. Any CARBON SEQUESTRATION ACTIVITY that is pending, as of the effective date of this moratorium, will be held in abeyance until the ~~12~~ six month-long moratorium has expired or been revoked.

## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **April 2, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment will ***IS NECESSARY TO ACHIEVE*** LRMP Goal 8.
  - B. The proposed Zoning Ordinance text amendment WILL NOT IMPEDE the achievement of LRMP Goals 1, 2, 3, 4, 5, 6, 7, and 9.
  - C. The proposed Zoning Ordinance text amendment is NOT RELEVANT to LRMP Goal 10.
  
2. The proposed text amendment ***IS NECESSARY TO ACHIEVE*** the Zoning Ordinance because it will:
  - A. ***IS NECESSARY TO ACHIEVE*** the purpose of the Zoning Ordinance (see Item 16).