



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

MINUTES – Approved as Distributed April 10, 2025

DATE: Thursday, March 6, 2025
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
	John Farney
	Jennifer Locke
Emily Rodriguez	
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator), Steve Summers (County Executive) and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:34 p.m.

II. Roll Call

Roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

MOTION by Mr. Stohr to approve the agenda; seconded by Mr. Esry.

MOTION TO AMEND the agenda made by Mr. Esry to move addendum item VII. C. and make it item VII. A. with item A becoming item B and item B becoming C; seconded by Ms. Rogers.

Upon voice vote, the **MOTION TO AMEND** the Agenda **CARRIED** unanimously.

Upon voice vote, the **MOTION TO APPROVE** the Amended Agenda **CARRIED** unanimously.

IV. Approval of Minutes

A. February 6, 2025 – Regular Meeting

MOTION by Mr. Stohr to approve the February 6, 2025 minutes; seconded by Ms. Rodriguez. Upon voice vote the **MOTION CARRIED** unanimously.

V. Public Input

There was no public input.

VI. Communications

There were no communications from the Committee.

VII. New Business: Items to be recommended to the County Board

A. Zoning Case 163-AM-25. A request by Premier Cooperative to amend the Zoning Map by changing the Zoning District designation from B-5 Central Business and AG-1 Agriculture to I-1 Light Industry on four tracts of land totaling 9.06 acres in the West Half of Section 34, Township 22 North Range 8 East of the Third Principal Meridian in East Bend Township located South of Second Street in the Village of Dewey with PIN's 10-02-34-326-006, 10-02-34-328-001, 10-02-34-181-002 and 10-02-34-182-002 commonly known as the Premier Cooperative facility on the South side of Second Street in Dewey.

MOTION by Mr. Esry to recommend County Board approval of a resolution approving Zoning Case 163-AM-25; seconded by Ms. Rogers.

Mr. Hall stated that this was approved unanimously by the ZBA. It should make things better in Dewey. Mr. Esry commented that it was one of the quickest approvals from ZBA. He asked Mr. Hall if technically this is converting ag land to other but the land being converted is not currently being farmed. Mr. Hall stated that is correct and pointed out that it is being used in support of agriculture. Mr. Stohr stated that he was surprised it was being zoned as light industry. Mr. Hall said they could have done a special use permit to make it AG-1, but a decision was made years ago to zone the western portion as I-1 so it made sense to make it all the same designation.

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

B. Resolution Authorizing the Creation of a Carbon Sequestration Activities Task Force as a County Board Select Committee.

MOTION by Ms. Rogers to recommend County Board approval of a resolution authorizing the creation of a Carbon Sequestration Activities Task Force as a County Board Select Committee; seconded by Mr. Stohr.

Mr. Stohr said they had been making inquiries with local businesses and organizations and have a number of individuals that have agreed to serve on the task force. Prairie Research Institute has agreed to provide technical expertise. Mr. Thorsland asked if there was a proposed timeline for the task force. There has been some discussion, and they would like to keep it to 4 to 6 meetings so that it can get to ZBA in a timely fashion and bring it to a conclusion by the end of the calendar year.

A brief discussion followed on the timeline. The task force would probably meet once a month for four to six months and then it would go to ZBA, through ELUC and then to County Board. We are two months into our moratorium, so we have ten months until the current moratorium expires. Mr. Thorsland asked if we need to add a reporting mechanism and deadline for the task force to complete the task. Mr. Stohr said some discussion had been held that if it was going to take longer, they might need to go back the County Board and ask for an extension of the moratorium. Ms. Rodriguez added that the task force could have input into deadlines and setting expectations.

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

C. Renewal of Intent (NOI) for period from June 1, 2029, to May 31, 2029, for the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)

MOTION by Mr. Esry to recommend County Board approval of a resolution authorizing the County Executive's signature on the Notice of Intent required for M.S.4.Stormwater Permit with I.E.P.A. for years 2024 through 2029; seconded by Ms. Rodriguez.

Mr. Hall apologized for losing track of the MS4 NOI. They had not been following it lately as they knew it was getting close to being renewed. He said they have been waiting four years for new guidance from E.P.A. There is a state-wide general permit call the ILR-40 that the state establishes the guidelines for in conjunction with the Feds and that establishes the requirements for all the county and municipal MS4's. We are doing the renewal so we can say we are trying to stay current. Once we get the guidance, we will have a few months to make changes. The changes could be significant. At one point a draft was released that included doing sampling. Sampling could be both from stormwater basins during run off events and from dry weather flows from illicit discharges. We've never had to do sampling, and he hopes we don't have to that. We will be coming back in the future with a different renewal that will probably be more complicated. We may have to work out some approaches with our municipal partners. The city was very concerned with what was proposed in 2021. Mr. Thorsland asked, if they decide we need sampling how do we do that, where we take it, etc. These are items that would need to be worked out. Mr. Stohr suggested that UC Sanitary District has a lab, and samples could possibly be sent there when the time comes.

Mr. Stohr asked if it would affect Drainage Districts and what goes in the drainage ditches. Mr. Hall said yes, but only for areas that are included on our MS4 areas. The County Board elected to limit the MS4 areas to the unincorporated part of the urbanized area; it doesn't get further than a half mile away from the existing cities. It also follows our County highways throughout the County. That crosses every stream in the County.

Mr. Esry commented that if we have to sample, we will have to water flowing to take a sample. Mr. Hall said storm water sampling generally only happens after a rain of a half inch or more. More of a concern is the illicit discharges because if they are happening, they are in areas that are difficult to get to. We'll just have to wait and see how things shake out.

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

VIII. Other Business

A. Monthly Reports -None

There was no other business and there were no monthly reports

IX. Chair's Report

There was no Chair's Report.

X. Designation of Items to be Placed on the Consent Agenda

Items to be placed on the consent agenda include: VII. A. and C. Item B. is to be left off consent.

XI. Adjournment

Chair Thorsland adjourned the meeting at 6:52 p.m.