

**MINUTES OF REGULAR MEETING**

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<b>Champaign County Environment &amp; Land Use Committee</b>	<b>DATE:</b>	<b>June 09, 2008</b>
<b>Champaign County Brookens Administrative Center</b>	<b>TIME:</b>	<b>7:00 p.m.</b>
<b>Urbana, IL 61802</b>	<b>PLACE:</b>	<b>Lyle Shields Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802</b>

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**MEMBERS PRESENT:** Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Steve Moser, Jon Schroeder (VC), Barbara Wysocki (C)

**OTHER COUNTY  
BOARD MEMBERS**

**PRESENT:** Pius Weibel (County Board Chair)

**MEMBERS ABSENT:** Carrie Melin

**STAFF PRESENT:** John Hall, Leroy Holliday, Susan Monte (Regional Planning Commission)

**OTHERS PRESENT:** None

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**1. Call to Order, Roll Call**

The meeting was called to order at 7:00 p.m. The roll was called and a quorum declared present.

**2. Approval of Agenda**

**Mr. Langenheim moved, seconded by Mr. Gladney to approve the agenda as submitted. The motion carried by voice vote.**

**3. Approval of Minutes (April and May, 2008)**

**Ms. Anderson moved, seconded by Mr. Doenitz to approve the April and May, 2008 minutes as submitted. The motion carried by voice vote.**

**4. Correspondence**

- A. Mahomet Aquifer Consortium Member Meeting No. 58, Feb. 19, 2008 minutes.**
- B. Advancing Wind Power in Illinois 2008 Conference, June 25-28, 2008.**

6-09-08

AS APPROVED AUGUST 11, 2008

ELUC

1 Ms. Wysocki stated that the Committee members should have received a postcard from the Forest Preserve  
2 District regarding an open house of their newest acquisition. She said that the open house will be noticed so  
3 that in the event that a number of County Board members attend the County will comply with the *Open*  
4 *Meetings Act*.

5  
6 Mr. Weibel asked Mr. Hall if staff from the Planning and Zoning Department would be attending the  
7 Advancing Wind Power Conference.

8  
9 Mr. Hall stated no.

10  
11 Mr. Weibel stated that he perceives that at some point someone will propose these structures in Champaign  
12 County.

13  
14 Mr. Hall stated that the University of Illinois has two wind turbines but they are the owners therefore county  
15 zoning does not apply. He said that for sometime there have been rumors of a possible wind farm in the  
16 southeastern part of the county but no one has approached the department with an inquiry.

17  
18 Mr. Weibel asked Mr. Hall if the county would be able to handle such a proposal.

19  
20 Mr. Hall stated that wind farms are addressed in the Zoning Ordinance although if a large wind farm was  
21 proposed in the county it would be problematic because it requires rezoning to the industrial districts. He  
22 said that he cannot see the County Board approving the rezoning of hundreds of acres of farmland to  
23 industrial zoning to accommodate a wind farm. He said that there other ways to accommodate such a  
24 proposal and the Zoning Ordinance could be improved but it was just changed a few years ago and no one  
25 has requested information regarding such a proposal.

26  
27 Ms. Wysocki asked the Committee if anyone would be interested in attending the Advanced Wind Power in  
28 Illinois 2008 Conference and there was no one.

29  
30 Ms. Anderson asked Mr. Hall if a farmer could propose a small wind turbine on their farm.

31  
32 Mr. Hall stated that staff has permitted a lot of small onsite windmills for individual homes. He said that as  
33 long as the wind turbine is not over 100 feet tall it is allowed by-right. He said that staff has not seen any  
34 requests for a wind turbine which would be over 100 feet in height therefore exceeding the limit. He said  
35 that no more than three wind turbines could be proposed with just a Special Use Permit therefore it would be  
36 easy to accommodate. He said that a field with wind turbines like they have in McLean County would be  
37 problematic in Champaign County under the current regulations.

38  
39 Mr. Moser stated that 160 acres in Ford County was just leased for the construction of 50 wind turbines on  
40 the North side of Route 9 and 50 wind turbines on the south side of Route 9. He said that the company does  
41 not want anything to do with Champaign County in regard to installation because they do not want to mess  
42 with zoning. He said that the farmer is missing a real opportunity because the minimum lease for every one  
43 of those proposed wind turbines in Ford County are \$6500 per year and it takes less than one-half acre of

1 land. He said that the agreements are valid for twenty years. He said that the Yankee Ridge area near Block  
2 station would be an ideal setting as well as a site north of Gifford.

3  
4 Mr. Weibel stated that perhaps the County should modify the Zoning Ordinance for this proposed use.

5  
6 Mr. Moser stated that he does not understand why an industrial zone would be required for such a use. He  
7 said that if Champaign County is interested in housing these projects then the County is going to have to  
8 change the Ordinance to accommodate this use.

9  
10 Mr. Langenheim stated that the particular companies which are installing the wind turbines along Route 9 in  
11 Ford County may not be interested in a county with zoning but that does not mean that all companies  
12 involved in this business feel the same way.

13  
14 Mr. Moser stated that these two companies have leased at least 5,000 acres on each side of the transmission  
15 line along Route 9 and they haven't had a single owner back away. He said that the property that he farms is  
16 three miles south of Route 9 and one mile north of the Champaign County line and no one who owns ground  
17 in between the two areas has refused to sign a lease. He said that Champaign County is missing an  
18 opportunity because there is a lot of assessed valuation that goes with those things. He said that Benton  
19 County, Indiana also has a lot of these turbines and he would like to know how McLean County is assessing  
20 these because they are going to build some more over near Gibson City.

21  
22 Mr. Gladney stated that it appears that this issue is beyond this meeting and it should be an issue for the  
23 August meeting.

24  
25 Ms. Wysocki stated that the Committee could do that.

26  
27 Mr. Moser stated that the reason why he stated that the area at Block Station would be a logical spot is  
28 because of the big transmission line that runs south out of Sidney. He said that the companies have to have  
29 something to run the generated electricity in to and he believes that those transmission lines have that  
30 capacity.

31  
32 Ms. Wysocki stated that perhaps attending the conference has taken on a new importance in the last three  
33 minutes.

34  
35 Mr. Weibel stated that it is up to Mr. Hall whether the conference would pertain to zoning.

36  
37 Ms. Wysocki stated that the brochure indicates that sessions will cover county zoning as well as much more.

38  
39 Mr. Langenheim asked Mr. Hall if it would be a substantial burden if the Committee requested that staff  
40 investigate what would have to be done to accommodate a wind farm.

41  
42 Mr. Hall stated that it would be one more thing to have done by July or August and the department no longer  
43 has a special projects planner. He said that the current planner is busy with the Zoning Board of Appeals

1 and he is also busy with the Zoning Board of Appeals and the LRMP therefore he is not eager to have one  
2 more thing assigned. He said that he does believe that there is a problem with the Ordinance however  
3 another thing that the County requires for a wind turbine is a reclamation agreement and that may also be  
4 problematic. He said that it is not clear how far the Ordinance can be trimmed back to accommodate things  
5 like wind farms and still be acceptable. He said that we are still Champaign County and we have put a lot of  
6 work in getting the current Ordinance adopted and he is a little concerned as to how much of it can be  
7 trimmed back. He said that it is worth a study and if we had someone with a lot of time then we could  
8 assign that task to them but regretfully we do not have that person.

9  
10 Mr. Langenheim stated that it appears that we are going to have to do something but before we jump in to it  
11 we need to know which direction we are headed. He said that the Committee needs competent information  
12 so that the County can decide what they want to do with this issue. He said that he has been around several  
13 wind farms that are over the hill and the area has become very derelict therefore there are many things which  
14 must be considered. He said that he does not understand why central Illinois is getting so many wind farms  
15 but there is a USGS map which evaluates potential for wind energy by area. He said that more information  
16 is required before the County Board goes half cocked on welcoming wind farms because we could jump into  
17 these type of things and end up getting burned.

18  
19 Mr. Weibel stated that some sort of schedule for evaluation should be considered regarding this issue.

20  
21 Mr. Moser stated that staff should call McLean County to see what accommodations they made in their  
22 zoning ordinance for the wind farms. He said that if the companies cannot obtain a lease which is fairly  
23 close to a transmission line for connection then they will not be interested. He said that the line which is  
24 south of Sidney would be a possible location because the company will install a huge underground cable  
25 which will run for miles and will connect into the transmission line and the windmills.

26  
27 Ms. Wysocki stated that at future meeting the Committee will discuss wind farms.

28  
29 Mr. Doenitz requested that the discussion not be put off.

30  
31 **5. Public Participation**

32  
33 None

34  
35 **6. Recreation and Entertainment License: Champaign County Fair Association, 902 N. Coler**  
36 **Ave, Urbana. County Fair and Carnival. July 18-26, 2008.**

37  
38 **Mr. Moser moved, seconded by Mr. Jones to approve the Recreation and Entertainment License:**  
39 **Champaign County Fair Association, 902 N. Coler Ave, Urbana. County Fair and Carnival to be held**  
40 **July 18-26, 2008. The motion carried by voice vote.**

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42 **7. Updates:**

43 **A. Champaign County Land Resource Management Plan**

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Ms. Monte stated that the LRMP Steering Committee meeting will occur on June 12<sup>th</sup> at 7:30 a.m. at the Brookens Administrative Center. She said that the last LRMP Steering Committee meeting was March 13<sup>th</sup> and public workshops were held on April 1<sup>st</sup> and 5<sup>th</sup>. She said that at the June 12<sup>th</sup> meeting the Stage 2 Input and Public Participation Report will be considered and the public and steering committee members will be invited to provide review comments and questions. She said that in June and July the Steering Committee will continue its review and refine a proposed policy framework that include county land use and resource management goals, objectives and policies. She said that it is anticipated that a joint County Board and ELUC Special Study Session will schedule to occur on Monday, August 11, 2008.

**B. Champaign County Hazard Mitigation Plan**

Ms. Monte stated that she is happy to announce that 100% participation has been achieved from all municipal jurisdictions plus Parkland and the University of Illinois Urbana-Champaign. She said that the second meeting of the Planning Team was held on June 5<sup>th</sup> and the formation of an adjunct advisory group was discussed which would broaden the scope of the eventual review of the planning documents. She said that the Planning Team is limited to 13 members therefore a broader representation was needed to review the document and provide any information on behalf of the school districts and other agencies that are not directly represented on the Planning Team. She said that a 52 member advisory group was formed and will receive e-mail transmissions. She said that an HMP website has been developed which can be accessed through the CCRPC.org website. She said that the website is planned to be linked to all municipal jurisdiction websites that have websites. She said that the idea of a virtual public forum is under consideration. She said that the 2<sup>nd</sup> stage of Risk Assessment will last through September.

**C. Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and-one half miles from the municipality and House Bill 2518.**

Mr. Hall stated that House Bill 2518 was the proposed changes regarding the *Chatham* decision. He said that the bill made it through the House of Representatives but got stuck in the Senate Rules Committee. He said that it is not hopeless at this point but it is not real hopeful either. He said that there is a real chance that something might happen this fall and Ms. McGrath is going to contact Senator Righter to obtain a clear indication of how it came to be stuck in the rules committee. Mr. Hall stated that he heard through the grapevine that there was some sort of informal agreement between the senators last year that there would be no changes for a few years and if that is the case our best efforts will not serve to sway anyone. He said that it isn't over yet but no one has given much encouragement either.

**D. Senate Bill 2022**

Mr. Hall stated that Senate Bill 2022 is the proposed changes that Senator Frerichs proposed regarding notice of zoning cases. He said that this bill has been stuck in the rules committee longer and there is a

1 chance that something could happen with this bill but no news has been received to date.  
2

3 **8. Follow-Up Report: 2008 Countywide Electronics and Computer Recycling Event**  
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5 Ms. Monte stated that on Saturday, April 19<sup>th</sup>, an outstanding outpouring of folks desiring to deposit their  
6 recycling goods was had at the event. She said that such an outpouring was had that the event was extended  
7 over the following week. She said that last year more than 1,600 vehicles dropped off 72,000 pounds of  
8 computer and electronic equipment and this year an estimated 4,500 vehicles dropped off computer and  
9 electronic equipment on that Saturday and after the extended time 135,000 pounds total were collected from  
10 the event. She said that there is evidence that there is a need for such an event. She said that the next event  
11 should be structured differently in that it should not be held on just one day, to avoid the long lines of traffic.  
12

13 Mr. Weibel asked Ms. Monte where people can drop off old DVD and VCR players currently.  
14

15 Ms. Monte stated that Mack's Recycling and Benchmark accepts these items year around.  
16

17 **9. Monthly Report (April and May, 2008)**  
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19 Mr. Hall distributed the April and May, 2008 monthly reports for the Committee's review. He said that  
20 things have somewhat slowed down from the previous years but the current workload is keeping staff very  
21 busy.  
22

23 Mr. Schroeder commended the zoning staff for their work on Zoning Case 187-S-99 and 613-S-08. He said  
24 that these were cases that needed to be dispensed quickly and a special meeting was held to accommodate  
25 the need for the facility.  
26

27 Mr. Hall thanked Mr. Schroeder. He said that a letter was received from the Village of Sidney and it has  
28 withdrawn their protest and are working with the applicant.  
29

30 Mr. Schroeder stated that the monthly reports indicate that permits were issued on agricultural buildings. He  
31 said that was curious why these farmers are required to obtain permits for agricultural buildings, which are  
32 exclusively for farm storage, when they are considered exempt.  
33

34 Mr. Hall stated that since 2000, staff has been encouraging people to obtain courtesy permits. He said that  
35 given the County's attempt to limit rural development the only way to keep on track of compliance is if  
36 everyone calls the office for a permit. He said that ever since the County adopted the Rural Residential  
37 Overlay (RRO) staff has been requesting that folks obtain courtesy permits, free of charge. He said that  
38 even agricultural structures need to meet the setback requirements but the only way to document that they  
39 are actually agricultural structures is to document it in a courtesy permit.  
40

41 Mr. Moser asked Mr. Hall if he was aware of the large building being constructed on County Road 1800E  
42 and Oaks Road.  
43

1 Mr. Hall stated that the landowner has been issued a permit for a pond, house and barn. He said that Mr.  
2 Lipps obtained a Special Use Permit for his construction and currently the as-built drawings are being  
3 reviewed to assure that the construction was done properly. He said that Mr. Lipps had an engineer  
4 involved the entire time and to date all is in compliance.  
5

6 **10. Other Business:**

7 **A. Cancellations of July, 2008 ELUC meeting**

8 Mr. Hall stated that staff expects an application for a Minor Plat of Subdivision sometime soon although it  
9 could wait until the August meeting. He said that there is a rezoning case, which the ZBA has already taken  
10 action upon, that could be heard in July but it is not a pressing case that is time sensitive.  
11

12 Mr. Schroeder asked if ELUC will have any involvement in the potential name change to the Salt Fork or  
13 Saline.  
14

15 Mr. Weibel stated that this issue will probably go to the Policy Committee in August.  
16

17 Ms. Wysocki stated that unless a major issue arises there will be no meeting held for ELUC in July.  
18

19 **B. Sangamon River Forest Preserve “Sneak Preview” Sunday, June 15, 2008 – 2:00 to**  
20 **4:00 P.M.**  
21

22 Ms. Wysocki invited County Board Members to attend the Sangamon River Forest Preserve “Sneak  
23 Preview” on Sunday, June 15, 2008 – 2:00 to 4:00 P.M.  
24

25 **11. Determination of Items to be placed on the County Board Consent Agenda**  
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27 None  
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29 **12. Adjournment**  
30

31 **Mr. Doenitz moved, seconded by Mr. Langenheim to adjourn the meeting. The motion carried by**  
32 **voice vote.**  
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34 The meeting adjourned at 7:36 p.m.  
35

36 Respectfully submitted,  
37

38  
39 Secretary to the Environment and Land Use Committee  
40

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