

CHAMPAIGN COUNTY BOARD COMMITTEE AGENDA

ENVIRONMENT & LAND USE COMMITTEE

Brookens Administrative Center, Lyle Shields Meeting Room

1776 E. Washington, Urbana

Monday, September 14, 2009 – 7:30 p.m.

CHAIR: Barbara Wysocki

MEMBERS: Carol Ammons, Jan Anderson, Chris Doenitz, Brad Jones, Alan Kurtz (VC),
Ralph Langenheim, Steve Moser, Jon Schroeder

<u>AGENDA ITEM</u> <i>(Old Business in Italics)</i>	<u>PAGE NO.</u>
I. <u>Call to Order</u>	
II. <u>Roll Call</u>	
III. <u>Approval of Agenda/Addendum</u>	
IV. <u>Approval of Minutes</u> A. August 10, 2009	1-27
V. <u>Public Participation</u>	
VI. <u>Correspondence</u> A. Funding Request to American Farmland Trust Center for Agriculture in the Environment	28-31
VII. <u>Chair's Report</u>	
VIII. <u>Updates</u> A. <i>House Bill 466 (Regarding Chatham Decision)</i>	
IX. <u>ELUC Approval of Draft Goals, Objectives and Policies and the Future Land Use Map for the Land Resource Management Plan</u>	32-36
X. <u><i>Hiring Professional Consultants for Review of Certain Technical Studies For Wind Farm County Board Special Use Permits</i></u> <i>(Information to be distributed at meeting)</i>	
XI. <u>Resolution to Retain Jurisdiction on Properties subject to Municipal Annexation Agreements</u>	37-41
XII. <u>Proposed Ameren Bondville to Southwest Campus 138kV Transmission Line Project</u>	42-50

XIII. Monthly Reports

A. August 2009 (*to be distributed at meeting*)

XIV. Semi-annual Review of Closed Session Minutes

XV. Other Business

XVI. Designation of Items to be Placed on County Board Consent Agenda

XVII. Adjournment

1 **MINUTES OF REGULAR MEETING**

3 **Champaign County Environment** **DATE:** **August 10, 2009**
4 **& Land Use Committee** **TIME:** **7:00 p.m.**
5 **Champaign County Brookens** **PLACE:** **Lyle Shields Meeting Room**
6 **Administrative Center** **Brookens Administrative Center**
7 **Urbana, IL 61802** **1776 E. Washington Street**
8 **Urbana, IL 61802**

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11
12 **MEMBERS PRESENT:** Chris Doenitz, Jan Anderson, Brad Jones, Ralph Langenheim, Steve Moser,
13 Alan Kurtz (VC), Jon Schroeder, Barbara Wysocki (C)

14
15 **OTHER COUNTY**
16 **BOARD MEMBERS**

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

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20 **MEMBERS ABSENT:** Carol Ammons,

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22 **STAFF PRESENT:** John Hall, Leroy Holliday, Deb Busey, Susan Monte (Regional Planning
23 Commisison), Susan Chavarria (Regional Planning Commission), Andrew
24 Levy (Regional Planning Commission)

25
26 **OTHERS PRESENT:** Hal Barnhart

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

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

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34 **2. Approval of Agenda**

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36 **Mr. Kurtz moved, seconded by Ms. Anderson to approve the agenda as submitted. The motion**
37 **carried by voice vote.**

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40 **3. Approval of Minutes (June 8, 2009)**

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42 Mr. Kurtz said that there was an error on page 15 line 4. He said that the website that was given was
43 incorrect and the correct website was www.rwspec.org.

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45 **Mr. Jones moved, seconded by Ms. Anderson to approve the June 8, 2009, minutes as amended. The**
46 **motion carried by voice vote.**

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4. Correspondence

Mr. Hall said that there was no additional Correspondence.

5. Chair’s Report

Ms. Wysocki said that she and Mr. Kurtz attended a workshop last Thursday at the U of I Extension Service in LaSalle County which dealt with agricultural land use planning, tools planning and preservation and a transitioning economy. She said that this was an interesting conference because they talked about planning elements that were going on around not just in the State of Illinois but even on a broader level than that and they were trying to educate those who attended about trends going on in the area of developing land trusts, farmland protection commissions and apparently the Chicago area seems to have a number of these in existence and some of the related issues in terms of how this affects agriculture policies, balancing agricultural interests with other interests other than turning the land into residential settlements. She said that that it was an intense day and it was worth the trip there.

Mr. Kurtz said that he was impressed how they were going about planning to save farmland in the State. He said that the easements for developmental rights where counties were purchasing developmental rights from farmers to keep the land safe from any type of residential growth is something he had not thought about and he thought it was a good idea to discuss it. He said that the key is you have to have money for that but it can’t hurt to plan for something like that. He said that and he thinks Chair Wysocki questioned one of the speakers about those commissions and we should be getting some information back on those.

6. Public Participation

There was no public participation.

7. Updates:

A. House Bill 466 (Chatham decision)

Mr. Hall said that Tuesday August 11, 2009, is the last day for the governor to veto House Bill 466 which is the Bill the County and municipalities had joined together to request. He said that if the Governor does not veto it tomorrow it goes into law and if he does veto it then it goes back for the Veto Session. He said that the same will be true with Senator Poe’s Bill 1006 so the problem maybe fixed for the entire state. He said that he would report back next month and send an email as soon as he knows something.

Mr. Hall said that Chair Weibel asked some questions about a Bill at the last meeting that was up for approval that as of 2011 will make all commercial buildings have to be built to code and that also passed so that on January 1, 2011, every new building constructed anywhere in the state would have to be constructed to a building code regardless if it is a single family home or a industrial complex. He said that there was no one enforcing that but it is a requirement. He said that the law regarding commercial structures exempts

1 agriculture. He said that it was not clear to him whether or not the Residential Building Code Act exempts
2 agriculture but it is not enforced.

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4 **8. Request to Adopt the Champaign County Multi-Jurisdiction Natural Hazard Mitigation Plan**

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6 Ms. Wysocki said that the Committee had copies of this distributed at the June meeting and Ms. Monte will
7 give us a summary of this and hopefully we will be able to be in a position to approve this and pass it along
8 to the County Board for next week’s meeting.

9
10 Susan Monte of the Regional Planning Commission said that those who attended the public participation
11 open meeting in June may have a copy of the Hazard Mitigation Plan and those that did not have a copy can
12 go online or if someone needs a hard copy she can make arrangements for that to happen. She said that
13 tonight she was asking for a recommendation to the County Board to adopt the Champaign County Multi-
14 Jurisdictional Natural Hazard Mitigation Plan. She said that the preparation had occurred over the past year
15 and a half and you have heard the many updates about that and FEMA had reviewed the final draft and made
16 certain requests that were met for additional information and subsequently FEMA had indicated that the plan
17 meets all of their requirements and the only remaining thing is that each participating jurisdiction needs to
18 adopt the plan. She said that the purpose of adopting the plan is to make the County and each participating
19 jurisdiction eligible for grants available through FEMA. She said that the funding would allow long term
20 solutions to prepare and achieve several of the mitigation actions proposed via funding through the FEMA
21 Hazard Mitigation Grant Program or FEMA Pre-Disaster Mitigation Program Fund.

22
23 Ms. Monte said that the Committee received in their packet an Executive Summary of the plan describing
24 the scope of the plan, the process, the fact that 27 jurisdictions participated including the unincorporated
25 Champaign County areas and all municipalities in the County or partially in the County and the University of
26 Illinois as well as Parkland College.

27
28 Mr. Schroeder arrived at 7:09pm.

29
30 Ms. Monte said that the public had opportunities to participate throughout the development of the plan. She
31 said that a survey was distributed last December with regards to Preferred Mitigation Actions to the public.
32 She said that the plan identified natural hazards in the County, profiled each hazard, and past occurrences of
33 each hazard. She said that the six hazards are severe storms, severe winter storms, floods, extreme heat,
34 drought, and earthquakes. Ms. Monte said that in Champaign County severe winter storms are considered the
35 most prevalent of the hazards, flooding is a close third followed by extreme heat, drought, and earthquake
36 being the least ranked hazard. Ms. Monte said that four goals had been identified in the plan and the first was
37 to minimize avoidable death and injury due to natural hazards, protect existing and new infrastructures from
38 the impacts of natural hazards, include natural hazard mitigation and local government plans and regulations
39 and coordinate natural hazard mitigation efforts of participating jurisdictions.

40
41 Ms. Monte said that each jurisdiction came up with a prioritized listing of preferred mitigation actions
42 ranking them by priority and Champaign County came up with a list of 12. She said that since those were not

1 included in the Executive Summary she could distribute the mitigation action as a part of this plan. She said
2 that the top two ranked the highest priority was to educate the public and to disseminate information
3 regarding all hazards to the population through town hall meetings, presentations to groups, and displays.
4 She said that the responsible party would be the Department of Public Health and Champaign County
5 Emergency Management Agency and the funding source would be federal, state, local or grants and it is a
6 mitigation action that would be ongoing.

7
8 Ms. Monte said that the second highest priority mitigation action proposed for Champaign County was to
9 offer and promote the use of an area wide warning text message system such as "Alert Sense". She said that
10 the time frame will be within six months of FEMA's approval of this plan and those two departments are
11 arranging for this to occur at this time. Ms. Monte said that the other ten mitigation actions are listed on this
12 list and she could make it available to the Committee either now or after the meeting. She said that each of
13 the participating jurisdictions had their own list of mitigation actions and they prioritized their own list and
14 they will be responsible for their governing body adopting or trying to request that it be adopted. She said
15 that since there were so many participating jurisdictions the Champaign County Regional Planning
16 Commission project Staff was able to get the 19 smaller municipalities to agree to have the RPC Project
17 Staff represent them during the planning process and they are now receiving information that you are
18 receiving and going forward to their town councils to request that the plan be adopted as well.

19
20 Mr. Schroeder asked Ms. Monte if it was up to the individual municipalities out beyond Champaign, Urbana
21 and Savoy to understand the plan and who's in charge of the whole scope of things and organizational chart.

22
23 Ms. Monte said yes, and beginning in January 2008 she communicated with the village presidents of each of
24 the smaller villages and in some cases visited their council meetings to describe participating in this plan.
25 She said each of the smaller participating villages had their council authorize a resolution agreeing to
26 participate in this plan and they are expecting at the end of this process to be provided with the plan and to
27 go forward to their council to request that it be adopted. She said that at various points she has been in touch
28 with village presidents, village clerks and village representatives.

29
30 Mr. Schroeder asked Ms. Monte if the people in the unincorporated areas that have only township
31 government are aware that there is a structured plan there for response to natural hazards.

32
33 Ms. Monte said that if you are referring to the Chair of our planning team Bill Keller he is aware of it. She
34 said that the Response Plan is a separate plan which is a part of this and it includes things other than
35 emergency response like public dissemination of information and emergency services which there are 5
36 categories of mitigation actions that this plan includes whereby emergency response is one category.

37
38 Mr. Schroeder asked Ms. Monte if unincorporated areas like Penfield and Seymour which have first
39 responders like a volunteer fire department are aware of this mitigation plan.

40
41 Ms. Monte said that Bill Keller is the primary contact person for the unincorporated Champaign County and
42 he was responsible for coordinating and making sure that there are no conflicts with any of the first

1 responder activities and as far as she knew there were no conflicts. She said that there were no specific
2 context made to the Fire Protection Emergency Districts per say but information was collected about them.

3

4 Mr. Langenheim arrived at 7:20pm.

5

6 Mr. Schroeder said that he has a different opinion regarding the ranking of hazards based on vulnerability of
7 assessment and if you look over the column that says property and crop damage and go to drought and its
8 moderate risk he thinks that it should be major but he is curious where the moderate designation came from.

9

10 Ms. Monte said that this table is based on the Illinois Natural Hazard Mitigation Plan and the data is
11 consistent with the State data. She said that Mr. Schroeder was right about drought that it could be totally
12 devastating when it does happen and it is impossible to predict. She said that this rating came from the
13 Illinois State Plan and this needed to conform to that plan.

14

15 Mr. Kurtz said that he would like to complement Ms. Monte on putting together this program with 27
16 jurisdictions. He said it is pretty broad and extensive and he particularly likes the vulnerability assessment of
17 each area that gives you where we need to look and he would certainly approve it.

18

19 Ms. Anderson asked Ms. Monte what happens if the County approves this and the other jurisdictions don't
20 do a formal approval.

21

22 Ms. Monte said that if the smaller jurisdictions for one reason or another choose not to adopt this that
23 jurisdiction alone would not be eligible to apply for these funding programs however the County would be
24 eligible because we would have an adopted plan approved by FEMA.

25

26 Ms. Wysocki asked Ms. Monte if any units of government have approved this already.

27

28 Ms. Monte said that the City of Urbana Planning Commission recommended to their Council to approve this
29 a week ago. She said that that the City of Champaign is in the process of approving this now. She said that
30 some of the others are looking to approve this as well so it may take one to two months.

31

32 **Mr. Schroeder moved, seconded by Mr. Kurtz to request the County Board to adopt the Champaign**
33 **County Multi-Jurisdiction Natural Hazard Mitigation Plan. Motion carried by voice vote.**

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35 Ms. Wysocki said that she received an email this afternoon from Mr. Keller who was impressed by the work
36 that Ms. Monte had done on this project not only the process but the product itself and he certainly felt that
37 this was a very good document and that it ought to put Champaign County and all of the smaller units of
38 government in a good position to move forward. She said that we all would be eligible for FEMA Funds if
39 and when that becomes necessary.

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9. Preliminary Overview of Draft Goals, Objectives and Policies for the Land Resource Management Plan

Susan Monte of the Regional Planning Commission gave an overview of Stage Two "Goals, Objectives and Policies and Stage Three Future Land Use Plan" and the associated documents. She said that after the overview she will go through the entire set of Goals, Objectives and Policies systematically at a slower pace so that the Committee could have the opportunity to comment.

Ms. Monte said that Stage Two has been comprised of several steps over the past year and a half including an initial review of policies, documents, analysis of issues, meetings with township and municipal representatives, developing and holding public a workshop and drafting of policy statements. She said that the public workshop included completion of a survey about policy preferences for land use and management in the County and mapping exercises. She said that the result of Stage Two is a single document comprised of nine Goals and thirty-nine Objectives and ninety-six Policies. She said that as you read the memorandum you will see a comparison to our three existing sets of Goals, Objectives and Policies. Ms. Monte said that objectives are sub-goals and they are measurable events or tasks that help to achieve a goal. She said that policies are repetitive types of events or actions that provide clear direction to decision makers. She said that this set of Goals, Objectives and Policies was used to create the future Land Use Map and it will serve as a guide for identifying implementation actions. He said that that is the stage we are at now with the Steering Committee and they will serve as a guide for the County decision makers in rezoning cases or whenever a land use decision is necessary to be made.

Ms. Monte said that one thing to keep in mind as we review the urban set of Goals, Objectives and Policies is that the ETJ exists and specific policies will relate to those cities that have adopted a comprehensive land use plan and 12 municipalities in the County have done that. She said that for the other smaller villages that are incorporated that have no comprehensive land use plan there are fewer shared planning issues that occur with those smaller municipalities. She said at this point we are midpoint through this LRMP development process and this is the overview of the Goals, Objectives and Policies and she will highlight changes or policies that she expects to be controversial in a systematic way once we get to that point. She said that Andrew Levy will present an overview of Stage Three "Future Land Use Map" and after that she will go through the nine Goals, Objectives and Policies.

Andrew Levy of the Champaign County Regional Planning Commission said that he has worked for the Regional Planning Commission for four years, two of those years as a planner and two years in the GIS Department. He said that he was there to talk about the Future Land Use Map. He said that there are two of them and one is a Land Use Management Area Map, which relates specifically to policy and that was in your packet you received. He said that the Land Use Area Map has the policy numbers attached to the names of these management areas so that gives you an idea of the policies so you could figure out where we are talking about on these policies and where they might apply. He said that the rough lines on the map are approximate boundaries and not regulatory. Mr. Levy said that a special area to note on the map is the CUGA (Continuous Urban Growth Areas); this is the area that is peach in color on the map next to the municipal boundaries. He said that these areas have specific policies and there are a lot of issues between

1 municipalities and the County and how that area management plays out is important. He said that the areas
2 that have a hatching next to that is called the Municipal ETJ; which is their mile and a half, without Sanitary
3 Sewer. He said that these areas are also critically important to developing how we are managing this area for
4 development. He said that they will come up with some implementation tasks later to help define what will
5 happen in these areas.
6

7 Mr. Levy said that the Future Land Use Map is part of the local Land Resource Management Planning Act so
8 we are following that and it is a part of this process and it is not a prediction and it is not exactly what is
9 going to happen in the future. He said that the way to think about it is this is what the community or you as
10 elected officials say you would like to see in the future but how that plays out by the year 2030 may not look
11 like that. He said that the map is split up in four categories and largely farmland and we are calling it
12 "Primarily Farmland" and that is split up into different categories, "Best Prime" and "Non-Best Prime"
13 "Primarily Farmland Woodland" which is a little bit different but we have a policy written that defines how
14 we want to see potential development to occur in that area, "Primarily Farmland Riparian Area". He said that
15 it is all farmland but it has specific components within them. Mr. Levy said that another category is "Rural
16 Residential Infill" and "Rural Residential Projected". He said that the yellow bubbles on the map are
17 Residential Projections and they are not at any defined location but a guess as to how many residences will
18 come in the next twenty years. Mr. Levy said that another category is "Commercial / Industrial". He said that
19 there is one area down by Pesotum that is not on the Zoning Map to where we are thinking of Commercial /
20 Industrial and there are two categories for natural resources, "Primarily Conservation" and "Parks and
21 Reserves". He said that these are already established areas so the Parks and Preserves are the forest preserves
22 and Primarily Conservation are conservation area that had been put into state programs.
23

24 Mr. Weibel said that the municipal boundary agreement seems to be overridden by the extra territorial
25 jurisdictions.
26

27 Mr. Levy said that they are there indicated but it is small. He said that they can provide a much larger map
28 but they were using 28 by 40 maps so we can provide the Committee with that if they want to get into detail.
29 He said that ETJ's do show up the Mahomet, Champaign you can see where it say "the US150 Study" just
30 south of that there is a line running north and south and up where it say Hensley is another one.
31

32 Mr. Moser asked Mr. Levy how that line was drawn between Urbana and St. Joseph.
33

34 Mr. Levy asked Mr. Moser if he was talking about the pink line between Urbana and St. Joseph on the
35 Future Land Use Map.
36

37 Mr. Moser said yes Attachment A.
38

39 Mr. Levy said that the dotted line that is splitting Mayview is where they are thinking it is going to be the
40 ETJ in 2030.
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42 Mr. Moser said that he has been here for 66 years and he has not seen Urbana grow more than four sections.

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Mr. Levy said that they have plans to extend out to CR1800E out to Cottonwood Road, these are long term plans and when he went to them with these ideas he asked them what were their long term plans for growth. He said that this is not saying that this where the line is going to be but they are saying between the mile and a half right now and that it would probably exist by 2030.

Susan Monte said that they would be considering this information for the County Board at the Study Session in September and at that time they could have large panels of these two maps for display.

Ms. Monte said that Goal One “Planning and Public Involvement” has four Objectives and four Policies. She said that this Goal specified broad public involvement as a necessary component which is a new feature not present in the 1977 Land Use Goals and Policies for the County. She said that the Objectives under this Goal establish the LRMP as a planning guide document to guide decisions and it is not a regulatory document but serves as a guide to County decision makers with regards to land use issues. She said that the Objectives indicate that there will be an annual update provided to County Board members and a comprehensive review which would happen every 13 to 15 years or so. She said that she doesn’t see any controversy associated with Goal One.

Ms. Monte asked the Committee if there were any questions concerning Goal One.

Mr. Schroeder said that in Goal One Objective 1.4.1, he was under the impression that they were going to sell this into a Comprehensive Land Use Plan which he assumed that what’s going to happen.

Ms. Monte said that she did not understand Mr. Schroeder’s question.

Mr. Schroeder said that the goal is this is, one step into a Comprehensive Land Use Plan and if you have a Comprehensive Land Use Plan you don’t need an update because you won’t need a Land Resource Management Plan.

Ms. Monte said that is a detailed list of specific actions that will be used to actually achieve the Policies and Objectives listed here. She said that those list of actions will be done in five years for instance so that part of the plan would probably need the most updating because that is an ongoing thing plus she was not sure what else could change but a lot of things changed in thirty years as far as alternative energy, CO2 emissions that was not on the radar in the 1970’s. She said that she was sure if there would be major changes but the implementation of this plan would need to be updated comprehensively.

Mr. Hall said that we had not lost sight of that goal and maybe it would be worth having something in these Objectives about if there ever was a full comprehensive plan that would take the place of the LRMP then that would be fine but it was not clear to him where the County might decide to go with a comprehensive plan for everyone and second, when it does happen you want to make sure you don’t need the LRMP as a backup because you might always want to have your own plan and he did not think we should rule that out right now.

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Ms. Monte said that Goal Two “Government Coordination” has two Objectives and three Policies and these Objectives are to coordinate efforts with County jurisdictions which is no different than the existing 1977 Goals but what is different is Objective 2.2 that states that Champaign County will work cooperatively with other units of government to ensure that the Geographic Information System Consortium and Regional Planning Commission have the resources to effectively discharge their responsibilities to develop, maintain and share commonly used land resource management data between local jurisdictions and County agencies that will help support land use decisions. Ms. Monte said that was a new focus and there was no previous mention in the 1977 Land Use Goals and Policies for the County that mentioned sharing of information. She said that the Policies under Objective 2.1 tie in with providing the County Board with annual updates and since we expect that every year municipal boundaries need to be adjusted on our maps so that is going to be maintained and that will be part of the report and that will change on the Land Use Management Area Map area that we call Contiguous Urban Growth Areas which is expected to change annually.

Mr. Schroeder said that on Policy 2.1.3 the word “protection” to him seems to be a strong term and that means that there would have to be some form of enforcement. He asked Ms. Monte if natural, historic, and cultural resources are defined anywhere.

Ms. Monte said the first verb in that policy is “encourage” which does not require any enforcement.

Mr. Schroeder said that he was looking for a definition of natural, historic and cultural resources within the County.

Ms. Monte said that these were similar topics that were considered in the 1977 Land Use Goals and Policies and often they reference natural, historic and cultural resources. She said that the Land Use Management Planning Act encourages that the LRMP consider those topics as well but the Steering Committee did not specifically define those terms. She said that she did not see a lot of controversy with Goal Two.

Ms. Monte said Goal Three is the Agricultural Goal with 10 Objectives and 21 Policies. She said that the goal is to protect the long term viability of agriculture in Champaign County and its resource base. She said that the first Objective addresses land fragmentation of the County’s agricultural land base and conservation of farmland, generally applying more stringent development standards on Best Prime Farmland. She said that she wanted to make a note about these Objectives under this Goal and that is a lot of them will look like the 2001 and 2005 Land Use Regulatory Policies (LURP’s) that were adopted by the County so a lot of this material examined for consistency and placed under this Goal. She said that there was nothing new or unusual about that Goal as it has been in practice since 2001.

Ms. Monte said that Policy 3.1.3 is the by-right development allowance which was lifted from the LURP’s. She said that Policy 3.1.4 is guaranteeing landowners of a good zoning lot that they can develop the by-right development allowance provided that current public health, safety and transportation standards are met and that is a new additional clause that the Steering Committee and the Zoning Administrator felt was important.

- 1 Ms. Monte said that Policy 3.1.5 is a controversial Policy which is the 1 per 40 limit on new rural lots. She
2 said that they talked about this in May and in June at ELUC so the 3.1.5 is part of the proposed policy set at
3 this time.
4
- 5 Ms. Monte said that Policy 3.1.6 provides that the County will authorize only by-right residential
6 development, and not discretionary residential development, provided site development requirements are
7 met on Best Prime Farmland.
8
- 9 Ms. Monte said that Policy 3.1.7 was nothing new and is already in the Zoning Ordinance.
10
- 11 Ms. Monte said that Policy 3.1.8 requires LESA ratings be considered for discretionary development and that
12 is also being done already.
13
- 14 Mr. Kurtz said that 3.10 would interfere with wind farms and after talking with Mr. Hall feels that it should
15 be eliminated or add to it but opposes leaving it the way it is. He said that there are no ifs, ands, or buts here
16 and thinks that the wind farms will come up against this Policy so we may need to put an exception there
17 because there is no room to maneuver.
18
- 19 Mr. Weibel said that you could argue about fence poles too, windmills are out in the midst of a natural
20 landscape agricultural area and so are telephone poles and electrical poles.
21
- 22 Mr. Doenitz said that you don't need a permit for a fence.
23
- 24 Ms. Anderson said that she agree with what Mr. Weibel is saying it is still being used for agriculture around
25 it and not changing the use.
26
- 27 Mr. Langenheim said that all of these statements must be capable of being overridden in an orderly manner
28 and asked Mr. Hall if this document provides for that.
29
- 30 Mr. Hall said that he was not aware of that many contradictions between the Goals or the Policies in this
31 document. He said that he tried to identify them but he did not see any clear contradictions but it is not
32 unheard of to have Goals that are in contradiction with each other.
33
- 34 Mr. Hall said that regarding Mr. Kurtz's question, knowing that he was concerned about anything in this
35 document that could be negative towards wind farms he thought that was a fair reading of Objective 3.10 and
36 there are a lot of people in this County that would say that 3.10 means that we do not have to worry about
37 wind farms being approved in the AG-1 District because they absolutely change the agriculture and the
38 natural landscape character.
39
- 40 Mr. Weibel said that these are temporary and there are plans for them to be taken down and the land restored
41 back to where it was.
42

1 Mr. Hall said that you can choose to hide behind that.

2
3 Mr. Langenheim said that he is just saying that a document of this sort has to have an escape clause in it in
4 other words, supermajorities or whatever and eventually you will run into what could not be predicted and
5 you will have to contravene say for instance, subdividing a five acre lot.

6
7 Mr. Hall said that you may fine that you may disagree with some part of this plan in the future and could take
8 actions to do it by updating the plan.

9
10 Susan Chavarria of the Champaign County Regional Planning Commission said that this is merely a guide
11 and it is not regulatory and so it is a loop hole itself because you don't have to follow it to the letter.

12
13 Mr. Kurtz said that he understood that but there may be some that may contest that when they see this Policy
14 and he thinks that it needs to be softened so that it so it's not that brick wall in front of us. He said that Mr.
15 Hall had been working on some additional language so it could be put into Policy 3.10.

16
17 Mr. Weibel said people could argue that there are no natural landscape areas or very few areas in Champaign
18 County because the agriculture has affected it so would get a lot of arguments like that so the question is do
19 we try to solve that for every possible situation? He said that he thought it looked like a pretty general
20 statement.

21
22 Mr. Kurtz said that he feels as he looks through most of these policies they are not as strict as this one is and
23 he did not think it would it be a problem to add a sentence to it that would eliminate his concerns and
24 perhaps others.

25
26 Ms. Anderson asked Mr. Kurtz if he could tell the Committee what wording he was thinking of.

27
28 Mr. Kurtz said that he and Mr. Hall had some preliminary wording but he could bring it back if he sits down
29 with Mr. Hall and he feels that everyone would find it acceptable.

30
31 Ms. Anderson asked Mr. Kurtz if it would say anything about windmills or would it be more general.

32
33 Mr. Hall said that he came up with something general and he was not really happy with it and this may be a
34 pretty tough thing to amend and it may not be a good solution but he will discuss it with Mr. Kurtz again.

35
36 Mr. Weibel said that the point we were talking about was landscape character not the landscape so that is
37 pretty general in itself so he did not see how someone could say that windmills affect landscape character.
38 He said that he finds that hard to see how someone could drive that point through and be very effective with
39 it.

40
41 Mr. Doenitz said that if he recalls correctly at some of the ZBA meetings that point was driven pretty hard by
42 the opponents of the windmill that they are large and changed the landscape character.

1
2 Mr. Levy said that the policy approach is explained that the County will develop and adopt a standard so we
3 were looking for the Committee to take this idea of maintaining the character and pursue it further by
4 identifying these elements of the rural character that you want to preserve and also identify the elements you
5 want to exclude. He said that the Goal even states you want to preserve agriculture as an economic resource
6 and we all know that wind farms can help farmers. He said that the policy approach we want the Committee
7 to take with this Objective is open and he would like the Committee to pursue it further and define it for the
8 County.

9
10 Ms. Monte said that Objective 3.2 is a reiteration of the adopted existing LURPs. She said that Objective 3.3
11 is site suitability which also is a very established concept in our existing Policies and there is nothing new
12 there. She said that Objective 3.4 states that Champaign County will update regulations that pertain to rural
13 residential discretionary review developments to best provide for site specific conditions by 2010. She said
14 that as you recall when we were doing the Zoning Ordinance update in 2004 our States Attorney pointed out
15 that we needed to make an adjustment to our Zoning Ordinance and that's what this Objective is referring to.
16 She said that it states that when we do consider County Rural Residential Overlay Districts they need to
17 be considered as not only a rezoning but as a Special Use so we would not get into any jeopardy.

18
19 Ms. Monte said Objective 3.5 states that by the year 2012, Champaign County will review the Site
20 Assessment portion of the LESA for possible updates and thereafter once every ten years they will take a
21 look at it for possible updates. She said that is the subjective portion of the LESA system and as the
22 Committee may recall about six or seven years ago the Soil Conservation Service updated the soil
23 assessment portion of the LESA but the SA portion was never updated. She said that she went to a workshop
24 by the State and they pointed out how to improve that part of the LESA so that is just an Objective at this
25 point.

26
27 Ms. Monte said that Objective 3.6 is a new Objective but it is not a new concept. She said that affirming the
28 County's Resolution 3425 pertaining to the right to farm, that is an existing resolution and embodied the
29 Steering Committee's concerns so it was put in here as an Objective.

30
31 Mr. Schroeder asked Ms. Monte what it would take to preserve farmland in Objective 3.6.

32
33 Ms. Monte said a conservation easement.

34
35 Mr. Schroeder asked if the County could develop a special zoning or special ordinance that would designate
36 Ag-Only.

37
38 Ms. Monte said that their suggested implantation of this Policy was to come to ELUC and suggest that we
39 develop some ideas and consider them for adoption. She said that among those ideas are Transfer of
40 Development Rights, Purchase of Development Rights, Conservation Easements and that kind of thing. She
41 said that they were not considering any kind of special zoning district.

1 Ms. Monte said that Objectives 3.8 and 3.9 are new ideas not previously included in the 1977 Land Use
2 Goals and Policies and it has to do with the importance of locally grown food and 3.9 states “Champaign
3 County will appoint a panel of local producers and consumers to recommend policies supportive of local
4 food production, purchase and consumption”.

5
6 Mr. Schroeder asked Ms. Monte could Champaign County Government put anything in the Ordinance that
7 would be supportive of production.

8
9 Ms. Monte said that as you know agriculture is exempt from our Zoning Ordinance so it would have to be
10 another means. She said that this was one of those issues so new that it would take a significant amount of
11 time to come up with answers and that is the beauty of appointing a panel like the Blue Ribbon Panel.

12
13 Mr. Schroeder said that if you apply the same standards to a lot of what government expects out of private
14 industry or corporations there would be a lot of politicians in prison now. He said that the free market works
15 pretty well and he did not understand what a panel of local people could do and he believes that the free
16 market works best in these situations unless the County Board could change federal and state laws. He said
17 what worked in the past worked fine and that’s been the free market.

18
19 Mr. Kurtz asked Mr. Schroeder if Objective 3.8 answers that.

20
21 Mr. Schroeder said that yes.

22
23 Mr. Weibel said that he generally agrees with Mr. Schroeder and he was thinking of other ways to word 3.9.
24 He said that he could not see the County appointing its own panel but maybe a countywide panel with other
25 entities.

26
27 Mr. Schroeder said that takes resources and as of right now the County does not have any resources.

28
29 Mr. Weibel said that he wasn’t saying that they have to do it but there are other counties that have such a
30 group and they come out with reports on local food production. He said yes it takes money but it is not
31 something that has to be done or could be done.

32
33 Mr. Schroeder said that he is not saying that he is against local produce growers but he is asking where this
34 came from and what is the importance of it.

35
36 Mr. Doenitz said that he is baffled by this and he is also baffled about what Mr. Weibel said about reports for
37 production. He said that he has been a producer for thirty years and reports and such tend to harm producers
38 more than help them.

39
40 Mr. Weibel said that he was speaking theoretically but being able to promote local food production is what
41 this objective is about.

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Mr. Doenitz said that the only thing 3.9 did was to make someone feel good when they wrote it.

Ms. Anderson said that she had no idea how this came about however, she did go to a few meeting but she did not remember any discussion about any of this. She said that you read things now with our energy consumption and gas prices the emphasis around the country is to grow locally and buy locally, fresher food, and more nutritious food as well as promoting work for people. She said that it might be more educational and promoting so people are aware. She said that she remembers going to the farmer’s market on Saturday mornings fifty years ago in Pennsylvania, there were always lots of farmer’s markets and you could buy peaches and all kinds of things locally and now you can’t hardly buy an ear of corn here except at the grocery store unless you raise them in your own garden and over the years you’ve seen that expand now.

Mr. Schroeder said that you have had Lincoln Square Plaza for many years and now you have Champaign and Rantoul now so they have been coming back around again. He said that they have grown and are continuing to grow and maybe if we said something like the County encourages Farmer’s Markets.

Mr. Moser said that we have people coming in from other counties peddling sweet corn and everything else out of pick up trucks on corners all over town and in the county. He said that the U of I Extension Service has a big program with Master Gardeners and he knew there was some people over there that were trying to get some of their crops approved as organic and that has to go to the USDA. He said that Saturdays in Urbana are like a celebration and he thinks they are doing a good job of promoting it.

Mr. Levy said that another reason that this was in here is it’s looking beyond just individual consumers, it is looking at school districts which is not up to the County Board but there are other entities that the County is involved with that would benefit from buying local foods. He said that it is an issue that’s out there and this would be a big step for the County and he would encourage that it stay in there maybe not in this form but the general idea of supporting these attributes of local food might be an okay function.

Ms. Monte said that if you have any further adjustments communicate that to her.

Ms. Monte said that Goal Four is going beyond the realm of existing Land Use Regulatory Policies which dealt with only rural development. She said that here we are creating a new Goal with tree Objective and thirteen Policies that pertain to urban development. She said that Objective 4.1 states “Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new urban development in or adjacent to existing population centers”. She said that the Policies under this Objective are not controversial until Policy 4.1.9. She said that this is a new idea and Policy 4.1.9 states “the County will encourage that new discretionary development within municipal extra-territorial jurisdiction areas pursuant to a municipal annexation agreement and that will remain in the unincorporated area, should first receive a discretionary development approval from the County that would otherwise be necessary without the annexation agreement”. She said that she had heard that some planners for the City of Champaign and Urbana had opposed this and there was lots of discussion about this prior to the supermajority of the Steering Committee agreeing to it.

1 Mr. Hall said that this was not the only Policy that tries to provide better policy guidance for how the County
2 hopes municipalities would exercise annexation authority in a reasonable manner. He said that this Policy is
3 talking about inside the ETJ and in his view this Policy describes the current practice of the City of Urbana
4 and the City of Urbana while they would not agree that this series of words actually describe what they do,
5 this is the way they had been operating since the Chatham decision. He said that the City of Champaign had
6 not been operating that way and the only negative comments they received when they reviewed this at a staff
7 level was from City of Champaign staff because their view was it would tie the City's hands. He said that the
8 this Policy doesn't really obligate a municipality to do anything other than let the County make a decision on
9 something then they can go ahead and do whatever they wanted to do in the first place anyhow.

10
11 Mr. Doenitz asked Mr. Hall what was the point.

12
13 Mr. Hall said that the point was that this encourages them to wait and the best way to describe this is the
14 Casey's out east of Urbana, it was in the County's jurisdiction, they could only develop with an annexation
15 agreement but they were not going to be annexed anytime soon because while they needed access to sewer it
16 just was not annexable. He said the City of Urbana required them to go through a rezoning process at the
17 County ZBA before they would approve the annexation agreement, which in fact gave the neighbors a
18 chance to protest to their County Board members and at least two members of this Committee visited and
19 heard her concerns. He said the City of Urbana extended all kinds of considerations to the neighbors
20 concerns and he thought Urbana represented the people well but remember those neighbors do not get to
21 vote for the Urbana City Council but only for the County Board members. He said that this was a perfect
22 example of where Urbana followed this exact policy and it work so well he wanted to present it to ELUC
23 either as part of the LRMP or outside of it because if you can get municipalities to agree to this Policy it
24 would be better for the constituency.

25
26 Mr. Doenitz said that he admits that was a good example but that's 1 out of 1,000 and you know as well as I
27 do that the municipalities will do what they please. He said that municipalities are the huge reason why 90%
28 of this is the problem with urban sprawl and not the County.

29
30 Mr. Hall said that in this Policy so far this is what Urbana had been doing.

31
32 Mr. Doenitz said that Urbana had not really been the issue in this point it's been the City of Champaign,
33 Savoy and Mahomet is doing it right now and there is no way to stop that.

34
35 Mr. Schroeder said that he agrees that Urbana does it right when it comes to this Policy but he always
36 remembers the North Prospect area before it was developed. He said that the ZBA had the case and
37 Champaign allowed that to happen, went through the zoning process properly and pre-annexation
38 agreements were done and it was done properly. He said that Libby Tyler from the City of Urbana has done
39 an excellent job with us and was very respectful to the County.

40
41 Mr. Weibel said that one advantage of having this in there is that if someone asked about this policy we
42 could say this is what it is in writing but whether we follow it or not is another thing but at least we could say

1 this is what our policy is.
2

3 Ms. Monte said that Objective 4.2 is a new set of Policies that reiterate several of the concerns that are
4 present in our 1977 Land Use Goals and Policies and in our LURP's but shifted this all to encourage urban
5 development. She said that nothing is required except that the County will ensure in its own development
6 that this will happen but will encourage when possible other jurisdictions follow the items listed here.
7

8 Ms. Monte said Objective 4.3 is a practice that the County is currently doing and now it is proposed as an
9 Objective and also to encourage other jurisdictions to require that all urban development be sufficiently
10 served by infrastructure and public services.
11

12 Ms. Monte said that Goal Five states "Champaign County will ensure protection of the public health and
13 public safety in land resource management decision". She said that this Goal has four Objectives and seven
14 Policies, nothing real controversial except as you understood last June it could be possibly controversial to
15 talk about complying with a building code by 2015. She said that the Champaign County Waste
16 Management Plan is about thirty years old and it falls in the purview of this Goal so at some point by 2015 to
17 have the County considering reissuing that.
18

19 Ms. Monte said that Goal Six is not controversial and a lot of these are land use goals from 1977 that had
20 been updated. She said that the new Policy is to encourage development of a multi-jurisdictional county wide
21 transportation plan and the need for that was demonstrated as a good one to consider as a Policy.
22

23 Ms. Monte said that Goal Seven dealt with natural resources. She said that natural resources deals with
24 layers of the environment starting with the Ground Water quality going to Soil Resources then up to Surface
25 Water, Aquatic Riparian Ecosystems, Natural Areas and Habitat, Parks and Preserves and Air Pollutants.
26 She said that the first Objective deals with ground water and a lot of these Policies talked about discretionary
27 development and being careful not to use up our resource of ground water and talking about ground water
28 studies that the Mahomet Aquifer Consortium is embarking on and supporting that and using the knowledge
29 obtained from that in the future once they are available so this is talking about good use of the Mahomet
30 Aquifer and using the knowledge to save and protect our ground water supply. She said that Objective 7.2
31 was nothing new. She said that Objective 7.3 states "Champaign County will work to ensure that new
32 development and ongoing land management practices maintain and improve surface water quality, contribute
33 to stream channel stability, minimize erosion and sedimentation and provide appropriate conditions for
34 native aquatic species". She said that this Objective is pretty standard and nothing there is controversial.
35

36 Mr. Schroeder said that he does have a concern about who has jurisdiction and authority on policing of these
37 broad strokes that we are painting with these Policies and Objectives. He said that that in Objective 7.3 when
38 you get down to "provide appropriate conditions for native aquatic species" he said that you have to
39 catalogue each species out there and he did not think that it had been done yet. He said that the Blue Ribbon
40 Panel that was set up in 2001 or 2002 had an idea, maybe some independent research that had been done but
41 the point is we have to come up with what is native aquatic species and then another layer of the Planning
42 and Zoning Department has to be created to go out and check for this condition. He said that he doesn't have

1 a problem with native aquatic species but he feels that we create problems for legitimate Drainage Ditch
2 Commissioners. He said that he is concerned about this and as they go further in there are going to be more
3 and more demands on the Planning staff that is already over worked and under paid and is not going to get
4 anymore funding.

5
6 Mr. Moser said that he has seen this already with some of those Drainage Districts where somebody tried to
7 get on one that the Board Chair appointed and then there is an election and taxpayers decide they will
8 appoint their own Commissioners within that district and take it out of the County Board's hands. He said
9 that happened a few times three or four years ago. He said that the biggest thing the County has if you are a
10 farmer is drainage and if you don't have a way to get rid of the water either a tile outlet or some other means
11 you are killing yourself.

12
13 Mr. Weibel said that Objective 7.4 covers the last sentence that Mr. Schroeder was talking about.

14
15 Mr. Schroeder said that he thinks when it comes to 7.4 the word "encourage" is there but there is also the
16 word "enhancement" and that's where it hangs up. He said that encourage does not bother him so much but
17 enhancement of aquatic and riparian habitats does. He said that once again you will have to catalogue
18 everything that is out there in those streams and ditches.

19
20 Mr. Weibel said that because you see the words encourage maintenance and enhancement he did not think
21 that you would have to catalogue anything because it does not say what the ultimate goal is. He said that
22 maintenance means to maintain as is and enhance means to improve.

23
24 Mr. Schroeder said that the ultimate goal is what the County comes up with in an Ordinance and
25 enforcement.

26
27 Ms. Anderson asked Ms. Monte to explain 7.4 because it looks like they are talking about new development
28 and it sounded to her that it is encouraging us to see that things are built so that there isn't runoff. She said
29 that the State had a program but they may not have the funds to continue with it now that they have trained
30 volunteers that did water sampling not for any specific species but to see if anything was living in there and
31 then they would take it to places where they could look at it under a microscope and they could identify if it
32 was living microorganisms which would indicate rather there was runoff that was killing things that
33 normally live in the water.

34
35 Ms. Monte said that if you look at the Policies you could get a better idea of what this Objective has to say.
36 She said that in Objective 7.3.1, you could think about the Watershed Plans such as the Salt Fork, for
37 instance, and incorporating those recommendations in the discretionary review of new development.

38
39 Ms. Monte said that in Policy 7.3.2, we already have a storm water management policy and in her view and
40 in her mind this is just promulgating the continuation of that which also deals with sedimentation and
41 erosion. She said that 7.3.3 states "The County will encourage the implantation of agricultural practices and
42 land management that promotes good drainage while maximizing stormwater infiltration and aquifer

1 recharge". She said that all that could be considered for that as public education or sharing of information.

2
3 Mr. Weibel said that he agrees with Mr. Levy because 7.3.4 and 7.3.5 directly deal with new development
4 but 7.3.3 talks about new development and ongoing land management so you could strike out "ongoing land
5 management" because the Policies are all about new development and so he understood the problem Mr.
6 Schroeder has with it.

7
8 Mr. Moser said that he did not know about the other drainage ditches but the one that goes through his place
9 has so much runoff from urban development in Urbana that the water would come up eight or nine feet in an
10 hour even with all of the retention that is up there to slow it down but it just tears everything up as far as tile
11 outlets and holding the bank and you are not going to plant trees on it to help it any because if you look at the
12 Saline it is all over the place down by Mayview.

13
14 Ms. Wysocki said that it may open the door for some discussion with Urbana about what they are doing.

15
16 Mr. Moser said that according to Tom Burns everything is perfect. He said that when they put in Stone Creek
17 and everything on the west side of 130 it certainly sends a lot more water down that ditch than it use to. He
18 said that you have the same thing happening along the Finney Branch west of Champaign going into the
19 Kaskaskia and also the Embarrass where you have built up area on that south farm and it is just not capable
20 of taking it, it was a rural ditch when it was dug, widened, or deepened and nothing has changed much.

21
22 Ms. Monte said that Objective 7.4 and Policies 7.4.1 and 7.4.2 deal with discretionary review. She said that
23 no one could argue that 7.4.3 is a good Policy and the County would be encouraging that. She said that
24 Objective 7.4.4 covered all bases essentially. She said that the Steering Committee did discuss that
25 supporting healthy aquatic systems should occur when feasible and not disregarding the need for doing the
26 other things like channel stability, minimize erosion and sedimentation, minimize ditch maintenance cost
27 and support healthy aquatic ecosystems.

28
29 Ms. Monte said that Objective 7.5 is a broader category of the vegetation and pre-settlement environment.
30 She said that pre-settlement environment refers to predominate land coverage during the early 1800s when
31 the prairie comprised approximately 92% of the land surface and forestry comprised 7% and the remaining
32 area was open water so that was the pre-settlement environment. She said that riparian areas along the stream
33 corridor that contain forest soils and bottom land soils were thought to be the areas forested during the early
34 1800's.

35
36 Ms. Monte said that what is important to note in this set of Policies is that the Steering Committee as a part
37 of Policy 7.5.2 stated that with regards to by-right development on good zoning lots, or the expansion
38 thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that
39 provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of
40 disturbance to such onsite areas would be required by the County so no new zoning regulations.

41
42 Mr. Schroeder asked Ms. Monte who was going to do the education of the private landowners in Policy 7.5.1

1 and who would be in charge of educating the public.

2
3 Ms. Monte said that she envisioned and monitoring potential funding sources or opportunities to achieve this
4 and the County Planner would do this.

5
6 Mr. Schroeder said that when you say funding sources he heard taxes.

7
8 Ms. Monte said that there was no Ordinance that was envisioned as a part of this.

9
10 Mr. Schroeder said that he was curious as to what the Committee's thinking was by putting this in here and
11 where they wanted to go with it.

12
13 Ms. Monte said that Steering Committee haven't seen this Part B yet but they were not intending to have
14 new regulations to regulate by-right development at all and that's what this Part B in 7.5.2 states.

15
16 Ms. Monte said that Policy 7.5.3 picks up an idea of an existing land use policy and goes beyond it for
17 discretionary development using the Illinois Natural Areas Inventory and other scientific sources on a case
18 by case basis.

19
20 Ms. Montes said that Objective 7.6 was not a controversial concept and it acknowledges that rural parkland
21 is important and that the County would work to protect existing investments in that.

22
23 Mr. Schroeder asked Ms. Monte Objective if 7.6 conflicts with what the Forest Preserve has for their policies
24 because they have a similar policy like that. He said that if you go back to Policy 7.5.6 he was not sure if we
25 are overlapping with the Forest Preserve District because the Forest Preserve District will be right in line
26 with these two Policies and Objectives. He said that he was curious if the County is saying that they support
27 what the Forest Preserve does or if the County is saying that although the Forest Preserve has their thing but
28 we want to say this thing.

29
30 Ms. Monte said that the Steering Committee had in mind to work in concert with the Forest Preserve District
31 and have a Policy that supports Forest Preserve District efforts.

32
33 Mr. Moser said that SCS is doing that too because they put that wetland in at St. Joe and they have that
34 prairie on that Barnhart Farm south of Urbana and there is another one by Pesotum.

35
36 Ms. Wysocki said that one of the things that the Steering Committee heard frequently in this process was that
37 organizations like the Soil and Water Conservation District and Forest Preserve District are in a much better
38 position to look at some grants and funding opportunities because other agencies like the County may have
39 something on record that supports that concept. She said that they would like to see related agencies
40 cooperating on similar goals and she thinks that this could only support Soil and Water and anybody else
41 who is interested in protecting or developing rural parks or any kind of issue for that matter by having
42 something in black and white and this is what the County is going on record with.

1
2 Ms. Anderson said that this would also apply to the educational aspect that there are grants available from
3 environmental groups that they could get and this might reinforce it.
4

5 Ms. Wysocki said that even school districts may find themselves eligible for some additional money sources
6 by being able to say in their grant application that the County has this statement that supports this and this is
7 what we are trying to do and it is a no brainer.
8

9 Ms. Monte said that on the screen there are two Policies under Objective 7.7. She said that Objective 7.7
10 deals with the atmosphere and it indicate that the County will require compliance with all applicable Illinois
11 Environmental Protection Agency and Illinois Air Pollution Control Board standards for air quality when
12 relevant in discretionary review development. She said that Policy 7.7.2 require identifying existing sources
13 of air pollutants and will avoid sensitive land uses where occupants will be affected by such discharges.
14

15 Ms. Monte said that Objective 7.8 is similar to LESA and it is a system that would make it easy for Zoning
16 Board Members and County Board Members to understand any new standards related to natural resources
17 assessment and possibly includes a ranking system of some sort or some way to help actually implement
18 those new standards.
19

20 Ms. Monte said that the content of Goal Eight is a new focus not previously seen in the 1977 County Land
21 Use Goal and Policies, energy conservation. She said that the 1977 Goals and Policies talked a lot about
22 efficiency but this expands on that concept and it includes energy conservation and the use of renewable
23 energy resources. She said that promoting land use patterns, site design standards and land management
24 practices that minimize the discharge of greenhouse gasses could be viewed as minimizing the need for
25 excess transportation and having scattered development. She said that Policy 8.1.3. is promoting efficient
26 building design standards and striving to minimize the discharge of greenhouse gasses in its own facilities
27 and operation and not telling or having regulations that the County doesn't follow itself.
28

29 Ms. Monte said that Objective 8.2 encourages energy efficient building design standards. She said that as
30 you heard Mr. Hall's update the Illinois Energy Efficient Commercial Building Act in 2011 will require new
31 commercial buildings to follow a set of standards. She said that Objective 8.3 is a carryover from the 1977
32 Goals and Policies. She said that Objective 8.4 is encouraging recycling the since County does it anyway and
33 it seems to fit under this Public Health and Safety Goal. She said that Objective 8.5 is encouraging the
34 development and use of renewable energy sources where appropriate and compatible with existing uses.
35

36 Mr. Schroeder said that in Policy 8.1.2, in the legislation that the House adopted regarding Cap and Trade
37 Policy you will find a section in there that is right out of the California Code that will supersede anything we
38 do here and anything the State does as well, Goal Eight would be superseded by the federal government. He
39 said that it is an interesting Policy to be included in this and he was not sure what to do with it.
40

41 Mr. Kurtz asked Ms. Monte if 8.5 conflicts with 3.10 if we are talking about renewable energy and it looks
42 like 8.5 conflicts.

1
2 Ms. Monte said that this is a broadly stated Objective but it does not conflict with this but it coexists as an
3 Objective and it does not take into consideration landscape character but it talks about existing uses which is
4 not the same thing as landscape character. She said that in her view this is not a problem.
5
6 Mr. Weibel said that there is some confusion here with the existing use of the land not the existing use of
7 renewable energy.
8
9 Ms. Monte said that is what she is interpreting it to be.
10
11 Mr. Kurtz said that is interpretation but it does not say that.
12
13 Mr. Weibel said that it could be changed to land uses.
14
15 Ms. Monte said that Goal Nine was a carried forward from the County’s Land Use Goals and Policies and
16 made more specific and limited to encouraging development and maintenance and cultural, educational,
17 recreational, and other amenities that contribute to the quality of life of its citizens and specifically work to
18 identify historic structures, places and landscapes in the County. She said that this was just an overview of
19 the proposed LRMP Goals, Objectives and Policies.
20
21 Mr. Schroeder said that he commends Ms. Wysocki for her work, time and dedication and that she stuck
22 with and chaired every committee meeting. He said that he did not attend all of the meetings but attended a
23 couple and he found the conversations, points, objections and everything that went on there to be interesting
24 and to get a view of what everyone out in the public was thinking and what they thought of Zoning and the
25 County and where it should go. He said that a lot of this policy and it is typical of this sort of thing is meant
26 to be more regulatory than encouraging in one particular area. He said that this policy encourages the
27 environmental side of things which he does not have a problem with but it does another thing too, it did not
28 encourage flat out productivity with the exception agriculture. He said that it was generous to agriculture and
29 producers and that nature but when it comes to natural resources like oil shale that is under the state and even
30 in this county where the new technique of vertical drilling and horizontal drilling requiring massive amounts
31 of natural gas he was not sure in this county it could survive with what is laid out in these policies and goals.
32 He said that would be very minimal to the environment but it is not encouraged here and it is not promoted.
33 He said that there is a small section about natural minerals extraction just like we have sand pits and gravel
34 pits here in the county and there are some policies that could be detrimental to that type of mining so it is
35 tilted to one side and should be more balanced.
36
37 Mr. Weibel agreed with Mr. Schroeder’s comments about sand and gravel operations. He said that the oil
38 and gas production and exploration are state rules and local rules have no jurisdiction but he will check into
39 that.
40
41 Ms. Monte said that they had sand and gravel mining policies in some objectives that were recommended for
42 removal by the Steering Committee.

- 1
2 Mr. Levy said that they also had an economic development section which was also removed.
3
4 Ms. Wysocki said that she thinks that they have identified some issues that need to be worked on and in the
5 interest of helping staff to do some preparation in advance of the Study Session in September she thought
6 that it would be good to have a straw pole from the membership whether they can support what's in the
7 document or whether they would like to see some modification or changes in it. She said so they don't lose
8 the time and momentum to move these along, if we could go back to item 2.1.3 who can support that as it is
9 currently written?
10
11 Ms. Wysocki said that there were 5 members that could support Item 2.1.3 and 4 members that could not.
12
13 Ms. Wysocki asked who could support Item 3.9.
14
15 Mr. Weibel said that we could strike Item 3.9 and modify 3.8 maybe to include the word "encourage".
16
17 Mr. Kurtz said that in Item 3.8 include "encourages, production, purchase and consumption of locally grown
18 food".
19
20 Ms. Wysocki asked the Committee if they were okay with that.
21
22 It was the consensus of the Committee to strike Item 3.9 and modify Item 3.8 to include encourages,
23 production, purchase and consumption of locally grown food.
24
25 Ms. Wysocki said that since we already dealt with Item 3.1 lets do the same with Item 7.3.
26
27 Mr. Kurtz said to put a period after the word sedimentation and strike the remainder of the sentence.
28
29 Mr. Schroeder agreed with Mr. Kurtz.
30
31 Mr. Langenheim said that somewhere in Goal Seven should be some recognition that the County has a
32 potential for industrial minerals such as sand, gravel and limestone.
33
34 Mr. Weibel said that it was in before and was taken out.
35
36 Ms. Wysocki said that the Committee can certainly put it back in again.
37
38 Mr. Langenheim said that there is a potential for coal production along the eastern border of the County.
39
40 Ms. Wysocki asked Mr. Hall if he could work with what he was hearing.
41
42 Mr. Hall said yes.

- 1
2 Ms. Monte asked the Committee about the 1 per 40 in Item 3.1.5.
3
4 Mr. Moser said that as it is, the 1 per 40 will not pass through the County Board and the Zoning Ordinance.
5
6 Mr. Kurtz asked Mr. Moser if he wanted to leave it in there and let it go to the County Board.
7
8 Mr. Moser said that it will never get to the County Board without a protest. He said that it was shot down
9 when he made a motion on that the last time and Mr. Schroeder seconded it. He said that he suggested a 2
10 per 40 but it never went anywhere and he could not get anybody to vote for it.
11
12 Mr. Kurtz asked Mr. Schroeder what he wanted to do on this.
13
14 Mr. Schroeder said that it could stay in there but it would never be enacted in the Ordinance.
15
16 Mr. Moser said that 2 per 40 at a minimum might be considered.
17 Mr. Moser said that it could go back to the Steering Committee and see if there is any give in it.
18
19 Ms. Wysocki said that it has moved to this body and the County Board and backing it up will only open up a
20 process that will never be resolved. She said that the Steering Committee understood that whatever they
21 voted in and put in this document is subject to change, additions, modification and subtractions by this
22 political body.
23
24 Ms. Wysocki asked the Committee if they could support Item 3.1 as it is currently written.
25
26 Ms. Anderson said that this is a guide for us and if they scream at us we have this as our policy and if
27 someone comes in and contests it we could indicate why we don't think that it interferes.
28
29 Mr. Moser said to take out "natural landscape" because he did not see how that would interfere with a wind
30 farm.
31
32 Ms. Monte said that she could consider it some more and try to adjust it.
33 Ms. Monte asked the Committee if they wanted to do anything with the "no discretionary development that
34 is residential on best prime farmland" or leave it the way it was. She said that no one discussed this this
35 evening as a controversial item.
36
37 Ms. Wysocki asked Ms. Monte if she was referring to Item 3.1.6.
38
39 Ms. Monte said yes.
40 Ms. Monte said that no one discussed this as a controversial item.
41
42 Mr. Moser said that he know what will happen if that Honda plant tries to come in here again. He said that

1 industrial development on AG-1 land will get rezoned no matter what because the pressure would be
2 unbearable from the State, the cities, the University and everybody else.

3
4 Ms. Monte said that would be allowed under this policy but it would not allow residential discretionary
5 development on best prime farmland but it would consider allowing other types of development.

6
7 Mr. Schroeder said that since we added mineral deposits we should add “economic encouragement of
8 economic activity” that was taken out.

9
10 Ms. Monte asked Mr. Schroeder if he said generally economic development because that would be a major
11 change to bring back an entire goal like that.

12
13 Mr. Schroeder said yes.

14
15 Ms. Monte said that she could bring that back for the Committee’s consideration.

16
17 **10. Hiring Professional Consultants for review of Certain Technical Studies for Wind Farm**
18 **County Board Special Use Permits**

19
20 Mr. Hall said that there was no new material tonight but he had heard some things that suggested that an
21 application for a wind farm will not happen until November so he hopes to bring this back next month with
22 some new information and as long as the Committee is willing to entertain it he would keep bringing it back.

23
24 Mr. Moser asked Mr. Hall if he had anything in the budget to pay them with.

25
26 Mr. Hall said no but he expects to pay them with the \$20,000 application fee.

27
28 Mr. Moser said that he thinks the County Administrator will tell you that the \$20,000 application fee for the
29 wind farm will go into the general corporate fund so he doesn’t know where we are going to get the money.

30
31 Mr. Hall asked the Committee if they want to see anything else on this.

32
33 Mr. Langenheim said that those wind farms are an industrialization of our agricultural land, they will
34 permanently alter the condition and life of this county and it is imperative that we be well advised so that we
35 could properly consider the problems when they arrive. He said that the \$20,000 should be made available
36 for this and we may have to give up something else but this has a high priority.

37
38 Mr. Weibel said that he concurs with Mr. Langenheim and we could lay-off people left and right to save
39 money and we could hire them back next year or whenever the County gets better.

40
41 Ms. Anderson said that with the figures being thrown out she did not see the \$20,000 vanishing for this one
42 time project. She said that she thought that \$3,000 or \$4,000 was indicated and we asked Mr. Hall to check

1 and see if that was still in the same ball park and if so that would be money well spent and might save us
2 spending more money later down the road if we run into difficulties.

3
4 Mr. Kurtz said that he finds it hard to believe that \$3,000 for three studies of this size and magnitude is a
5 reasonable amount of money and he would like for Mr. Hall to get some real numbers for the next meeting.

6
7 Mr. Moser asked Mr. Hall what wind farm company has applied.

8
9 Mr. Hall said that Invenergy is the only one close to applying.

10
11 Mr. Moser asked Mr. Hall if it was in Royal or Broadlands.

12
13 Mr. Hall said Royal. He said that he did not hear anything from Horizon.

14
15 **11. Monthly Reports (December 2008 and January – July 2009)**

16
17 Mr. Hall said that he handed out a packet with all the outstanding monthly reports and to give you an update
18 on how we had been doing it looks like we are in line to have our lowest number of zoning use permits for
19 any year. He said that at the end of June they had received 105 zoning use permits so far and for the rest of
20 the year based on what we generally get he would expect to get a total of 177 more or less which would be
21 the lowest we have ever had. He said that previous to that the lowest was in 1982 when there were 209
22 permits, 1983 was also a low year with 217 permits. He said that many of you understand that we actually do
23 permitting on a much smaller area this days and we no longer do subdivisions outside of the municipalities
24 so what pulled us back in those years would not be pulling us back in the future so in permitting we have
25 reached the lowest point ever. He said that in zoning cases our lowest was in 1989 with only 11 cases
26 docketed by June 30, 1989. He said that he did not recall what was going on in 1989 but in 1990 the
27 department was established so in that respect in terms of zoning cases it was worst in 1989 and yet the
28 County was moving ahead in 1990 with establishing the department. He said that things did start looking up
29 but for budget purposes for next year the Department's permitting and zoning cases would be like this year.
30 He said that we had greatly reduced numbers of permits and zoning cases but at the same time we are doing
31 more inspections than we have done for seven or eight years and we are exceeding what we hoped to do in
32 the budget and having better luck on enforcement.

33
34 **Mr. Kurtz moved, seconded by Mr. Schroeder to place the December 2008 and January 2009 – July**
35 **2009 Monthly Reports on file. The motion carried by voice vote.**

36
37 **12. Other Business**

38
39 There was no other business.

40
41 **13. Determination of Items to be placed on the County Board Consent Agenda**

1 Ms. Wysocki said that the only Item that is going before the Board is the Hazard Mitigation Plan and asked
2 the Committee if they want it on the Consent Agenda.

3
4 It was the consensus of the Committee to put the Hazard Mitigation Plan on the Consent Agenda.

5
6 **14. Adjournment**

7
8 The meeting adjourned at 9:35p.m.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

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TO:	Environment and Land Use Committee
FROM:	Susan Monte
DATE:	September 9, 2009
RE:	Funding Request to American Farmland Trust Center for Agriculture in the Environment
REQUESTED ACTION:	For Information Only

Recent conversations with Janice Hill, Kane County IL's farmland preservation planner and panel member at the Agricultural Land Use Conference held in LaSalle County, IL this summer, have resulted in Janice submitting a funding request to the American Farmland Trust Center for Agriculture in the Environment. If awarded, the funding would be used for two purposes:

- 1) to present a one-day Farmland Protection Workshop designed specifically to meet the needs of Champaign County; and
- 2) create (for the County's review) a final Farmland Protection Concept Report designed specifically to complement Champaign County land use policies.

The Farmland Protection Workshop would be developed in close cooperation with the Champaign County Farm Bureau. If funding is provided, a workshop could occur as soon as this February, 2010. A copy of the Funding Request is attached for your information.

Attachment: Funding Request to the American Farmland Trust Center for Agriculture in the Environment for a Champaign County Workshop and Concept Plan

*Request for Funding from American Farmland Trust Center for Agriculture in the Environment
for a Champaign County Workshop and Concept Plan*

**Title: Protecting Farmland Using Agricultural Conservation Easements in a Farmland
Protection Program: A Workshop and Concept Plan for Champaign County**

Project Outcome: Champaign County leaders and stakeholders will have a working plan for integrating the farmland protection tool of Agricultural Conservation Easements and Purchase of Development Rights into their proposed *2030 Land Resource Management Plan* (presently under review by the County) as desired and needed to protect farmland in Champaign County.

Target Audience: Champaign County elected officials and planning staff; Champaign County Farm Bureau; key farm owners and operators and other interested parties from neighboring counties within the jurisdiction of the Community Foundation of East Illinois including counties of Piatt, Moultrie, Ford, Iroquois, Vermillion, Douglas, Coles and Edgar.

History of the Organization: American Farmland Trust (AFT) was founded in 1980 by Peggy Rockefeller and others to meet a challenge not being addressed by existing environmental organizations: the loss of farmland to development. (America loses 1.2 million acres of farmland each year.) AFT's mission is to help farmers and ranchers protect their land, produce a healthier environment and build successful communities. AFT is committed to protecting the nation's best farm and ranch land, expanding environmental stewardship, and improving the economic viability of agriculture. During the past 29 years, AFT has helped to protect millions of acres of working lands by stimulating the creation of 27 state-level and scores of local farmland protection programs and policies. American Farmland Trust was instrumental in helping Kane County establish its farmland protection program which remains the only funded farmland protection program in Illinois.

AFT works with federal, state and local leaders and communities to develop legislation, implement policies and execute programs that keep farmers on their land and protect our environment. AFT is headquartered in Washington, DC, with offices and staff in various regions of the country. Under the direction of its president Jon Scholl (an Illinois farmer) and its board of 20 trustees, AFT has an established field presence and offices in various regions of the country; a staff of 50 with expertise in key agricultural, conservation, environmental, and policy areas; a research division, the Center for Agriculture in the Environment, in Illinois; and a national information clearinghouse and technical assistance division, the Farmland Information Center, in Massachusetts. AFT has more than 25,000 members and nearly 15,000 online activists who share AFT's commitment to farmland conservation and environmental stewardship of working lands.

Project Description: American Farmland Trust requests \$6900.00 to meet Champaign County's request for technical assistance as the County seeks the means to encourage and protect productive farmland within the County by utilizing, as may be feasible, tools that allow farmers to permanently preserve farmland. A key goal of the County's proposed *2030 Land Resource Management Plan (Plan)* is to protect the long term viability of agriculture in Champaign County and its land resource base. This is consistent with the County's history of support for existing land use policies to preserve its valuable farmland. American Farmland Trust, in close cooperation with the Champaign County Farm Bureau and the Champaign County Board and staff will present a day-long Farmland Protection Workshop designed specifically to meet the needs of Champaign County. This workshop will be based upon findings of the anticipated Plan and approximately 12 initial interviews with county staff, Champaign County Farm Bureau, agricultural professionals such as University of Illinois Extension, USDA, Soil and Water Districts, environmental professionals, and farm owners and operators. Following the workshop, AFT will create a final Farmland Protection Concept Report designed specifically to compliment and help fine-tune the Champaign County Plan.

Request for Funding from American Farmland Trust Center for Agriculture in the Environment for a Champaign County Workshop and Concept Plan

Project Team: Anita Zurbrugg, AFT's Center for Agriculture in the Environment in DeKalb Illinois along with Bob Wagner, AFT Director of Farmland Protection Programs are uniquely suited to respond to the county's request for information on these implementation tools. They will work closely with farmland consultant and certified planner Janice Hill, who also manages the Kane County farmland program. Ms. Hill has provided critical support for neighboring northern Illinois counties over the last five years as they have developed ordinances and a policy framework to protect farmland as part of their comprehensive planning process.

Program Narrative: Champaign County contains some of the finest farmland in the world. Not surprisingly, the County normally ranks in the top ten in the state in corn and soybean production. The county's adopted land use policies give strong support for preservation and maintenance of land in food and production and protection of these lands from encroachment by non-agricultural use. More recently, in its draft 2030 Land Resource Management Plan--- anticipated for adoption in 2009-2010--- Champaign County explores the option of using Agricultural Conservation Easements through a Purchase/Donation of Development Rights as one tool to protect farmland. The key trends section of the draft Plan highlights several issues affecting farmland including land conversion practices, need for stronger policies to protect *best prime soils*, need for stronger coordination and planning with municipalities on land use policy and practice.

Several northern Illinois counties including Kane, McHenry, Boone, and Kendall counties face similar pressures to protect prime and productive soil while balancing the desire for proper growth and development. Like Champaign County, these counties use their comprehensive plans and zoning as their primary implementation tools. Noting Kane County's Farmland Protection Program's success in using Agricultural Conservation Easements as an additional tool to support planning and zoning, the counties of McHenry, Boone and Kendall have created their own customized programs modeled after the Kane Ordinance. Kane County has during the last eight years, protected over 5,000 acres of prime farmland. The counties of McHenry, Kendall and Boone have also protected farmland with donated development rights.

American Farmland Trust (AFT) proposes to help Champaign County take the first step toward establishing its own program to protect its valuable farmland. In close cooperation with the county planning staff and farm bureau, the Project Team will analyze current conditions, existing land use goals and policies, and proposed 2030 land use policies and interview key stakeholders within the community. Based upon these findings, the Project Team will conduct a day long workshop presenting and discussing options, recommendations and alternatives for protecting the counties farmland and farmers, including how Champaign County can effectively use and fund the agricultural conservation easement tool.

The Project Team will draft and deliver a Farmland Protection Concept Report within a month after the workshop to the Champaign County Board and the Community Foundation of East Illinois and all other interested parties. The Report will make suggestions including next steps for developing an implementation process, including steps for creating necessary changes and additions to local policy. The Report will form the basis for a subsequent implementation and planning process, which could be funded and executed at a later date.

*Request for Funding from American Farmland Trust Center for Agriculture in the Environment
for a Champaign County Workshop and Concept Plan*

Requested Amount: \$ 6,900.00

Budget

\$ 2,200.00	Professional services and expenses for Bob Wagner and Anita Zurbrugg – American Farmland Trust.
\$ 2,200.00	Professional services and expenses for consultant Janice Hill as subcontracted to AFT.
\$ 1,100.00	Contingency and Overhead.
\$ 300.00	Report reproduction - hard copy and CD format.
\$ 1,100.00	Workshop (food and expenses)



TO:	Environment and Land Use Committee
FROM:	Susan Chavarria, LRMP Project Manager
DATE:	August 28, 2009
RE:	Draft Revisions to Selected Proposed LRMP Objectives and Policies
REQUESTED ACTION:	For Committee Review

At the August 10, 2009 meeting of the Environment and Land Use Committee of the County Board (ELUC), members reviewed the proposed Champaign County Land Resource Management Plan (LRMP) Goals, Objectives and Policies.

The attached sheet contains eight draft revisions to the set of proposed LRMP Goals, Objectives and Policies, six specifically requested by ELUC members at the August meeting, and two additional subsequently recommended by LRMP project staff and County Planning and Zoning Director John Hall.

These draft revisions will be reviewed at the upcoming ELUC meeting on September 14, 2009, at 7:30 p.m.

Attachment: Draft Revisions to Proposed Champaign County LRMP Goals, Objectives & Policies

DRAFT REVISIONS TO PROPOSED CHAMPAIGN COUNTY LRMP GOALS, OBJECTIVES & POLICIES

Key	
brown text color	<u>newly proposed text</u>
black text color	context of proposed objective or policy
staff comments	information regarding draft revision

1) The following draft revisions address concerns expressed by some ELUC members that proposed Objective 3.10 and Policy 3.10.1 are counter to wind farm proposals in the County.

GOAL 3 Agriculture

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

Objective 3.10 LANDSCAPE CHARACTER

Champaign County will seek to preserve the County's agricultural and natural landscape character of the agricultural and rural areas of the County, and, at the same time, allow for potential discretionary development that supports agriculture or involves a product or service that is provided better in a rural area.

Policy 3.10.1

The County will develop and adopt standards ~~that reflect LRMP goals, objectives, and policies to maintain the County's agricultural and natural landscape character so that they can be considered during discretionary review cases.~~ to manage the visual and physical characteristics of discretionary development in rural areas of the County.

For your reference, other proposed LRMP GOPs that address 'landscape character' are highlighted in grey below:

GOAL 7 Natural Resources

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

⋮

Objective 7.6 Champaign County will work to protect existing investments in *rural* parkland and natural area preserves and will encourage the establishment of new public *parks and preserves* and protected private lands.

Policy 7.6.1 The County will require that the location, site design and land management of *discretionary development* minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private *parks and preserves*.

⋮

GOAL 9 Cultural Amenities

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

Objective 9.1 Champaign County will encourage the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life of its citizens.

2) Two draft revisions are shown for ELUC consideration.

Both 'Draft Revision A' and 'Draft Revision B' include a maximum of 4 new residential lots on a tract of land as it existed on January 1, 1998.

Objective 3.1 AGRICULTURAL LAND FRAGMENTATION AND CONSERVATION

Champaign County will strive to minimize the fragmentation of the County's agricultural land base and conserve farmland, generally applying more stringent development standards on *best prime farmland*.

Policy 3.1.5

The County will allow landowner by right development that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts, with

➡ (Draft Revision A) 1 new lot allowed per 40 acres plus 1 additional new lot per 40 acres on parcels over 40 acres, up to a total of 4 new lots; and

➡ (Draft Revision B) ~~1~~ 2 new lots allowed per 40 acres up to a total of 4 new lots; and
1 authorized land use allowed on each vacant 'good zoning lot provided that public health and safety standards are met.

b. The County will not allow further division of parcels that are 5 acres or less in size. A

Two Draft Revisions are shown below: Draft Revision A: "1 plus 1 per 40" and Draft Revision B: '2 per 40'.

Comparison: Maximum Number of New Single Family Dwelling Lots¹ Permitted By Right

Parcel Size (acres)	Existing County Practice <i>1 to 4 small lots per parcel plus no limit on lots that are 35 acres or larger</i>	Proposed LRMP Policy 3.1.5 <i>1 lot per 40 acres, with a maximum of 4 lots</i>	Draft Revision A <i>1 plus 1 per 40</i> <i>1 lot plus 1 additional lot per 40 acres on parcels over 40 acres</i> <i>with a maximum of 4 lots</i>	Draft Revision B <i>2 per 40</i> <i>generally 2 lots per 40 acres</i> <i>with a maximum of 4 lots</i>
5	1	1	1	1
10	3	1	1	1
20	3	1	1	1
30	4	1	1	1
40	5	1	2	2
60	4	1	2	3
70	4	1	2	3
80	5	2	3	4
100	5	2	3	4
120	6	3	4	4
160	7	4	4	4
200	8	4	4	4

Table Notes:

1. In addition to any number of existing single family dwelling lots on a tract of land as it existed as of Jan 1, 1998.

3) Specifying a minimum lot size for residences on land used for agricultural purposes will improve the County's ability to administer the agricultural exemption allowed under the Counties Code (55 ILCS 5/5-1001). In 1998, the legislature passed Public Act 90-261 (ILCS 5/5-12001), which expanded the County's power to regulate land used for agricultural purposes to include the ability to set minimum lot sizes for residences on agricultural lands.

Staff recommends that the following policy be added to the proposed LRMP policies under Objective 3.1:

Objective 3.1 *AGRICULTURAL LAND FRAGMENTATION AND CONSERVATION*
Champaign County will strive to minimize the fragmentation of the County's agricultural land base and conserve farmland, generally applying more stringent development standards on *best prime farmland*.

Policy 3.1.9

The County will set a minimum lot size standard for a farm residence on land used for agricultural purposes.

4) The following draft revision removes the proposed Objective 3.9 and widens the purview of Objective 3.8, as requested by ELUC members:

Objective 3.8 *LOCALLY GROWN FOODS*
Champaign County acknowledges the importance of and encourages the production, purchase, and consumption of locally grown food.

~~Objective 3.9 *LOCAL FOOD PRODUCTIONS, PURCHASE, AND CONSUMPTION*
Champaign County will appoint a panel of local producers and consumers to recommend policies supportive of local food production, purchase and consumption.~~

5) The following draft revision broadens the applicability of Objective 5.1 to any development in unincorporated County.

GOAL 5 Public Health and Public Safety

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

Objective 5.1 *PROTECT PUBLIC HEALTH AND SAFETY*

Champaign County will seek to ensure that ~~rural~~ development in unincorporated areas of the County does not endanger public health or safety.

6) The following draft revisions address concerns raised by ELUC regarding proposed objectives and policies under Goal 7:

a) add an objective/policy under the Natural Resource Goal 7 that is supportive of mineral production in the County

Objective 7.3 UNDERGROUND MINERAL AND ENERGY RESOURCE EXTRACTION

Champaign County will work to ensure future access to its underground mineral and energy resources and to ensure that their extraction does not create nuisances or detract from the long-term beneficial use of the affected property.

Policy 7.3.1

The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:

- a) the operation poses no significant adverse impact to existing land uses;
- b) the operation creates no significant adverse impact to surface water quality or other natural resources; and
- c) provisions are made to fully reclaim the site for a beneficial use.

b) remove the end portion of text after the word 'sedimentation' in Objective 7.3

Objective ~~7.3~~ 7.4 SURFACE WATER PROTECTION

Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, and minimize erosion and sedimentation. ~~and provide appropriate conditions for native aquatic species.~~

7) The following revision adds 'land' to clarify the word 'use' in Objective 8.5, as discussed at ELUC:

Objective 8.5

Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing land uses.

8) The following draft revisions add a goal and objectives regarding economic development in the County, as requested by ELUC:

Goal 3 PROSPERITY

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

Objective 3.1 BUSINESS CLIMATE

The County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.

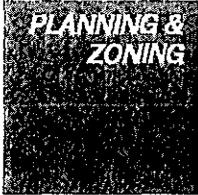
Objective 3.2 EFFICIENT COUNTY ADMINISTRATION

The County will ensure that its regulations are administrated efficiently and do not impose undue costs or delays on persons seeking permits or other approvals.

Objective 3.3 COUNTY ECONOMIC DEVELOPMENT POLICY

The County will maintain an updated Champaign County Economic Development Policy that is coordinated with and supportive of the LRMP.

Champaign
County
Department of



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

(217) 384-3708

TO: **Policy Committee
Environment and Land Use Committee**

FROM: **John Hall, Director of Planning and Zoning**

DATE: **September 1, 2009**

RE: **Status of HB 466 and HB1003 and retaining County jurisdiction on
properties subject to municipal annexation agreement**

STATUS: HB 466 was the legislative bill requested by Champaign County and county municipalities to change the law regarding municipal annexation agreements. HB1003 was a similar request but for all Illinois counties. Both bills were recently signed into law and HB1003 became effective immediately. HB1003 requires that a county take affirmative action to retain jurisdiction on properties subject to municipal annexation agreement.

REQUEST: Recommend County Board approval of the attached Resolution that will retain County jurisdiction on properties subject to municipal annexation agreement.

BACKGROUND

For the past two years Champaign County has requested that its legislators sponsor legislation changing the law regarding municipal annexation agreements on properties more than 1.5 miles from the municipal boundary. The Champaign County Board approved Resolution No. 6373 on February 21, 2008. Resolution 6373 resulted in HB2518 that requested a change in the law by adding Champaign County to a list of specific counties in which there are certain limits on municipal annexation agreements. HB2518 failed to be approved in the Senate. HB466 was subsequently proposed by Representative Jakobsson and Senator Frerichs in February 2009 and is identical to HB2518 and was signed into law on August 10, 2009.

HB1003 was another bill proposed to change the law regarding municipal annexation agreements on properties more than 1.5 miles from the municipal boundary. HB1003 applied to all Illinois counties and was also co-sponsored by area legislators. HB1003 was also signed into law on August 10, 2009, and it took effect immediately.

The County Board must pass a Resolution to retain jurisdiction in order to benefit from the passage of HB1003.

PROPOSED RESOLUTION

In addition to the basic requirements of HB1003 for asserting the retention of jurisdiction and providing for requests to waive jurisdiction, the Resolution also includes a requirement for minimum notice to adjacent landowners. This notice is not required by State law but is consistent with the kind of notice that the County currently provides to adjacent landowners for any rezoning.

ATTACHMENTS

- A HB1003
- B Draft Resolution

Public Act 096-0188

Public Act 096-0188

HB1003 Enrolled

LRB096 03063 RLJ 13078 b

AN ACT concerning local government.

Be it enacted by the People of the State of Illinois,
represented in the General Assembly:

Section 5. The Illinois Municipal Code is amended by
changing Section 11-15.1-2.1 as follows:

(65 ILCS 5/11-15.1-2.1) (from Ch. 24, par. 11-15.1-2.1)

Sec. 11-15.1-2.1. Annexation agreement; municipal
jurisdiction.

(a) Except as provided in subsections (b) and (c), property
that is the subject of an annexation agreement adopted under
this Division is subject to the ordinances, control, and
jurisdiction of the annexing municipality in all respects the
same as property that lies within the annexing municipality's
corporate limits.

(b) This Section shall not apply in (i) a county with a
population of more than 3,000,000, (ii) a county that borders a
county with a population of more than 3,000,000 or (iii) a
county with a population of more than 246,000 according to the
1990 federal census and bordered by the Mississippi River,
unless the parties to the annexation agreement have, at the
time the agreement is signed, ownership or control of all
property that would make the property that is the subject of
the agreement contiguous to the annexing municipality, in which
case the property that is the subject of the annexation
agreement is subject to the ordinances, control, and
jurisdiction of the municipality in all respects the same as
property owned by the municipality that lies within its
corporate limits.

(b-5) The limitations of item (iii) of subsection (b) do
not apply to property that is the subject of an annexation
agreement adopted under this Division within one year after the
effective date of this amendatory Act of the 95th General
Assembly with a coterminous home rule municipality, as of June
1, 2009, that borders the Mississippi River, in a county with a
population in excess of 258,000, according to the 2000 federal
census, if all such agreements entered into by the municipality
pertain to parcels that comprise a contiguous area of not more
than 120 acres in the aggregate.

(c) Except for property located in a county referenced in
subsection (b) of this Section, if property that is the subject
of an annexation agreement ~~in the case of property that is~~

~~located in Boone, DeKalb, Grundy, Kankakee, Kendall, LaSalle, Ogie, or Winnebago County, if the property that is the subject of an annexation agreement is located within 1.5 miles of the corporate boundaries of the municipality, that property is subject to the ordinances, control, and jurisdiction of the annexing municipality. If the property is located more than 1.5 miles from the corporate boundaries of the annexing municipality, that property is subject to the ordinances, control, and jurisdiction of the annexing municipality unless the county board retains jurisdiction by the affirmative vote of two-thirds of its members.~~

(d) If the county board retains jurisdiction under subsection (c) of this Section, the annexing municipality may file a request for jurisdiction with the county board on a case by case basis. If the county board agrees by the affirmative vote of a majority of its members, then the property covered by the annexation agreement shall be subject to the ordinances, control, and jurisdiction of the annexing municipality.
(Source: P.A. 95-175, eff. 1-1-08; 95-922, eff. 8-26-08.)

Section 99. Effective date. This Act takes effect upon becoming law.

Effective Date: 8/10/2009

RESOLUTION NO. _____
**RESOLUTION TO RETAIN JURISDICTION ON PROPERTIES SUBJECT TO
MUNICIPAL ANNEXATION AGREEMENTS**

WHEREAS, HB1003 became law on August 10, 2009, and amended the Illinois Municipal Code, 65 ILCS 5/11-15.1-2.1, to provide that property that is located more than 1.5 miles from the corporate boundaries of the annexing municipality, that property is subject to the ordinances, control, and jurisdiction of the annexing municipality unless the county board retains jurisdiction by the affirmative vote of two-thirds of its members and further provides that if the county board retains jurisdiction the annexing municipality may file a request for jurisdiction with the county board on a case by case basis and if the county board agrees by the affirmative vote of a majority of its members, then the property shall be subject to the ordinances, control, and jurisdiction of the annexing municipality; and

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare that Champaign County should have the right to decide whether or not property that is not contiguous to a municipality and subject to an annexation agreement should also be subject to municipal zoning, building codes, and subdivision jurisdiction or be subject to those of the County; and

WHEREAS, in making the decision regarding whether or not property that is not contiguous to a municipality and subject to an annexation agreement should also be subject to municipal zoning, building codes, and subdivision jurisdiction or be subject to those of the County, the County Board should consider the concerns and interests of the landowners adjacent to such property;

NOW, THEREFORE, BE IT RESOLVED, by the Champaign County Board, Champaign County, Illinois, as follows:

1. The Champaign County Board hereby retains jurisdiction on property that is not located within a municipality but that in the future may become the subject of a municipal annexation agreement, as authorized by 65 ILCS 5/11-15.1-2.1 as amended by HB1003; and
2. The Environment and Land Use Committee (ELUC) shall make a recommendation to the Champaign County Board on all future municipal requests for jurisdiction on properties proposed to be subject to a municipal annexation agreement; and
3. The Zoning Administrator shall provide notice of the meeting at which ELUC shall consider any municipal request for jurisdiction on property proposed to be subject to a municipal annexation agreement to all landowners within 250 feet of the boundaries of such property and said notice shall be mailed at least 15 days but not more than 30 days prior to the ELUC meeting; and
4. The Director of Planning and Zoning is hereby directed to provide a copy of this Resolution to all Champaign County municipalities.

RESOLUTION NO. _____

PRESENTED, PASSED, APPROVED AND RECORDED this 24th day of September,
A.D. 2009.

SIGNED:

ATTEST:

C. Pius Weibel, Chair
Champaign County Board

Mark Shelden, County Clerk &
ex officio Clerk of the County Board



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August 21, 2009

John Hall
Champaign County Department of Planning and Zoning
Brookens Administrative Center
1776 E Washington Street
Urbana, IL 61802

Subject: Bondville to Southwest Campus Transmission Line Project

Dear Mr. Hall:

Ameren Illinois Utilities is proposing to build a new 138,000 volt electrical transmission line between the existing Bondville and Southwest Campus Substations in Ameren Illinois Utilities' Champaign service area.

We regret that you were unable to attend the second Stakeholder Working Group meeting for the Bondville to Southwest Campus Transmission Line Project (Project), which was held on August 11, 2009. We do encourage your involvement with the Project and look forward to seeing you at future meetings.

Enclosed are some of the materials discussed at the August 11 meeting. If you have any questions regarding these materials or any other aspect of the Project, please call the project hotline at (888) 840-0436 or visit the Project website (www.citransmission.com) for additional information.

You are invited to participate in the third and final Stakeholder Working Group meeting, tentatively scheduled for October 2009. Again, we hope to see you at the next Stakeholder Working Group meeting.

Sincerely,

Mark Harbaugh
Ameren Illinois Utilities

Enclosures: Project Fact Sheet
Project Location Map
Potential Route Alternatives Map
Integrated Siting Study and Stakeholder / Public Process Diagram
Route Development and Selection Process Diagram
Illinois Commerce Commission Process Diagram
Ameren Corporate Fact Sheet

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PROJECT FACT SHEET
Bondville to Southwest Campus Transmission Line Project

PROJECT DESCRIPTION

AmerenIP proposes to build a new 138,000-volt electrical transmission line connecting the existing Bondville Route 10 and Southwest Campus Substations in AmerenIP's Champaign service area. The proposed transmission line will be routed from the Bondville Route 10 Substation (near the intersection of State Route 10 and South Rising Road) to the Southwest Campus Substation (located near the southwest corner of the University of Illinois campus). The proposed line may connect to an existing segment of transmission line that extends between the Windsor Road Substation and U.S. Route 45. Modifications also will be made at the Bondville Route 10, Windsor Road and Southwest Campus Substations to allow for interconnection of the proposed transmission line.

PROJECT NEED

Due to forecasted load growths in the Champaign area, the proposed 138,000-volt transmission line is needed. The proposed line would provide an additional source of supply to the Southwest Campus Substation and the Champaign area, which would mitigate the severity of an outage event in the local area. The Bondville to Southwest Campus Transmission Line Project would complete the 138,000-volt loop around the Champaign area and provide a means to serve distribution expansion in the southwestern portion of Champaign. Benefits to the Champaign area would include improved voltages, added capacity for future load growth and continued reliable service, in addition to improving AmerenIP's ability to perform system maintenance.

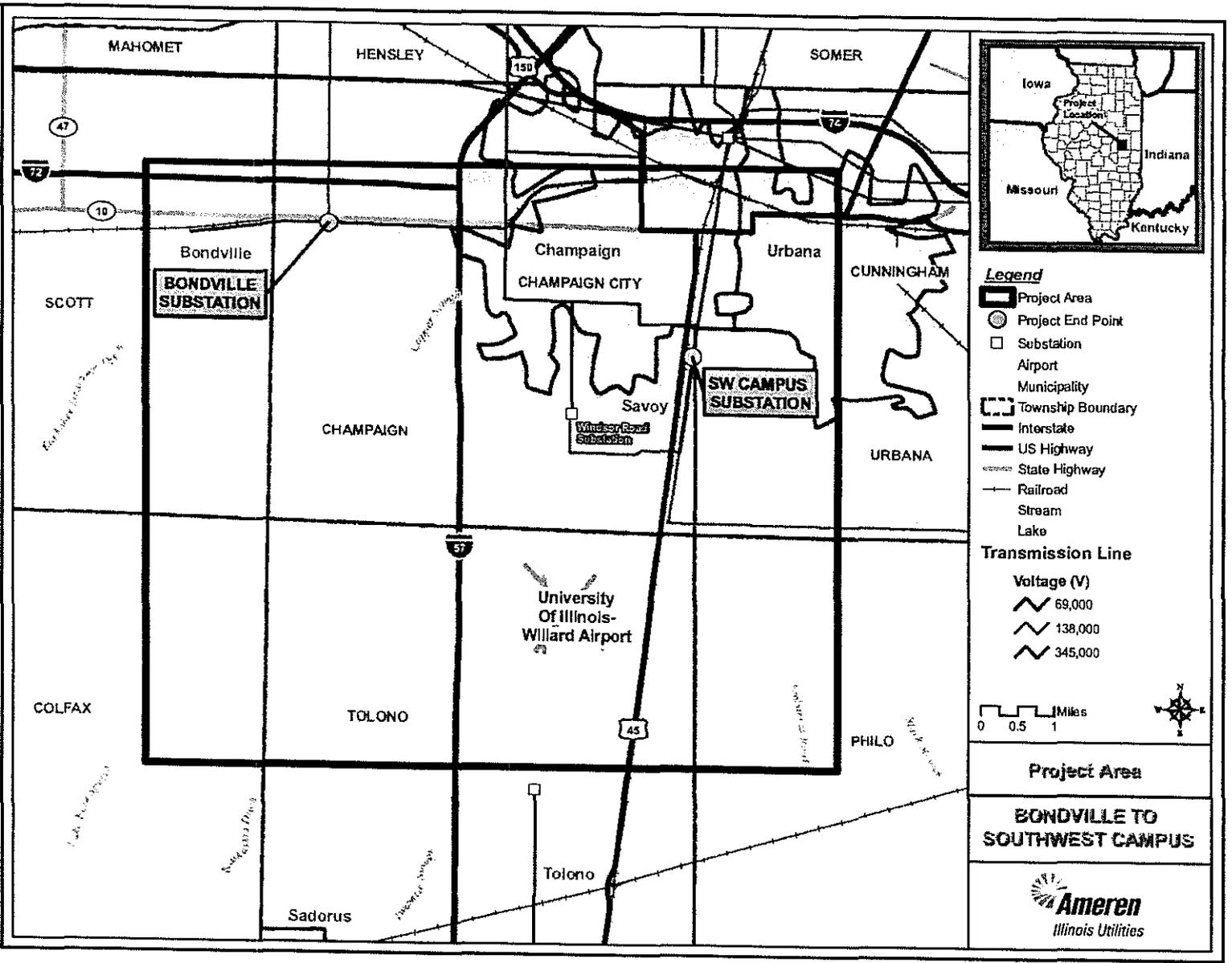
INTEGRATED ROUTE DEVELOPMENT/SELECTION AND STAKEHOLDER/PUBLIC PROCESS

Potential routes associated with the Bondville to Southwest Campus Transmission Line Project will be studied through an integrated process where participation by stakeholders and the general public would be incorporated into route development and selection. Participation would include attending meetings associated with the stakeholder/public process, providing input as to what factors may be considered for route development and selection, providing input as to locations of such considerations, and providing feedback regarding routing decisions as they have been made at each milestone phase of route development.

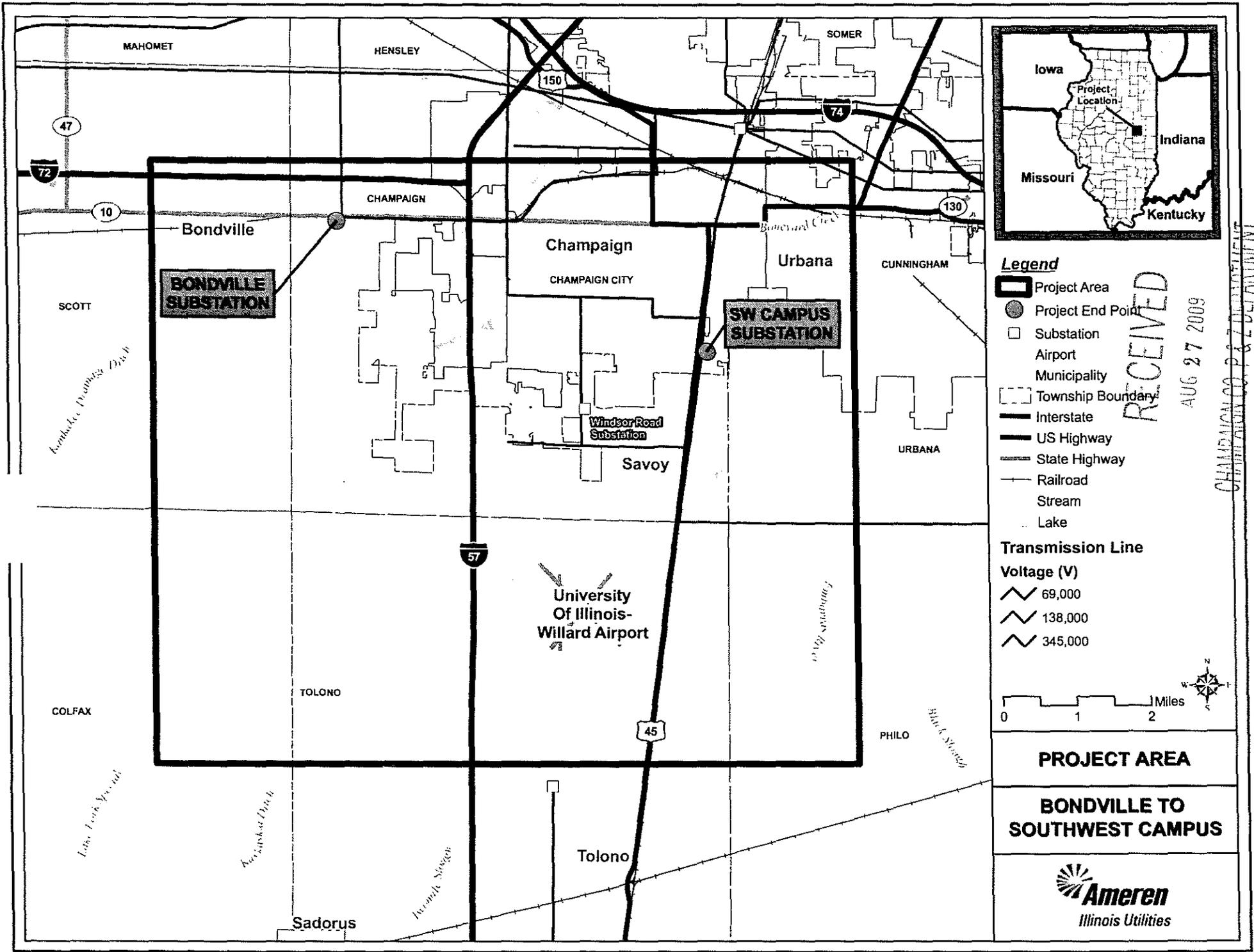
PROJECT SCHEDULE

The integrated route development/selection and stakeholder/public process will continue through fall 2010. This process will result in the development of proposed routes that will then be included in a petition to the Illinois Commerce Commission for a Certificate of Public Convenience and Necessity (CPCN). AmerenIP anticipates filing a petition for a CPCN in January 2010. The proposed in-service date for the project is first quarter 2014.





For more information about the Bondville to Southwest Campus Transmission Line Project, please call toll free at 1-888-840-0436 or visit the project website at www.citransmission.com.

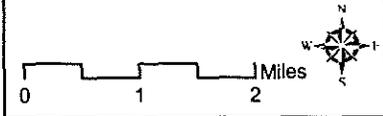


Legend

- Project Area
- Project End Point
- Substation
- Airport
- Municipality
- Township Boundary
- Interstate
- US Highway
- State Highway
- Railroad
- Stream
- Lake

Transmission Line

- Voltage (V)**
- 69,000
 - 138,000
 - 345,000



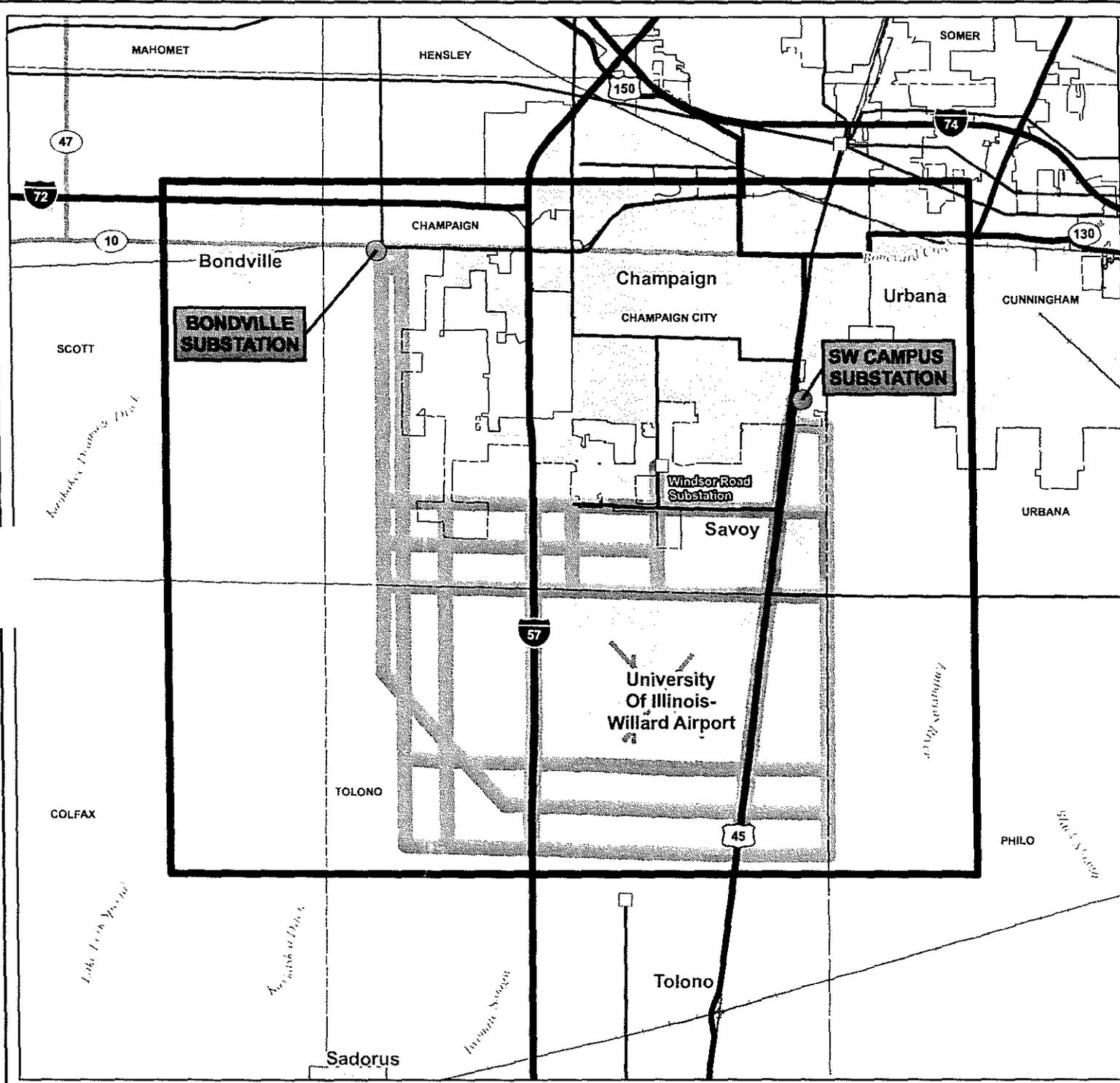
PROJECT AREA

**BONDVILLE TO
SOUTHWEST CAMPUS**



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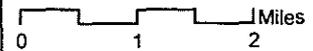
Legend

- Potential Route Alternatives
- Project Area
- Project End Point
- Substation
- Airport
- Municipality
- Township Boundary
- Interstate
- US Highway
- State Highway
- Railroad
- Stream
- Lake

Transmission Line

Voltage (V)

- 69,000
- 138,000
- 345,000



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POTENTIAL ROUTE ALTERNATIVES

BONDVILLE TO SOUTHWEST CAMPUS



DRAFT ENVIRONMENTAL SITING CRITERIA

Bondville to Southwest Campus Transmission Line Project

OPPORTUNITIES that may be advantageous for siting transmission lines are characterized by corridors with the potential for sharing or running alongside existing infrastructure, landscape features, or other existing linear facilities.

SENSITIVITIES are those environmental siting criteria, including point locations, areas, or features, which should be taken into account with regard to location, construction, or additional licensing/permitting procedures.

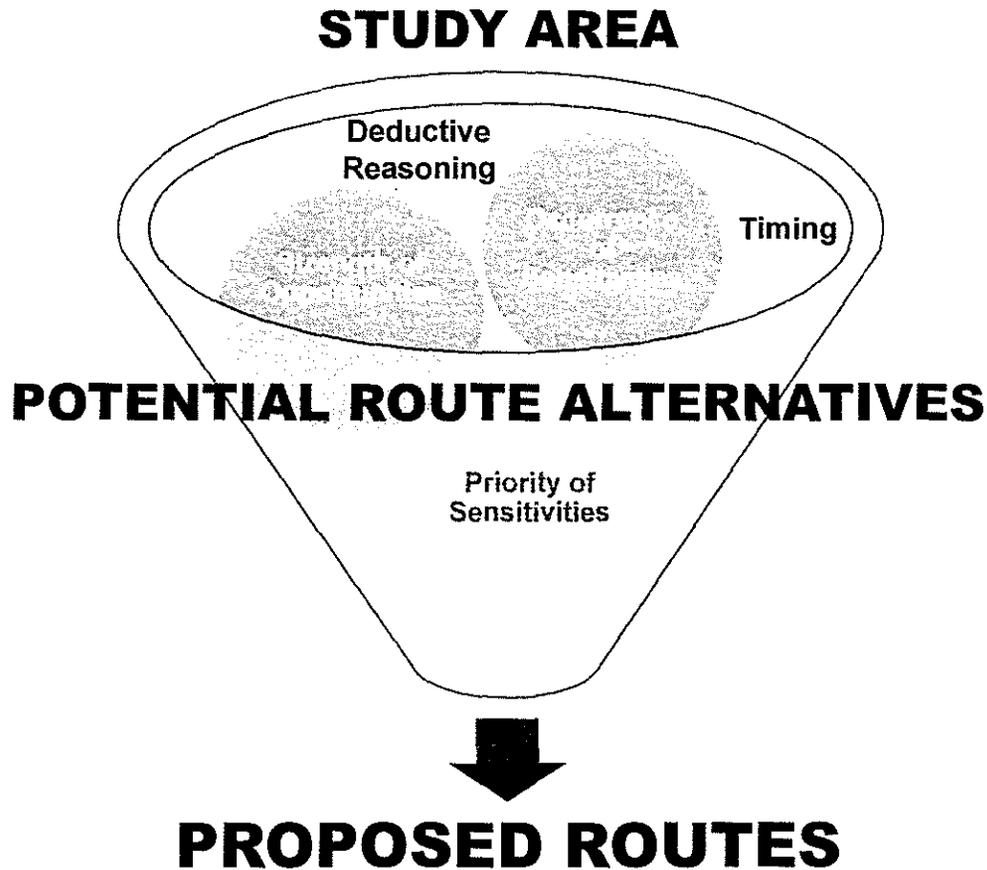
OPPORTUNITIES	
Electrical Line Corridor	
Pipeline or other Utility Corridor	
Railroad	
Road, Divided and Undivided or Other Primary Road	
Road, Secondary	
Section Line and/or Property Line	
SENSITIVITIES	
Agricultural Zoned Land	Industrial Use Area
Airports/Airstrips (Restricted Airspace)	Licensed Day-Care Center
Archaeological Site	Mine/Quarry
Cemetery	National Historic Landmark
Church	Non-Private Land
Commercial Use Area, Existing	Nursing / Assisted Living Facility
Communication, Radio, and Microwave Towers	Protected Species Area of Known Occurrence or Potential Habitat
Conservation or Sensitive Management Area	Residential Development, Planned
Designated Critical Habitat	Residential Use Area, Existing
Designated Recreational Use Area	Scenic Highway / Byway / Trail
Development, Planned	School
Drainage, River, Stream, Waterway	State, Regional and Local Parks, Designated Open Space, and/or Preserve
Floodplain (100-Year)	Traditional Cultural Property
Geologically Sensitive Area	Trees/Woodlots
Golf Course	Water Well Site
Hospital	Wetland

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Route Development and Selection Process



Bondville to Southwest Campus Transmission Line Project

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Bondville to Southwest Campus Transmission Line Project Integrated Siting Study and Stakeholder / Public Process

JUN 2009

AUG 2009

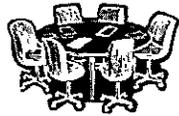
OCT 2009*

JAN 2010*

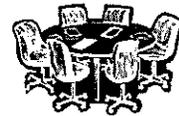
Stakeholder and Public Process



Need and Benefits



Potential Route Alternatives



Proposed Routes



ILLINOIS COMMERCE COMMISSION

Project Study Area

Opportunities and Sensitivities

Comparative Analysis

Refined Comparative Analysis

Route Development and Selection Process



Working Group

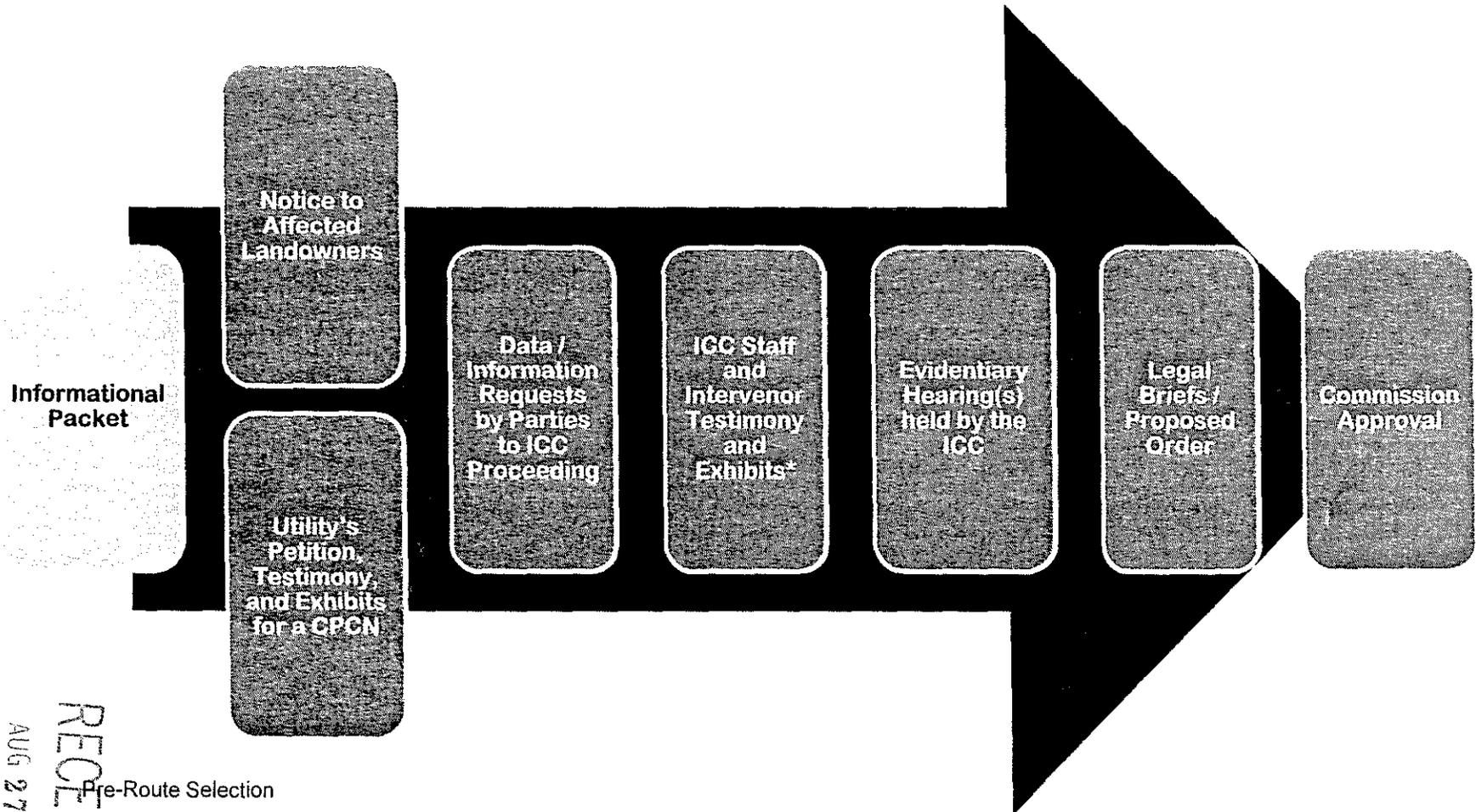


Open House

*Identified dates are tentative.

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ILLINOIS COMMERCE COMMISSION Certificate of Public Convenience and Necessity GENERAL PROCESS



Pre-Route Selection

Post-Route Selection

*Opportunity for intervening stakeholders and landowners to present evidence in support of, or in opposition to, the proposed project or route occurs in the context of the evidentiary proceeding.

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