



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

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**MINUTES –Approved as Distributed**

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DATE: Thursday, August 8, 2024  
 TIME: 6:30 p.m.  
 PLACE: Shields-Carter Meeting Room  
 Brookens Administrative Center  
 1776 E Washington, Urbana, IL 61802

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**Committee Members**

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

**County Staff:** John Hall (Zoning Administrator) and Liz Dillingham (Administrative Services)

**Others Present:** None

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**MINUTES**

**I. Call to Order**

Committee Vice-Chair Esry called the meeting to order at 6:33 p.m.

**II. Roll Call**

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

**III. Approval of Agenda/Addendum**

**MOTION** by Ms. Rogers to approve the agenda and seconded by Mr. Esry.  
 Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

**IV. Approval of Minutes**

A. June 6, 2024 – Regular Meeting

**MOTION** by Mr. Farney to approve the minutes of the June 6, 2024, regular meeting,  
 seconded by Mr. Esry. Upon voice vote, the **MOTION CARRIED** unanimously to approve the  
 minutes.

39 **V. Public Participation**

40  
41 Mr. Norman Davis, Champaign County Township Supervisor spoke about the problems at 2306 S.  
42 Mattis Ave, Champaign, IL. He would like the ELUC Committee to implement rules to help  
43 circumvent situations like the issues at 2306 S. Mattis Ave, Champaign, IL. He spoke about the  
44 previous rooster issue there and then the residents brought in hogs. He believes this wouldn't have  
45 come this far if there had been policies and rules in place. He opposes keeping of livestock in a  
46 residential area. He thanked the committee for looking into this issue. He spoke about diseases from  
47 animals due to poor sanitation. He approves of small gardens to grow fruits and vegetables in  
48 residential areas. He opposes farms in residential areas as barnyard animals are known to smell, cause  
49 ground pollution, and diseases brought on by waste products. There are no rules in the County  
50 currently, but the state does have current limitations which is outlined in the Livestock Management  
51 Facilities Program. Dangerous animals are also covered. He believes the term "animal" should be  
52 specifically defined. Also, what is acceptable, unacceptable, and reasonable regarding what is  
53 considered a residential area should be outlined. He urges the committee to continue working on these  
54 issues and include County participation.

55  
56 Andrew Rehn and Pam Richart presented a PowerPoint on our water from the Mahomet Aquifer which  
57 serves a million people. Andrew is the Climate Policy Director for Prairie Rivers Network and Pam is  
58 the Co-Director of the Eco-Justice Collaborative. Mr. Rehn stated if our precious water source is  
59 impacted, the users would not have a reasonable alternative for drinking water. A threat to the  
60 Mahomet Aquifer is carbon sequestration. There are four sequestration wells being proposed over the  
61 next 25 years plus. Ultimately, Co2 is injected into the wells. The slideshow explains the existing  
62 regulations, threats, leak risks, and processes. The PowerPoint is available to view in detail under the  
63 ELUC August 8, 2024, meeting on the Champaign County website.

64  
65 Ms. Richart expanded on the way this problem can be solved to protect the water. She indicated we  
66 need an alternative to the Mahomet Aquifer as it is not uncommon for leaks to occur. She suggested  
67 for Champaign County to adopt a 6-month moratorium on carbon sequestration to study the issues.  
68 She also recommended the County to adopt a zoning ordinance text amendment for a special use permit  
69 for carbon sequestration. She indicated the time can also be extended if needed.

70  
71 Alison Harper, resident of 2306 S. Mattis, stated she moved her hobby farm 20 minutes from her  
72 residence. She drives to the farm two times a day or 9.5 hours of commute time weekly to do her  
73 chores. She is in support of agriculture on private property and defends Champaign County residents  
74 raising their own chickens for nutritious reasons. She asked that the board to understand what they are  
75 regulating. She thanked the ELUC committee.

76  
77 Mr. Thorsland asked if anyone else wanted to speak and no one did so he closed Public Participation.

78  
79 **VI. Communications**

80  
81 Mr. Stohr asked if there were still available slots for the Household Hazardous Waste event.  
82 Mr. Hall stated they are taking standby applications at this time since the event is full.

86  
87 **VII. New Business: Items For Information Only**  
88

89 **A. Places may still be available for the Household Hazardous Waste Collection Event at the State**  
90 **Farm Center from 8 a.m. to 3 p.m. on Saturday, August 17, 2024. (See above VI.)**  
91

92 **VIII. New Business: Items to be Approved by ELUC**  
93

94 **A. Recreation & Entertainment License for Araceli Gutierrez for a Spanish**  
95 **Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue,**  
96 **Urbana, IL to be held on August 11, 2024**

97 **MOTION** by Mr. Farney to approve Recreation & Entertainment License and seconded  
98 by Ms. Rodriguez. Upon voice vote, **MOTION CARRIED** unanimously.  
99

100 **B. Recreation & Entertainment License for Araceli Gutierrez for a Spanish**  
101 **Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue,**  
102 **Urbana, IL to be held on September 15, 2024**

103 **MOTION** by Ms. Rodriguez to approve Recreation & Entertainment License and seconded  
104 by Mr. Esry. Upon voice vote, **MOTION CARRIED** unanimously.  
105

106 **C. Review of livestock regulations in Residential Districts by other Illinois counties and guidance**  
107 **for Zoning Administrator regarding possible Nuisance Ordinance and Zoning Ordinance**  
108 **amendments to restrict keeping of livestock in Residential Districts**  
109

110 Mr. Hall compiled a list of various Illinois counties summarizing regulation of livestock. The group  
111 of three counties on the list which Champaign County is most comparable to are Mclean, Peoria,  
112 and Sangamon counties. They allow keeping of livestock in residential areas although Mclean  
113 County mandates their shelter is 150 feet from other properties. Piatt County has no limits, but they  
114 are currently working on an amendment as problems have recently surfaced. Mr. Hall explained the  
115 details of all the counties on the list. He stated he would possibly be able to come up with a draft  
116 amendment proposal by October.  
117

118 Mr. Farney expressed his concern in protecting the small residential areas which include 4 to 5  
119 houses that are zoned AG1 that have plenty of space to house farm animals.  
120

121 Mr. Hall used Seymour’s previous problem of a rooster in a residential area as an example to ensure  
122 zoning concerns are appropriate.  
123

124 Mr. Esry explained these concerns are legitimate zoning issues. He stated government has its place  
125 and he supports having more guidance for future concerns. He indicated most farmers around the  
126 area do not want to raise livestock. He would like to regulate livestock in the country to where they  
127 belong so neighboring properties are not intruded upon. He proposed implementing regulations so  
128 there are guidelines to follow for possible future incidents.  
129

130 Mr. Thorsland stated he understands firsthand how important it is to know where your food is  
131 coming from as he previously farmed his own food. Additionally, he intentionally farmed in an  
132 agriculture district and endured the 20–30-minute commute into work to do so. He agreed it is hard  
133 work and appreciates where Ms. Harper is coming from. He agrees there is no imminent need to  
134 address the livestock regulations but would like to see the issue addressed and regulated. He  
135 proposed to regulate the number of livestock for an ordinary residential lot to house 6 hens & 2  
136 beehives. This does not include roosters, horses, goats, pigs, cows, sheep, or barnyard animals. The  
137 distance, location, and possible size could be determined and drafted for presentation in October.  
138 He provided many variables to consider.  
139

140 Ms. Rogers believes there is a need to be regulate livestock. She prefers this to encompass the areas  
141 where there are problems as to not be too broad to affect those areas where there are no issues.  
142

143 Mr. Stohr also has experience raising chickens. He stated he would like to see the number of  
144 chickens limited on a residential lot regulated. He does not want to allow roosters. He believes a  
145 few bee hives are acceptable. He did indicate he sympathizes with the people on a previous incident  
146 that could not sit outside due to the bees.  
147

148 Mr. Hall explained in the R1 district, the minimum lot size is 9000 sq. feet, and the minimum lot  
149 size is 6500 sq. feet for a R2 district. It does not get any smaller than that.  
150

151 Mr. Thorsland stated he believes bees should probably be left off the zoning ordinance.  
152

153 Ms. Rodriguez would like to see a proposal in writing prior to making an opinion on the subject.  
154 She suggested consulting the proper entities to ensure animal humane issues are followed. She  
155 would like details of the proposal to take to constituents to answer the following questions:  
156

- 157 1) Why can't you own a pig?
- 158 2) Why is it a bad idea?

159 Mr. Esry mentioned 1000 feet of a home rule municipality is a good starting point with possibility of  
160 expansion if needed. He stated he prefers a limit of six chickens.  
161

162 Mr. Farney would like to see something in writing. He suggested seeking input from the Farm  
163 Bureau. He would like to see the legacy agriculture areas protected. He would also like the area  
164 around Seymour addressed since there have been complaints. This would require looking beyond  
165 1000 feet.  
166

167 Mr. Hall stated he has good direction from the board to draft a proposal for October. Bee keeping  
168 will be left off the proposal. Mr. Hall believes the proposal should include primarily within 1000  
169 feet of a home rule municipality except for the Seymour problem with roosters in a small town. He  
170 was pleased the committee is interested in doing something for Seymour regarding prohibiting  
171 roosters in a residential district. Mr. Hall will draft a proposal and attempt to present it in October.  
172

173 Mr. Thorsland also agreed it was best to leave the bee topic off the proposal.  
174

175 **D. Discussion regarding a Zoning Ordinance text amendment prohibiting Carbon Sequestration**  
176 **under or near a sole source aquifer**

177 Ms. Rogers asked the two presenters if the leaks are occurring around the United States. She asked  
178 what other states are doing for the issue.

179 Ms. Richart explained the ADM project in Decatur is the only project which has been occurring in the  
180 area for the past 12 years. She stated there are more projects in process and you can expect to see more  
181 in the future. If there are leaks, there will be severe consequences.

182 Mr. Rehn stated the Manlove natural gas storage in Mahomet did leak.

183 Ms. Rodriguez asked if the Chevron decision had any impact on these topics.

184 Ms. Richart stated the Chevron has a broader application at the Federal level.

185 Mr. Rehn stated regulations are not a guarantee and has many failure points to threaten the aquifer.

186 Mr. Stohr asked about the Safe CCS Act allowing a certain amount of money for fire protection.

187 Ms. Richart stated the fees have not been addressed yet for pipelines.

188 Mr. Rehn stated the new state bill does require funds to be set up for emergency responders in place.

189 Mr. Stohr stated the boundaries of the Mahomet Aquifer which we depend on are not well known as  
190 well as the recharge of the Aquifer. The source of the gas leak at the Manlove storage area is also not  
191 known due to the lack of an independent investigation. The question remains as to why residents still  
192 get gas in their water if the well was repaired. This brings us to ask how the state regulators are  
193 assisting us as citizens and providing oversight. He also stated open loop geothermal wells also pose a  
194 risk to public health and safety. More and More threats are presenting to our sole source aquifer. He  
195 believes the time has come for a Mahomet aquifer water shed authority. In summary, he would like  
196 more government regulations to preserve our groundwater sustainability.

197 Mr. Stohr prepared and provided the board with a handout. (The handout is available to view in detail  
198 under the ELUC August 8, 2024, meeting on the Champaign County website). Mr. Stohr read from the  
199 handout as follows:

200 **Concerns regarding Carbon Capture and Storage (CCS) near and beneath sole source Aquifers in**  
201 **Illinois.** Carbon Capture and Storage/Sequestration [CCS] is one of several strategies wanted to  
202 reduce human-caused atmospheric carbon dioxide [CO<sub>2</sub>] and climate change. Champaign County  
203 should support the state plan for CCS, but promote additional protections for planned projects over  
204 [beneath], affecting, or near sole-source aquifers such as the Mahomet Aquifer. However,

205 1. Protection of the groundwater quality and sustainable supply is paramount particularly for sole  
206 source aquifers. Sequestration of CO<sub>2</sub> beneath sole source aquifers poses an uncertain risk to water  
207 quality.

208  
209 2. Boundaries of the sole-source Mahomet Aquifer are not well known yet although HTEM  
210 investigations are underway, and more are planned in coming years.

211  
212 3. The geology and hydrogeology of the Mahomet Aquifer is not well-known nor is the recharge  
213 area (s) of the aquifer.

214  
215 4. Subsurface geologic structures [bedrock faults, folds, etc.] in and around the Mahomet Aquifer  
216 Valley are insufficiently known.

217  
218 What To Do:

- 219 1. Consult with state legislators to determine how to implement adequate protections including:  
220  
221 A. An independent investigation of the Manlove Gas Field leak is warranted.  
222 B. Amend the Safety and Aid for the Environment in Carbon Capture and Sequestration Act to  
223 provide sufficient funding for both regulatory and independent geologic investigations and  
224 reviews, monitoring and reporting, and multiple public presentations with updated information  
225 and public input at least annually. CCS applications should include contingency plans for  
226 leakage from the geologic storage and pipelines with detailed plans and sufficiently funded  
227 bonds for the life of the storage.  
228 C. Create a Mahomet Aquifer Watershed Water Authority with ability to raise funds and exercise  
229 legal regulation.  
230  
231 2. Accelerate HTEM and seismic studies of surficial and bedrock geology of the Mahomet Aquifer.  
232 Insufficient knowledge of structural, surficial and bedrock geology makes safety assessment of the  
233 CCS facilities problematic.  
234  
235 3. The county has concerns including: the need for extensive geologic investigations for safety  
236 analysis; special provisions are wanted for extensive monitoring, maintenance, and public reporting  
237 during and following CCS injections; and independent validation of modeling used for CCS  
238 predictions.

239  
240 Resolution:

- 241 1. A six-month moratorium on the injection of CO<sub>2</sub> through a sole source aquifer, or the  
242 underground storage of CO<sub>2</sub> under a sole source aquifer, while the county looks at concerns, the  
243 feasibility of a prohibition, and need for a special use permit for those activities. (The moratorium  
244 can be renewed or extended if more time is needed.)

245 Conduct ZBA hearings and CB action the resolution.  
246  
247

248 Mr. Thorsland stated once profit can be established, this is going to happen. The act states that an  
249 alternative source of water must be provided by whoever will be injecting the CO<sub>2</sub>. He does not feel  
250 this is practical. He supports a six-month moratorium. He suggested the ZBA should have hearings  
251 about this topic.  
252

253 Mr. Farney agrees with Mr. Thorsland. The proposed plans are not currently in Champaign County. He  
254 asked if they should be activists to the neighboring counties and counterparts to follow suit.  
255

256 Mr. Thorsland stated they have been activists for various topics with neighboring counties in the past.

257  
258 Mr. Esry asked about the ZBA conducting hearings and their roles. He suggested the ELUC committee  
259 should support ZBA and show up for the hearings. He also believes ELUC should take on some of the  
260 hearings since they are the bigger board.

261  
262 Mr. Hall stated he would not want to take anything to the ZBA the ELUC committee hasn't seen.  
263 He suggested doing as much as they can through zoning to prohibit the injection sites and create a  
264 moratorium in Champaign County. Thankfully, there are no wells proposed in Champaign County.  
265 The County Board will have to work at a state level as well.

266  
267 Mr. Thorsland agrees with Mr. Esry. He feels ELUC should take on the brunt of the work.  
268 He suggested ELUC should recommend a six-month moratorium to the County Board. He suggested  
269 that eventually, as we learn more, then maybe ZBA can come up with conditions for a special use permit  
270 if someone were to apply for one. He does not feel this is an urgent concern.

271  
272 Mr. Hall will check with the State Attorney's office to clarify if the moratorium is itself a zoning  
273 ordinance regulation that needs to go through a public hearing. He does not recommend ELUC to act as  
274 a public hearing body. He would like ZBA to be utilized for the public hearings and public participation.  
275 If a moratorium is not a zoning mechanism, that would be great to do on the ELUC level.

276  
277 **IX. New Business: Items to be Recommended to the County Board**

278 **A. Revised contract of sale for County property at 2603 Campbell Drive,**  
279 **Champaign**

280  
281 Mr. Hall stated there was a contract going to the County Board for this property back in 2019 and  
282 was pulled off the agenda. It had been prepared assuming the County could do a warranty deed  
283 which the County is not allowed to do. It must be a Quit Claim Deed. The perspective purchaser is  
284 still interested in purchasing the property and has had 10% down this entire time. This is the first  
285 step of getting ahead in moving some properties.

286  
287 **MOTION** by Mr. Esry to move to the full County Board for approval and seconded  
288 by Ms. Rogers. Upon voice vote, **MOTION CARRIED** unanimously.

289  
290 **B. Update on Dangerous Structures Enforcement**

291  
292 Mr. Hall clarified this is not an item for the County Board. It is an update for the Committee. He  
293 prepared a table that brings the committee up to date on dangerous structures since 2009. More  
294 dangerous structures have been taken care of by the private sector than the County. The property at  
295 2603 Campbell Drive is for sale. He stated there have been three calls to purchase the property at 404  
296 Dobson Dr. South for rehabilitation. It would be a quicker way to get the property back on the tax  
297 roll and better for the neighborhood versus demolition. It will be for sale on the County website,  
298 and we might have an offer on it within the next month or two. He stated there is also a property at  
299 202 Third St. in Foosland with a pending offer. There are some concerns regarding a few old mobile  
300 home parks in the county that have fallen into complete disrepair. They have not had proper  
301 approval, nor will they receive proper approval unless they are significantly rehabilitated. Notices  
302 have not been sent out yet, but we will be doing that in the next year. It will be a while before the  
303 County can get involved. There is a mobile home park just outside of Urbana. The owner is

304 attempting to deal with it, but the homeowners own the trailers that need demolished. Triangle trailer  
305 park south of Ludlow is currently shut down over water qualities with current litigation taking place.

306  
307 Ms. Rogers asked how long an owner is given to bring a property up to code once it is purchased  
308 from the County.

309  
310 Mr. Hall stated it depends on the situation. He added if the property is a dangerous structure, they  
311 give them two weeks to notify the County as to what they are doing with the property. A plan is not  
312 mandated within two weeks but necessary within a few months. A burn structure could easily take  
313 several years to resolve with Insurance. There should be an effort to make progress on improving the  
314 property.

315  
316 **X. Other Business:**

317 **Monthly Reports-None.**

318  
319 **XI. Chair's Report- None**

320  
321 **XII. Designation of Items to be Placed on the Consent Agenda-IX. A.**

322  
323 **XIII. Adjournment - The meeting adjourned at 8:15 p.m.**