

CASE 196-AT-26

PRELIMINARY MEMORANDUM

March 5, 2026

Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance as follows regarding a temporary moratorium on 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.**

Prepared by: **Charlie Campo**, Senior Planner
John Hall, Zoning Administrator

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 “big” data center task force.

continued

ATTACHMENTS

- A Champaign County Environment and Land Use Committee (ELUC) Memorandum dated January 29, 2026, with attachment:
 - A Proposed Text Amendment
- B Land Resource Management Plan (LRMP) Goals & Objectives (provided on the ZBA meetings website)
- C Preliminary Finding of Fact, Summary Finding of Fact, and Final Determination for Case 196-AT-26 with attachment: Exhibit A: Proposed Amendment

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

TO: Environment and Land Use Committee
FROM: John Hall, Zoning Administrator
DATE: January 29, 2026
RE: Authorization for a public hearing on a proposed Zoning Ordinance text amendment to establish a development moratorium on DATA CENTER with at least 10,000 square feet of processing area in Champaign County

BACKGROUND

A text amendment has been proposed to amend the Zoning Ordinance requirements for “data center” with at least 10,000 square feet of processing area or is rated at 10 megawatts or greater to require a County Board special use permit instead of a ZBA special use permit and add certain standard conditions. A Task Force has also been requested to oversee the final development of that text amendment.

With the help of the State’s Attorney’s Office, the attached text amendment has been drafted to establish a moratorium on development of data centers with at least 10,000 square feet of processing area in Champaign County until a final text amendment can be drafted that would establish robust requirements for such activities.

The moratorium is proposed to last 12 months and may need to be extended depending upon how quickly the final text amendment can be completed.

TEXT AMENDMENT PUBLIC HEARING TIMELINE

The public hearing requires a legal advertisement in the newspaper and notice provided to all relevant municipalities. If the public hearing is authorized by ELUC on February 5, 2026, the anticipated timeline (*earliest possible dates) is as follows:

- | | |
|--|----------------------------------|
| 1. Public Hearing opens at the Champaign County Zoning Board of Appeals (CCZBA) | Thursday, March 12, 2026 |
| 2. Public Hearing closes at CCZBA and the CCZBA makes recommendations to the Champaign County Board | *Thursday, March 12, 2026 |
| 3. Environment and Land Use Committee of the Champaign County Board (ELUC) affirms or amends CCZBA’s recommendation | *Thursday, April 9, 2026 |
| 4. Environment and Land Use Committee of the Champaign County Board makes a recommendation to the Champaign County Board | **Thursday, April 9, 2026 |
| 5. Champaign County Board makes a final determination | *Thursday, April 23, 2026 |

* earliest anticipated dates of action

** this date presumes no need to hold the text amendment at ELUC for one month for municipal comment

ATTACHMENTS

- A Proposed text amendment

Attachment A. Proposed text amendment
JANUARY 29, 2026

ATTACHMENT A: PROPOSED TEXT AMENDMENT

1. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS													
	CR	AG-	AG-	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1
Business Uses: Business, Private, Educational, and Financial Services														
DATA CENTER			S ³²									S ³²		S ³²

Footnotes

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

3. 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.

5.6.2 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.

5.6.3 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

Attachment A. Proposed text amendment

JANUARY 29, 2026

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.

Commented [EML1]: Some of this language is taken from the state of IL safety moratorium on carbon pipelines.

PRELIMINARY DRAFT

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**FINDING OF FACT
AND FINAL DETERMINATION**

**of
Champaign County Zoning Board of Appeals**

Final Determination: *{RECOMMEND ENACTMENT/RECOMMEND DENIAL}*

Date: *{March 12, 2026}*

Petitioner: **Zoning Administrator**

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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FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 12, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.
2. The proposed amendment is intended to introduce requirements for DATA CENTERS with at least 10,000 square feet of processing area in the Zoning Ordinance.
3. The need for the amendment came about as follows:
 - A. 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 “big” data center task force.
3. Municipalities with zoning and townships with planning commissions have protest rights on all text amendments and they are notified of such cases.

SUMMARY OF THE PROPOSED AMENDMENT

4. The proposed amendment is attached to this Finding of Fact as it will appear in the Zoning Ordinance.

GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES

5. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
 - A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:”

- B. The LRMP defines Goals, Objectives, and Policies as follows:
- (1) Goal: an ideal future condition to which the community aspires
 - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
 - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
- C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.

REGARDING LRMP GOALS

6. LRMP Goal 1 is entitled “Planning and Public Involvement” and states that as follows:

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

Goal 1 has 4 objectives and 4 policies. The proposed amendment ***WILL NOT IMPEDE*** the achievement of Goal 1.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Goal 2 has two objectives and three policies. The proposed amendment ***WILL NOT IMPEDE*** the achievement of Goal 2.

8. LRMP Goal 3 is entitled “Prosperity” and states as follows:

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 has three objectives and no policies. The proposed text amendment ***WILL NOT IMPEDE*** the achievement of Goal 3.

9. LRMP Goal 4 is entitled “Agriculture” and states as follows:

Champaign County will protect the long-term viability of agriculture in Champaign County and its land resource base.

Goal 4 has 9 objectives and 22 policies. The proposed text amendment ***WILL NOT IMPEDE*** the achievement of Goal 4.

10. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

Goal 5 has 3 objectives and 15 policies. The proposed amendment ***WILL NOT IMPEDE*** Goal 5 in general.

11. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

Goal 6 has 4 objectives and 7 policies. The proposed text amendment ***WILL NOT IMPEDE*** the achievement of Goal 6.

12. LRMP Goal 7 is entitled “Transportation” and states as follows:

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

Goal 7 has 2 objectives and 7 policies. The proposed text amendment ***WILL NOT IMPEDE*** the achievement of Goal 7.

13. LRMP Goal 8 is entitled “Natural Resources” and states as follows:

Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.

Goal 8 has 9 objectives and 36 policies. Objectives 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, and 8.9 and their policies do not appear to be relevant to the proposed text amendment. The proposed amendment **IS NECESSARY TO ACHIEVE** Goal 8 for the following reasons:

- A. Objective 8.1 is entitled “Groundwater Quality and Availability” and states, “Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.”

The proposed amendment **IS NECESSARY TO ACHIEVE** Objective 8.1 because of the following:

- (1) Objective 8.1 has 9 policies. Policies 8.1.4, 8.1.6, 8.1.7, 8.1.8, and 8.1.9 are not directly relevant to the proposed text amendment
- (2) **Policy 8.1.1 states, “The County will not approve discretionary development using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.”**

The proposed amendment **IS NECESSARY TO ACHIEVE** Policy 8.1.1 for the following reason:

- a. The proposed amendment will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

- (3) **Policy 8.1.2 states, “The County will encourage regional cooperation in protecting the quality and availability of groundwater from the Mahomet Aquifer.”**

The proposed amendment **IS NECESSARY TO ACHIEVE** Policy 8.1.2 for the following reason:

- a. The proposed amendment will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

- (4) **Policy 8.1.3 states, “As feasible, the County will seek to ensure that withdrawals from the Mahomet Aquifer and other aquifers do not exceed the long-term sustainable yield of the aquifer including withdrawals under potential drought conditions, particularly for shallow aquifers.**

The proposed amendment **IS NECESSARY TO ACHIEVE** Policy 8.1.3 for the following reason:

- a. The proposed amendment will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

- (5) **Policy 8.1.5 states, “To the extent that groundwater in the County is interconnected with surface waters, the County will work to ensure that groundwater contributions to natural surface hydrology are not disrupted by groundwater withdrawals by *discretionary development*”**

The proposed amendment **IS NECESSARY TO ACHIEVE** Policy 8.1.5 for the following reason:

- a. The proposed amendment will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

14. LRMP Goal 9 is entitled “Energy Conservation” and states as follows:

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

Goal 9 has 5 objectives and 5 policies. Objectives 9.1, 9.2, 9.4, and 9.5 and their policies do not appear to be relevant to the proposed text amendment. The proposed amendment will **HELP ACHIEVE** the achievement of Goal 9 for the following reason:

- A. Objective 9.3, which has no subsidiary policies, states, **“Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.”**

The proposed amendment will **HELP ACHIEVE** Objective 9.3 as follows:

- (1) The proposed amendment will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

- 15. LRMP Goal 10 is entitled “Cultural Amenities” and states as follows:

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Goal 10 has 1 objective and 1 policy. The proposed amendment is **NOT RELEVANT** to Goal 10 in general.

REGARDING THE PURPOSE OF THE ZONING ORDINANCE

- 16. The proposed amendment **IS NECESSARY TO ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

- A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

The proposed amendment **IS NECESSARY TO ACHIEVE** this purpose to the extent that it will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area and that amendment will presumably minimize hazards to the Mahomet Aquifer from DATA CENTERS with at least 10,000 square feet of processing area.

- B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed amendment **IS NECESSARY TO ACHIEVE** this purpose to the extent that it will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area and that amendment will presumably minimize hazards to the

PRELIMINARY DRAFT

Mahomet Aquifer from DATA CENTERS with at least 10,000 square feet of processing area and thereby, in effect, conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public STREETS.

The proposed amendment is not directly related to this purpose.

- D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

The proposed amendment is not directly related to this purpose.

- E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

The proposed amendment ***IS NECESSARY TO ACHIEVE*** this purpose to the extent that it will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area and that amendment will presumably minimize hazards to the Mahomet Aquifer from DATA CENTERS with at least 10,000 square feet of processing area and that will promote the public health, safety, comfort, morals, and general welfare.

- F. Paragraph 2.0 (f) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected.

The proposed text amendment is not directly related to this purpose.

- G. Paragraph 2.0 (g) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to establish, regulate, and limit the building or setback lines on or along any street, trafficway, drive or parkway.

The proposed text amendment is not directly related to this purpose.

- H. Paragraph 2.0 (h) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the intensity of the use of LOT areas, and regulating and determining the area of open spaces within and surrounding BUILDINGS and STRUCTURES.

The proposed text amendment is not directly related to this purpose.

- I. Paragraph 2.0 (i) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to classify, regulate, and restrict the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES.

The proposed text amendment is not directly related to this purpose.

- J. Paragraph 2.0 (j) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to divide the entire County into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance.

The proposed text amendment is not directly related to this purpose.

- K. Paragraph 2.0 (k) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to fix regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform.

The proposed amendment will *HELP ACHIEVE* this purpose to the extent that it will impose a temporary moratorium on the development of DATA CENTERS with at least 10,000 square feet of processing area in unincorporated Champaign County while the County Board works to adopt a comprehensive amendment regulating the development of DATA CENTERS with at least 10,000 square feet of processing area within the unincorporated area.

- L. Paragraph 2.0 (l) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prohibit USES, BUILDINGS, or STRUCTURES incompatible with the character of such DISTRICTS.

The proposed text amendment is not directly related to this purpose.

- M. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The proposed text amendment is not directly related to this purpose.

- N. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban USES.

The proposed text amendment is not directly related to this purpose.

- O. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The proposed text amendment is not directly related to this purpose.

- P. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed text amendment is not directly related to this purpose.

- Q. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed text amendment is not directly related to this purpose.

- R. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed text amendment is not directly related to this purpose.

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 12, 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.
 - B. The proposed Zoning Ordinance text amendment ***WILL NOT IMPEDE*** the achievement of LRMP Goals 1, 2, 3, 4, 5, 6, and 7.
 - 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:
 - A. ***IS NECESSARY TO ACHIEVE*** the purpose of the Zoning Ordinance (see Item 16).

DOCUMENTS OF RECORD

1. Preliminary Memorandum dated March 5, 2026, with Attachments:
 - A Champaign County Environment and Land Use Committee (ELUC) Memorandum dated January 29, 2026, with attachment:
 - A Proposed Text Amendment
 - B Land Resource Management Plan (LRMP) Goals & Objectives (provided on the ZBA meetings website)
 - C Preliminary Finding of Fact, Summary Finding of Fact, and Final Determination for Case 196-AT-26 with attachment: Exhibit A: Proposed Amendment

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 196-AT-26** should ***{BE ENACTED / NOT BE ENACTED}*** by the County Board in the form attached hereto.

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

SIGNED:

Cynthia Cunningham, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

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	I-2
Industrial Uses: Miscellaneous Manufacturing and Industries															
DATA CENTERS			S ³⁴									S ³⁴		S ³⁴	

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.