



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

MINUTES – APPROVED AS DISTRIBUTED 5/5/16

DATE: Thursday, April 7, 2016
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
Stan Harper	
Patti Petrie	
	Jon Schroeder
Sam Shore	

County Staff: John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)
Others Present: Susan Monte (Regional Planning Commission)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:32 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

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

IV. Approval of Minutes

A. ELUC Committee meeting – February 4, 2015

MOTION by Mr. Shore to approve the minutes of the February 4, 2015 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

VI. Communications

None

VII. For Information Only

A. Update regarding assistance to Wilber Heights

Ms. Monte reported that community meetings were held at Wilber Heights on February 20th and 23rd to discuss the recommended improvements for drainage and the reconstruction of Wilber Avenue. The public asked questions about the scope of the project and expressed concerns about project phasing and the lack of local businesses' involvement in correcting drainage problems. Additional questions were collected by staff members at the meeting to follow up with residents with accurate information.

Ms. Monte additionally reported that a survey sent on March 14th to property owners and occupants in Wilber Heights had a 30% return rate. Thirteen individuals did not support paying their fair share for drainage improvements and road reconstruction. Four individuals did not support paying their fair share but indicated that they would contribute an alternate amount. Seven individuals indicated that they would pay their fair share. One individual requested that more information be provided.

Ms. Monte noted that next steps and a timeline for the project are being developed. Funding options for the project are also being explored, and the County Highway Engineer is preparing a revised cost estimate for Phase 1 of the project. Ms. Monte is hoping to receive a recommendation from the ELUC Committee at the May meeting in regards to moving forward with the Wilber Heights project due to timelines being tight for funding options.

Ms. Petrie asked Ms. Monte to provide a breakdown of the survey results in the taxpayer category in order to show how each local business voted and the type of equipment businesses that do not support the improvements utilize for operations. Ms. Monte noted that this information can be provided to the committee in an update. Ms. Petrie noted that upcoming grant writing workshops should be attended in order to improve the chances of receiving funding. Ms. Monte confirmed that she plans to attend an upcoming workshop. Ms. Petrie additionally asked for clarification in regards to how township roads are levied and if Somer Township is at their maximum levy. Ms. Monte noted that this information can be provided to the committee in an update.

Mr. Harper asked if a drainage outlet has been identified to remove the standing water before work begins. Ms. Monte explained that Phase 1a of the project addresses drainage improvements and Phase 1b deals with road reconstruction. Phase 2 deals with improving the drainage outlet.

B. Update regarding Land Resource Management Conditions Relevant to the Champaign County Land Resource Management Plan

Ms. Monte reported on three updated conditions regarding the Land Resource Management Conditions. First being the sole source designation of the Mahomet Aquifer. Second being the Consent Decree approved by the Mahomet Aquifer Coalition and all involved parties. Third being the collection of electronics in Champaign County. Updates and summaries were provided on each condition to board members in their meeting packets.

Ms. Petrie asked what is being done to improve electronics recycling. Ms. Monte noted that work at the state level is being done to reimburse the burden and costs placed on local governing bodies for recycling electronics while the state does not have a complete program in place.

C. Illinois Environmental Protection Agency Non-Compliance Advisory Letter received April 4, 2016

Mr. Hall reported that the EPA Audit of the MS4 Storm Water Program was completed in January. On April 4th, a written report was received and detailed one violation in the program. Notice of Intent was not correctly posted on the county website; however, the notice was posted within 24

hours of receiving the written report from the EPA. Six additional recommendations were received and Mr. Hall noted that a year of focus on the MS4 Storm Water Program in the planning contact for FY2017 may be necessary. Discussions with the EPA will be held to determine the amount of time Mr. Hall has to bring the MS4 program into compliance.

VIII. Items to Receive & Place on File by ELUC Committee to Allow for 30 Day Review Period

A. *Proposed Minor Amendments to the Champaign County Land Resource Management Plan*

Ms. Monte noted that minor amendments include an amendment to Volume 1 of the Land Resource Management Plan (LRMP) to include information about the sole source designation of the Mahomet Aquifer and the mapped areas associated with the aquifer in Champaign County. Additionally, municipal boundaries in the LRMP maps have been updated in regards to extra territorial jurisdiction boundaries reflecting annexations.

Ms. Petrie asked if the mapped boundaries for the Mahomet Aquifer are accurate or if the boundaries are currently changing. Mr. Weibel noted that he would need more information in regards to the defined boundaries on the map to provide an informed answer.

IX. Items to be Approved by ELUC

A. Recreation & Entertainment License: Eastern Illinois A.B.A.T.E. Inc. for live bands and motorcycle rodeo, Rolling Hills Campground, 3151-A CR2800E, Penfield for June 3-5, 2016

MOTION by Mr. Weibel to approve the Recreation & Entertainment License: Eastern Illinois A.B.A.T.E. Inc. for live bands and motorcycle rodeo, Rolling Hills Campground, 3151-A CR2800E, Penfield for June 3-5, 2016; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

B. Approve Re-allocation of Hours from “General Planning” to “Wilber Heights Assistance” in the 2016 RPC Planning Contract

Ms. Monte noted that the re-allocation of already budgeted hours is to conduct additional research for the Wilber Heights project in order for a recommendation to be made the May ELUC Committee meeting.

MOTION by Ms. Petrie to approve the Re-allocation of Hours from “General Planning” to “Wilber Heights Assistance” in the 2016 RPC Planning Contract; seconded by Ms. Berkson.

Ms. Petrie asked if it necessary to move hours from General Planning to Wilber Heights Assistance in the planning contract since the work is included in the scope of the General Planning line item, and if this procedural issue has been discussed previously. Mr. Esry noted that previous discussions were held in regards to the procedural delays projects may experience if moving hours needs to be approved by ELUC. Ms. Berkson noted that Ms. Monte is not seeking advanced notice for the re-allocation of hours; Ms. Monte is informing the committee on how the hours are being utilized within the planning contract. Mr. Shore noted planning hours are flexible according to the planning contract and that a report in the information only section of the agenda may be more appropriate for informing the board on the use of these hours.

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

C. Recreation & Entertainment License: Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, see attached calendar of anticipated events including the Champaign County Fair July 22– July 30, 2016

MOTION by Mr. Harper to approve the Recreation & Entertainment License: Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, see

attached calendar of anticipated events including the Champaign County Fair July 22– July 30, 2016; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

X. Items to be Recommended to the County Board

- A. *Zoning Case 824-AM-15: Request by petitioner Dustin Ehler d.b.a. Ehler Brothers Company to amend the Zoning Map to change the Zoning District designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center on a 1.4 acre tract to allow for the expansion of an existing Farm Chemicals and Fertilizer Sales Business including storage and mixing of blended fertilizer in the NE Quarter of the NE Quarter of Section 19 of Ogden Township, Township 20 North Range 11 East of the Third Principal Meridian, on the east side of the existing Ehler Brothers facility located at 2475 CR2100N, Thomasboro.*

MOTION by Mr. Harper to recommend Zoning Case 824-AM-15 to the County Board; seconded by Ms. Berkson.

Mr. Shore asked that the item not be included on the County Board Consent Agenda. Mr. Esry confirmed. Mr. Hall noted that dissenting vote from the Zoning Board of Appeals came from the use of a map amendment in this case rather than a special use permit.

Mr. Harper asked Mr. Shore to explain why he does not want this item included on the consent agenda. Mr. Shore explained that he is in full support of the item; however, he feels it is important to highlight the dissenting vote from the Zoning Board of Appeals for other County Board members. Ms. Petrie supported Mr. Shore.

Upon vote, the **MOTION CARRIED** unanimously. Mr. Esry noted that the item will be kept off the consent agenda.

- B. *Intergovernmental Cost-Share Agreement for the 2016 Countywide Residential Electronics Collection*

Ms. Monte noted that this item reflects a budget amendment that passed in February, and the amounts in the cost-share agreement are higher than ever. Contribution request letters have been sent to all communities in the county to participate in the event this is needed in FY2017. Ms. Monte is hopeful that the statewide program is fixed by next year.

MOTION by Mr. Weibel to recommend the Intergovernmental Cost-Share Agreement for the 2016 Countywide Residential Electronics Collection to the County Board; seconded by Mr. Shore.

Ms. Petrie asked for an explanation in regards to the disproportional amount the county is responsible for when Champaign and Urbana have large populations than the county. Ms. Monte noted that the cities of Champaign, Urbana and Savoy are proportionally represented, and the county share covers additional municipalities and villages that do not participate in the collection or cost-share agreement. Ms. Petrie asked for the item to not be included on the consent agenda.

Upon vote, the **MOTION CARRIED** unanimously. Mr. Esry noted that the item will be kept off the consent agenda.

- C. *Agreement Between the Contractor, the Coordinator, and the Host Site for the 2016 Countywide Residential Electronics Collection*

MOTION by Mr. Weibel to recommend the Agreement Between the Contractor, the Coordinator, and the Host Site for the 2016 Countywide Residential Electronics Collection to the County Board; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

XI. Monthly Reports

A. *January, February 2016*

MOTION by Mr. Esry to accept and place on file the monthly reports for January, February 2016.

XII. Other Business

A. *Semi-Annual Review of Closed Session Minutes*

MOTION by Mr. Weibel to maintain the closed session minutes as closed as recommended by the State's Attorney's office; seconded by Mr. Shore. Upon vote, the **MOTION CARRIED** unanimously.

XIII. Chair's Report

None

XIV. Designation of Items to be Placed on Consent Agenda

X. C.

XV. Adjournment

MOTION by Ms. Petrie to adjourn; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:18 p.m.