

Charles W. Campo

From: Natalie Leavenworth <natileaven@gmail.com>
Sent: Saturday, February 21, 2026 1:31 PM
To: zoningdept
Subject: Data Centers

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Dear Zoning Board, February 21, 2026

I am writing to you about instituting a moratorium on large data centers. I am very much in favor of a moratorium. There is a 300 acre parcel in the Riser area that has been bought for a data center. I don't think it should get permits without a careful review of the impact on water usage and power consumption.

I believe that we need to protect the Mahomet aquifer for future generations. This huge data center that is being developed would not protect the aquifer. It would not provide many jobs and it would raise the electric and water rates for everyone.

At the very least a moratorium would give us the time to know what we are getting into.

Sincerely,
Natalie Leavenworth
704 E. Oregon Street
Urbana, Illinois 61801

Charles W. Campo

From: Don Wauthier <dwauthier@bernsclancy.com>
Sent: Wednesday, March 11, 2026 6:51 PM
To: Charles W. Campo
Cc: John Hall
Subject: Case 196-AT-26

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Gentlemen,

I am unable to attend the March 12, 2026 meeting of the Zoning Board of Appeals. However I would like to submit comments regarding the Large foot print data center moratorium being proposed.

- I fully concur that new provisions need to be added to the Zoning Ordinance covering Data Centers. My recent experiences providing technical advice to a Drainage District in northern Illinois lead me to believe that these mega-projects need careful consideration before construction.
- I concur that a task force may be a good option in developing the necessary standards.
- I am concerned that a 12 month moratorium is too long. I believe that appropriate provisions should be able to be created and adopted in a shorter time frame. Perhaps 6 months??
- With the UIUC located here Champaign County may be a logical location for such a facility. However a long delay in adopting rules may result in the loss of that opportunity. There won't be hundreds of these types of facility. It would be unfortunate if Champaign County lost the opportunity to host this type of facility due to a long delay in responding to this fast moving situation.
- The problems encountered as a result of past projects elsewhere seem to be the result of unregulated development, which led to a "wild west" type situation. The drawbacks of these facilities are not particularly difficult to overcome from a technical standpoint. They can be moderated by proper regulation.

Please pass along my thoughts to the Zoning Board of Appeals.

Thank you.

Don Wauthier, Vice President
Berns, Clancy and Associates, P.C.

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MAR 11 2026

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

CHAMPAIGN CO. P & Z DEPARTMENT

LOCAL UNION NO. 601

3301 NORTH BOARDWALK DRIVE P.O. BOX 3902 CHAMPAIGN, ILLINOIS 61826-3902
217-352-1741 • Fax: 217-352-9210

March 11, 2026

Dear Members of the Champaign County Zoning Board of Appeals,

I am writing on behalf of the International Brotherhood of Electrical Workers (IBEW) Local 601 to strongly oppose the proposed 12-month moratorium on data center development in Champaign County. As a union representing skilled tradespeople who build and maintain critical infrastructure, we have witnessed firsthand the transformative economic benefits of responsible data center projects. A moratorium would jeopardize thousands of high-quality jobs, millions in tax revenue, and Illinois' competitiveness in the AI-driven economy, while failing to address regional growth trends.

Data centers are vital to the digital economy, supporting services like cloud storage, e-commerce, telehealth, and national security. Illinois already hosts approximately 250 operating data centers with a clean track record and no major issues, alongside 27 active projects statewide that are creating 4,000–8,000 construction jobs. Nationally, the industry supported 4.7 million jobs in 2023, with each direct job generating more than six additional jobs in the broader economy. A typical large data center creates 1,688 construction jobs and \$77.7 million in wages, while delivering \$3.51 billion in state and local tax revenue over 2022–2023 in Illinois alone.

Peer communities in Virginia demonstrate the fiscal upside: Prince William County collected \$294 million in tax revenue in 2024 (a 77% increase), and Loudoun County received \$875 million (38% of total revenue). These funds support schools, first responders, and property tax relief for homeowners, providing more revenue per acre than subdivisions or warehouses with minimal demands on roads and public services. Union labor ensures safe, on-time delivery, local hiring, apprenticeships, and family-supporting careers for contractors, security providers, and service firms.

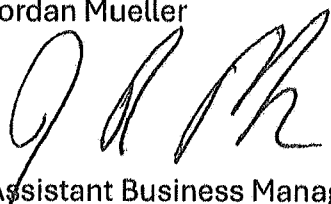
Modern data centers mitigate community concerns effectively. They feature closed-loop cooling systems using just 250,000–400,000 gallons for a 100 MW facility (less than one Olympic pool, lasting 10–20 years), noise levels of 50–60 dB at the property edge (comparable to normal conversation), advanced emission controls (>99% reduction), and stormwater management that often reduces flooding risks compared to undeveloped land. Developers invest privately in grid improvements, benefiting the broader system, and peer-reviewed studies show that states with high data center load growth experience retail electricity price reductions.

Champaign County lies within the Midcontinent Independent System Operator (MISO) territory, spanning 15 states. A local moratorium will not halt regional load growth or grid planning—it will simply redirect investment to neighboring counties or states, costing Champaign County jobs, revenue, and workforce development opportunities. Instead, we urge you to reject the moratorium, streamline permitting for projects meeting strict IPCB, EPA, and local standards, and negotiate community benefit agreements emphasizing local hiring and infrastructure contributions.

By embracing evidence-based development, Champaign County can secure high-skilled jobs, fiscal stability, and leadership in the digital economy while protecting quality of life. We stand ready to collaborate and provide further information. Thank you for your consideration.

Sincerely,

Jordan Mueller

A handwritten signature in black ink, appearing to read 'J. Mueller', written over the printed name.

Assistant Business Manager

IBEW 601

Charles W. Campo

From: Kevin Sage <ksage@ualocal149.com>
Sent: Wednesday, March 11, 2026 4:59 PM
To: zoningdept
Cc: John Hall
Subject: Comments on Data Center Moratorium
Attachments: Data Center Moratorium ZBA Letter.docx

CAUTION: External email, be careful when opening.

Dear Members of the Champaign County Zoning Board of Appeals,

I am attaching a letter for your consideration regarding the proposed moratorium on data center development in Champaign County. I appreciate the time the Board is taking to review this issue and wanted to share a few additional points that may be helpful as you evaluate the broader impact these projects can have on our community.

The proposed project represents a huge capital investment of hundreds of millions of dollars across multiple phases. Developments of this scale generate significant property tax revenue that helps support schools, fire departments, emergency services, and other essential local services. The project is not seeking any property tax abatement, and property tax assessments and payments would be administered through the Champaign County Assessor's Office in accordance with Illinois law and applicable regulations.

The economic impact goes beyond tax revenue alone. A large-scale data center development creates hundreds of construction jobs throughout the development lifecycle and generates additional demand for local contractors, suppliers, and service providers. Because these facilities operate around the clock, they also increase demand for regional support services and can help stimulate hiring and economic activity across many sectors of the local economy.

There have also been questions about the potential impact on local electricity rates. Residential and commercial customers should not see their electric bills increase as a result of this type of development. Sites for projects like this are typically selected because the electric grid already has available transmission capacity. Any necessary transmission line upgrades or infrastructure improvements required to power the facility would be paid for by the developer, not by local residents. In addition, developers enter into agreements with utility providers to ensure they pay for the electricity they use and their appropriate share of grid costs. Research from the Lawrence Berkeley National Laboratory has found that increased electricity demand from large users like data centers can actually help stabilize or reduce rates for other customers because fixed infrastructure costs are spread across a larger number of users.

Noise concerns are also commonly raised with projects like these. Modern data center cooling systems and backup generators are designed to meet or exceed local noise regulations. Facilities typically utilize low-noise cooling fans, sound-attenuated compressor enclosures, sound-attenuated generator housings, and exhaust silencers to minimize sound levels. Backup generators generally run only during routine testing or maintenance, and in rare instances during utility outages.

Water use is another area where the industry has been evolving quickly. Many companies are actively developing new cooling technologies that significantly reduce or even eliminate water usage. For example, Meta Platforms has implemented water stewardship initiatives in communities where it operates data centers. Microsoft has begun deploying next-generation data centers designed to use zero water for cooling, while Google is implementing different cooling strategies depending on regional water availability, including closed-loop and direct-to-chip cooling technologies in areas where water resources are more limited.

Across the industry, companies are aware of the public's concerns about water resources and are actively investing in technologies and operational practices that significantly reduce water consumption.

If there are additional questions that would be helpful to address as you consider this topic, please feel free to reach out. I would be happy to provide more information.

Thank you for your time and consideration.

Sincerely,

Kevin Sage
President, East Central Illinois B.C.T.C.
Business Agent, Plumbers & Pipefitters Local 149

March 11, 2026

Dear Members of the Champaign County Zoning Board of Appeals,

I am writing to share my concerns about the proposal to place a moratorium on data center development in Champaign County. I believe such a step would limit important economic opportunities for our region and for the working people who rely on construction jobs to support their families.

Projects like data centers represent major private investment and generate a significant amount of construction activity. For the skilled men and women in the building trades, developments of this size mean steady work, good wages, and the ability to support their families. These projects also help keep local tradespeople employed and strengthen our construction workforce.

Large projects also play an important role in developing the next generation of skilled workers. Construction of a modern data center campus requires a large workforce over several years. During that time, apprentices work alongside experienced journeymen, gaining hands-on training while earning a paycheck. That experience is essential to maintaining a strong pipeline of skilled workers in our community.

Our region has also made real investments in preparing people for these careers. The East Central Illinois Building & Construction Trades Council operates an Apprenticeship Readiness Program designed to introduce local residents to careers in the skilled trades and prepare them to enter registered apprenticeship programs. Projects of this size create real opportunities for graduates of that program to transition into full apprenticeships and begin stable, long-term careers in construction.

Beyond the jobs on the construction site, developments like data centers also have a meaningful economic impact throughout the community. Large projects bring workers, contractors, and suppliers into the region for extended periods of time, supporting local businesses such as restaurants, hotels, equipment suppliers, and other service providers. That economic activity helps strengthen the broader local economy.

I understand there are important questions surrounding developments of this magnitude, including infrastructure, water use, and land planning. Those concerns deserve thoughtful discussion and responsible standards. However, placing a moratorium on development would send the wrong message at a time when many communities are actively working to attract new investment.



Champaign County should focus on establishing reasonable guidelines that allow responsible development to move forward while addressing community concerns.

For these reasons, I respectfully ask the Board to reject a moratorium and allow Champaign County to remain open to responsible data center development.

Thank you for your time and consideration.

Sincerely,

Kevin Sage
President, East Central Illinois B.C.T.C.
Business Agent, Plumbers & Pipefitters Local 149

Dear Members of the Champaign County Zoning Board of Appeals,

I am writing to strongly oppose any proposed moratorium on data center development in Champaign County.

A moratorium would halt significant economic opportunities for our region and directly impact working families who rely on construction and building trades jobs. Data center projects represent hundreds of millions—and often billions—of dollars in private investment. These developments create substantial demand for skilled construction workers. These are good-paying jobs that support local families, strengthen apprenticeship programs, and keep skilled workers employed in our community.

Projects of this scale also create major workforce development opportunities. Construction of a modern data center campus requires a large workforce over several years, and there can be **hundreds of apprentices working on a single project**. These projects create a strong pathway for workers entering the skilled trades and provide real opportunities for advancement.

In addition, these projects would directly support regional workforce development initiatives and **pre-apprenticeship programs**. A development of this size provides a strong avenue to move many pre-apprenticeship graduates into full apprenticeship programs, helping people transition from training into stable, long-term careers in the building trades. This type of project is exactly the kind of opportunity needed to grow the next generation of skilled workers.

Rather than stopping development entirely, the county should focus on creating thoughtful and responsible standards that address infrastructure, water use, and land use planning while still allowing Champaign County to compete for major investment. A moratorium sends a message that our county is closed for business at a time when communities across the Midwest are competing to attract exactly this kind of development.

Working people in this region depend on opportunities like these projects. The construction jobs they create are family-supporting careers that sustain local communities and build the infrastructure that powers the modern economy.

For these reasons, I respectfully urge the Zoning Board of Appeals to reject a moratorium and allow responsible data center development to move forward in Champaign County.

Thank you for your time and consideration.

Sincerely,
Chad Anderson

Business Representative
International Union of Painters & Allied Trades
District Council 58 Local 363



Iron Workers Local Union 380

1602 E. Butzow Dr., Urbana, IL/ ironworkers380@gmail.com
Phone 217-367-6014/ Fax 217-367-6614/ironworkers380.org
AFFILIATED WITH AFL-CIO

3/12/2026

Members of the Champaign County Zoning Board of Appeals,

I hope this letter finds you well. As it is no secret, the proposed data center development has had some opposition within our region of the state, but there is also abundant support for these projects in the area. Just like in other communities with operational data centers, your constituents will see the long-term benefits that these projects will bring to the communities in and surrounding Champaign County.

These projects create temporary jobs during construction. Temporary jobs create careers, allow people to support families, buy homes, and promote stability for working people in the county. There will be hundreds of local skilled men and women in the building trades that benefit from projects like this. These people rely on these temporary projects to make full-time careers. I represent a Local Union that covers an area that includes parts of seventeen counties in central Illinois. We have members that live in Champaign County as well as the surrounding counties. These are local people that will benefit from these large-scale projects.

On projects of this size there are also highly skilled workers and site professionals that will temporarily relocate to the area to be part of the workforce and project management. They will need a place to live, food, fuel, clothes, etc. They make their money locally and then put that money back into our local economy. I personally have been in this situation.

When a contractor comes to town, they also need local resources. They will bring equipment and machinery that will need maintained, repaired, or replaced. There will be consumable supplies that need replenished. Once again, putting revenue back into the local economy.

We understand that this project is complex with several moving parts. I understand that there are concerns related to natural resources, electrical supply, and other environmental issues. If the county were to collaborate with developers to get more education on the

modern advancements that these data centers have implemented to reduce impacts on the surrounding communities it may ease the concerns of those that have proposed the moratorium on data centers in the county.

I leave you with this, my name is Charles Black, and I am a Union Iron Worker that has helped build large scale projects across the state. I have seen the benefits that come to the communities that I have temporarily worked in and lived in.

Please think of the county as a whole and show your support for a long-term investment for the people of Champaign County by rejecting a moratorium on data centers.

Thank you for your time and consideration.

Sincerely,



Charles Black

Business Manager, Iron Workers Local 380

Secretary Treasurer. East Central Illinois B.C.T.C.

Charles W. Campo

From: Anne Bargar <nutloaf@gmail.com>
Sent: Wednesday, March 18, 2026 5:21 PM
To: zoningdept
Subject: A moratorium on data centers is highly appropriate

CAUTION: External email, be careful when opening.

Hello,

I am a resident of Urbana, and I support a 12-month zoning moratorium on data centers in Champaign County. It's well-known that data centers use exorbitant amounts of water, as well as generating excessive CO2. Champaign County is still experiencing a severe drought that originated last year, and that climate change looks to make such events much more likely. Protecting the county's water resources for the future is hugely important, and we need zoning regulations that will do that.

I encourage the board to adopt the 12-month moratorium, and use that time to develop ordinances to protect our water and land resources.

Thank you.

Charles W. Campo

From: Brian Andersen <bandersen@ibew601.org>
Sent: Thursday, March 19, 2026 2:22 PM
To: Charles W. Campo; John Hall
Subject: Comments for tonight's meeting

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John/Charlie,
if you can share my comments to the rest of the board for tonight's meeting, I would appreciate it!
Thanks

Apologies for not being able to make it to tonight's meeting, as I'm traveling back from a conference and have a Unit meeting to attend. I want to let you all know my thoughts on one important item on the agenda tonight: the proposed moratorium on data centers. While I'm in favor of common-sense zoning requirements for these developments, the moratorium would only guarantee that Champaign county would miss out on the many positives that come with these developments. The county also has a task force working to get these requirements in place and should have something in the next several months. Strongly urge you to delay any action on this moratorium and let the task force do their job. I look forward to continuing this conversation with all of you at future meetings, as I believe I can provide you all with some great insight into these developments given my day job representing the IBEW.

Thanks everyone and have a great meeting!

Brian Andersen
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Champaign, IL 61822
217-352-1741 phone
217-352-9210 fax