



**Champaign County Board  
Environment and Land Use Committee (ELUC)  
County of Champaign, Urbana, Illinois**

***MINUTES – Approved as Distributed 12/5/13***

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DATE: Thursday, November 7, 2013  
TIME: 6:00 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
Alan Kurtz	
Pattsi Petrie	
Jon Schroeder	

**County Staff:** Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Andy Kass (Planning & Zoning), Beth Brunk (Recording Secretary)

**Others Present:** John Jay (Champaign Co Board), Susan Monte & Andrew Levy (CCRPC)

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***MINUTES***

**I. Call to Order**

Committee Chair Langenheim called the meeting to order at 6:01 p.m.

**II. Roll Call**

A verbal roll call was taken and a quorum was declared present.

**III. Approval of Minutes**

A. ELUC Committee meeting – October 3, 2013

**MOTION** by Mr. Kurtz to approve the minutes of the October 3, 2013 meeting as distributed; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

Mr. Langenheim requested to move Item IX. to immediately follow Item VII A. so the interested public will not have to wait to hear the Committee's discussion of this issue. The Committee agreed with this change.

**MOTION** by Mr. Esry to approve the agenda as amended; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Kay Busboom supported changing the zoning district at 2501 CR 2100E, Thomasboro to R-1 Single Family Residence – Case 762-AM-13.

Larry Hall supported the proposed additions to the zoning ordinance regarding future approvals of Restricted Landing Areas (RLAs).

**VI. Communications**

None

**VII. Items to be Approved by ELUC for Recommendation to the County Board**

- A. **Case 762-AM-13** – Recommendation to Approve a Zoning Map Amendment for Edgar Busboom to change the zoning district from B-5 Central Business to R-1 Single Family Residence on a property located at 2501 CR 2100E, Thomasboro (Flatville)

**MOTION** by Mr. Schroeder to recommend for approval a map amendment to change the zoning district from B-5 Central Business to R-1 Single Family Residence for Edgar Busboom’s property located at 2501 CR 2100E, Thomasboro; seconded by Mr. Kurtz.

Ms. Petrie noted that page 11, under #3, B-1 should be R-1. Ms. Petrie asked what the implications of this zoning change would be beyond this building project. Mr. Hall responded that there would be none. This will allow a replacement home to be built, and it is consistent with the Land Resource Management Plan (LRMP).

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

- B. **Case 732-AT-12** – Recommendation to Amend the Zoning Ordinance Requirements of Section 7.1.2 for Rural Home Occupations

**MOTION** by Mr. Esry to recommend for approval a zoning ordinance text amendment to the requirements of Section 7.1.2 for Rural Home Occupations; seconded by Mr. Schroeder.

Ms. Petrie would like a more detailed explanation of the Hensley Township protest. Mr. Hall could not explain the protest. He indicated that the Zoning Board of Appeals (ZBA) had actually relaxed some of the existing requirements including the screening of equipment. The protest was filed after the public hearing process. It will take a ¾ majority - 17 affirmative votes - to override the protest.

Upon vote:

Aye: 6 – Langenheim, Berkson, Esry, Kurtz, Schroeder, Harper

Nay: 1 – Petrie

**MOTION CARRIED.**

- C. **Case 756-AT-13** – Recommendation to Amend a Zoning Ordinance by adding a Requirement to Section 7.1.2 that any new Exterior Lighting of a Rural Home Occupation must be Full-Cutoff

**MOTION** by Mr. Esry to recommend for approval a zoning ordinance text amendment to Section 7.1.2 to add that any new exterior lighting of a Rural Home Occupation must be full-cutoff; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

- D. **Comments on Proposed Update to the Champaign County Greenways & Trails Plan by CUUATS**

Mr. Hall explained that this is included as a reminder to Committee members if they wanted to make a comment.

**VIII. Item to be Approved by ELUC for Referral to ZBA**

- A. Direction given to Zoning Administrator to amend the Zoning Ordinance to add Standard Conditions for minimum separation of Restricted Landing Area (RLA) & Heliport Restricted Landing Area (HRLA) from
1. Dwelling under Other Ownership
  2. Property under Different Ownership
  3. Conservation Recreation (CR) District

Ms. Berkson believed that the standards from Larry Hall's proposal were excessively restrictive such as the 2,000' from a residential dwelling. Willard Airport would probably not be able to meet these criteria.

Ms. Petrie requested permission to ask Larry Hall a few questions. The Chair agreed. Ms. Petrie inquired if the Kane County Zoning Director indicated how the 2,000' minimum distance between the RLA and a residential dwelling not related to the activities of the RLA was established in their ordinance. Larry Hall replied that the Zoning Director, Mark VanKerhoff, said that it was on the books when he came there, and there was no reason to change it. Ms. Petrie was curious how that 2,000' distance was feasible in such a populous area. Ms. Petrie inquired if Larry Hall was satisfied with Mr. John Hall's proposal. Larry Hall indicated that he did not have an objection with the Planning & Zoning proposal. He noted that his proposal had public highway setback for safety reasons which was not in Mr. John Hall's proposal. Mr. John Hall commented that as long as the RLA meets IDOT standards, he did not see the necessity for the County to require a greater separation from the highway.

Ms. Petrie asked how 1,320' was formulated as the minimum distance from the RLA or HRLA to the nearest adjacent dwelling under different ownership. Mr. Hall explained that the typical separation in existing Champaign County RLAs from adjacent homes is approximately ¼ mile.

Mr. Schroeder thought the 1,500' setback from the CR District was too restrictive. Mr. Hall pointed out that this is a standard condition that could be waived. The petitioner for the RLA has to prove that less than 1,500' will not be a significant problem or will be mitigated somehow. Mr. Kurtz stated that this agenda item is not an action item but rather an opportunity to give Mr. Hall comments on the proposed amendment. Mr. Hall suggested a separation of 500' from the CR District if it is parallel with the RLA. Mr. Schroeder stated that the change would take care of his concern. Ms. Berkson thought there needs to be a reasonable separation to preserve the wildlife in Conservation Districts.

Mr. Hall stated that he had adequate direction from the Committee. Mr. Esry noted that one of the conditions of this amendment if adopted would be to see how it goes for one year then decide to continue it or let it go back the previous standards.

**IX. Item to Receive & Place on File by ELUC to allow for 30-day Review Period**

- A. Preliminary review of proposed **Storm Water Management and Erosion Control Ordinance** to comply with Champaign County's MS4 Obligations

With the upcoming holidays, Ms. Petrie would like to request a 60-day review period to look over the materials.

**MOTION** by Ms. Petrie to receive and place on file the proposed **Storm Water Management and Erosion Control Ordinance** for a 60-day review; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

Ms. Petrie asked what models were used for this ordinance. The County already has a Stormwater Management Policy which was combined with the erosion sediment control component from the City of

Urbana. Ms. Petrie appreciated the sustainable aspects found on page 56. However, she would like to see some development on capturing potable water. Mr. Levy will discuss that topic with Ms. Petrie.

**X. Monthly Reports**

A. September 2013

**MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for September 2013; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

**XI. Other Business**

Mr. Hall announced that Andy Kass, Associate Planner, has accepted another job in Iowa and will be leaving. He has been a very valuable employee.

**XII. Chair's Report**

None

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

VII.A, VII.C

**XIV. Adjournment**

There being no further business, Mr. Langenheim adjourned the meeting at 6:42 p.m.