

Summary of Committee Action

Champaign County Environment & Land Use Committee

Members Present:

Jan Anderson, Chris Doenitz, Matthew Gladney,
Brad Jones, Ralph Langenheim, Carrie Melin, Jon
Schroeder (VC), Barbara Wysocki (C)

Members Absent:

Steve Moser

Date: August 11, 2008

Time: 7:00 p.m.

Place: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St.
Urbana, Illinois

Phone: (217) 384-3708

AGENDA

- **County Board Action Required**
Old Business shown in Italics
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| 1. Call to Order | 7:00 p.m. |
| 2. Approval of Agenda | Approved |
| 3. Approval of Minutes (June 9, 2008) | Approved |
| 4. Correspondence | None |
| 5. Public Participation | |
| 6. Updates: | |
| A. <i>Champaign County Land Resource Management Plan</i> | Information only |
| B. <i>Champaign County Hazard Mitigation Plan</i> | Information only |
| C. <i>Proposed Intergovernmental Agreement regarding development pursuant to Municipal annexation agreement that is more than one-and-one half miles From the municipality and House Bill 2518</i> | Information only |
| D. <i>Senate Bill 2022</i> | Information only |
| ●7. Zoning Case 602-AM-07 | Recommended Approval |
| Petitioner: Mark and Julie Hardy d.b.a Hardy's Reindeer Ranch and Richard Hardy | |
| Request: Amend the Zoning Map to change the zoning district designation from AG-1 Agriculture Zoning District to AG-2 Agriculture Zoning District. | |
| Location: The South 58.88 acres except for the South 233.71 feet of the West 203.71 feet in the West Half of the Southeast Quarter of Section 5, Township 21 North, Range 9 East, Rantoul Township and commonly known as Hardy's Reindeer Ranch and the field to the north all located at 1356 CR 2900N, Rantoul. | |
| ●8. Zoning Case 606-FV-08 | Recommended Approval with revised conditions |
| Petitioner: Guadalupe Guzman | |
| Request: Authorize as a variance from the Champaign County Special Flood Hazard Areas Ordinance the conversion into and occupancy of a dwelling in which the top of the lowest floor is 0.02 feet above the Base Flood Elevation (100-year floodplain) instead of 1.0 foot above the Base Flood Elevation and which has an enclosed area below the Flood | |

**CHAMPAIGN COUNTY
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Protection

Zoning Case 606-FV-08 cont:

Elevation that does not allow the automatic entry and exit of flood waters in lieu of the requirement for the automatic entry and exit of flood waters.

Location: **Lot 1 of Leonard's Farmett's Subdivision in Section 2 of Urbana Township and commonly known as the structure south of the house at 3207 East Airport Road, Urbana.**

- **9. Subdivison Case 192-08: Hughes-Race Street First Subdivision.**
Minor Plat approval for a one-lot subdivision in the AG-1 Zoning District in Section 17 of Philo Township with the following waivers:
 - a. Waive requirement of paragraph 9.1.2. q. for percolation test data at a minimum frequency of one test hole for each lot.
 - b. Waive requirement of paragraph 9.1.2 r. for certification on the plat by a Registered Professional Engineer or Registered Sanitarian that the proposed land use, the proposed lot, and the known soil characteristics of the area are adequate for a private septic disposal system.
- 10. Champaign County Zoning Ordinance requirements for wind turbine developments**
(for discussion only; handouts may be available at the meeting)
- 11. Requirement that a current land owner to pay the zoning fee for a structure built by a previous owner without a permit.** *(for discussion only)*
- 12. Monthly Report (June and July, 2008)**
(to be distributed at the meeting)
- 13. Determination of Items to be placed on the County Board Consent Agenda**
- 14. Adjournment**

**Recommended
Approval**

Discussion only

Discussion only

**No reports
distributed**

7 & 9

8:45 p.m.