

AGENDA

Champaign County Environment & Land Use Committee

Members:

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

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 ***Old Business shown in Italics***

1. Call to Order

2. Approval of Agenda

3. Approval of Minutes (June 9, 2008)

1 thru 7

4. Correspondence

5. Public Participation

6. Updates:

- A. Champaign County Land Resource Management Plan***
- B. Champaign County Hazard Mitigation Plan***
- C. 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***
- D. Senate Bill 2022***

7. Zoning Case 602-AM-07

**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**

8 thru 27

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

28 thru 55

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
Protection Elevation that does not allow the automatic entry and exit**

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of flood waters

Zoning Case 606-FV-08 cont:

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.

56 thru 75

9. Subdivision 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:

- 1. Waive requirement of paragraph 9.1.2 q. for percolation test data at a minimum frequency of one test hole for each lot in the approximate area of the proposed absorption field.**
- 2. 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)**

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**11. Requirement that a current land owner pay the zoning use permit fee for a structure built by a previous owner without a Zoning Use Permit.
(for discussion only)**

**12. Monthly Report (June and July, 2008)
(to be distributed at meeting)**

13. Determination of Items to be placed on the County Board Consent Agenda

14. Adjournment