



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

MINUTES – APPROVED AS DISTRIBUTED 8-8-13

DATE: Thursday, June 6, 2013
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
Alan Kurtz	
	Pattsi Petrie
Jon Schroeder	

County Staff: John Hall (Director of Planning & Zoning), Deb Busey (County Administrator), Beth Brunk (Recording Secretary)

Others Present: Susan Chavarria & Susan Monte (Ch Co Regional Planning Commission), John Jay (Champaign Co Board)

MINUTES

I. Call to Order

Committee Chair Langenheim called the meeting to order at 6:01 p.m.

II. Roll Call

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

III. Approval of Minutes

A. ELUC Committee meeting – May 9, 2013

MOTION by Mr. Kurtz to approve the minutes for the May 9, 2013 meeting as distributed; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**

IV. Approval of Agenda

MOTION by Mr. Esry to approve the agenda as distributed; seconded by Mr. Kurtz. Upon vote, **the MOTION CARRIED unanimously.**

V. Public Participation

Mr. Langenheim read one letter aloud from Terry Wolf stating his opposition to the Resolution to oppose water withdrawal from the Salt Fork of the Vermilion River for coal mine use. Similarly, eight other landowners had signed letters expressing the same opinion. Mr. Langenheim asked that the letters be placed on file as public input.

Traci Barkley, Suzanne Smith, Steve Francis – supported the Resolution to oppose water withdrawal from the Salt Fork of the Vermilion River for coal mine use

Suzanne Jaworowski, Jeff Jurgens – opposed the Resolution against water withdrawal from the Salt Fork of the Vermilion River for coal mine use

VI. Communications

Mr. Kurtz received nine e-mails in support of the Resolution to oppose water withdrawal from the Salt Fork of the Vermilion River for coal mine use. He will place them on file as public input.

VII. Items to be Approved by ELUC Committee

- A. Recreation & Entertainment License – Generations Music Booking Music Festival with live bands at Champaign County Fair Grounds, Urbana, July 4-7, 2013
- B. Recreation & Entertainment License – WBGL Radio at vacant lot west of 4104 Fieldstone, Champaign, June 18, 2013
- C. Recreation & Entertainment License – Last Call for Alcohol, Inc., 1505 Main St., Penfield, June 1-December 21, 2013
- D. Recreation & Entertainment License – Champaign County Fair Association, Urbana, July 19-27, 2013

OMINBUS MOTION by Ms. Berkson to approve items, VII-A, VII-B, VII-C, and VII-D: Recreation & Entertainment Licenses for Generations Music Booking Music Festival, WBGL Radio, Last Call for Alcohol, Inc. and Champaign County Fair Association; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED unanimously**.

- E. Request for Approval for Allocation of Hours – FY2013 Planning Contract General Planning Services Requests – CCRPC tasks related to Wilber Heights Subdivision
Wilber Heights Subdivision by north Market Street in Champaign has experienced repeated occurrences of flooding and drainage problems. Ms. Chavarria proposed using part of the 295 remaining hours of the FY2013 Champaign County Planning Contract for General Planning Services Requests for Wilber Heights Subdivision projects. Suggested tasks included in-person interviews to determine priority concerns, income surveys for possible CDAP grant, CDAP grant application for design engineering if applicable, possible Wilber Heights street improvements in coordination with a City of Champaign project and cooperation with U of I Department of Urban & Regional Planning for a student community project.

MOTION by Mr. Kurtz to approve the usage of FY2013 Planning Contract General Planning Services Requests hours on Wilber Heights Subdivision as presented; seconded by Mr. Schroeder.

Mr. Kurtz and Mr. Esry felt that it is time to help the people of this neighborhood. Mr. Schroeder asked how long it would take to complete the whole study. Ms. Chavarria replied that the first two tasks (interviews and income survey) will take approximately 125 hours. The design/engineering CDAP grant application is estimated at 50-75 hours. The U of I project may take approximately one year to plan and complete a semester-long class. All the findings will be presented to the County

Board.

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

VIII. Item to Receive & Place on File by ELUC Committee to allow for 60 day Review Period

A. CCRPC/County Planning Contract FY2013 Status Update & FY2014 Contract Proposal

Ms. Chavarria asked for any suggestions from Committee members regarding this proposal. The final FY2014 Contract Proposal will be on the agenda for the August ELUC Committee meeting.

MOTION by Mr. Esry to receive and place on file the FY2014 CCRPC/Champaign County Planning Contract Proposal; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED unanimously.**

IX. Items to be Approved by ELUC Committee for Recommendation to the County Board

A. Case 743-AT-13 – Final Recommendation to Approve Zoning Ordinance Text Amendment to allow Variances from Municipal Subdivision Regulations for Rural Water District Water Treatment Plant & Related Facilities

MOTION by Mr. Kurtz to approve Zoning Ordinance Text Amendment that contains the amended language worked out with City staff to allow variances from Municipal Subdivision Regulations for Rural Water District Water Treatment Plant & Related Facilities; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

B. Proposed Resolution Opposing Water Withdrawal for Salt Fork of the Vermilion River for Coal Mine Use in Vermilion County

MOTION by Mr. Kurtz to approve the resolution which opposes water withdrawal from the Salt Fork of the Vermilion River for coal mine use in Vermilion County; seconded by Ms. Berkson.

Mr. Schroeder commented that he does not feel that this resolution should go to the full Champaign County Board because it has no jurisdiction in this matter. There is no pending zoning case about the coal mine. The County's Land Resource Management Plan (LRMP) supports both sides of this issue in that it encourages the development of mineral rights **and** promotes the protection of natural resources. In the past, the Board has supported policy issues that were particularly important to Champaign County. Mr. Schroeder did not feel this was the case with this resolution and would not support it.

Mr. Hall made sure that Committee members were looking at the most current version of the resolution. Mr. Esry echoed Mr. Schroeder's comments that there is nothing the Champaign County Board can do about this situation. He felt that the resolution reads like it is against coal mining and could not support it.

Mr. Harper noted that he has had several conversations with rural farmers in that area and had major concerns about the water issues. He felt that Sunrise Coal has the right to present all the information to the Board before anything official is done. It is a difficult decision.

Amended **MOTION** by Mr. Kurtz to defer the resolution which opposes water withdrawal from the Salt Fork of the Vermilion River for coal mine use in Vermilion County until more facts are available pertaining to water withdrawal by the coal company when they submit their application.

Ms. Berkson agreed to a friendly amendment.

Roll call vote:

Yes: 4 – Berkson, Harper, Kurtz, Langenheim

MOTION CARRIED.

X. Items to be Approved by ELUC Committee for Referral to ZBA

A. Proposed Zoning Ordinance Text Amendment to Correct Certain Soil Data in Appendix A of the LESA System

Ms. Monte explained that a zoning ordinance text amendment is necessary to correct Appendix A, Table A of the November 2012 LESA update. These minor changes affect three soil classifications used in the agriculture value group table and some labeling changes to be consistent with USDA NRCS “Farmland Classification” categories. Pending approval by the ELUC Committee, the Zoning Board of Appeals (ZBA) will review these proposed corrections.

MOTION by Mr. Esry to approve forwarding the Zoning Ordinance Text Amendment making changes to Appendix A, Table A of the November 2012 LESA Update to the Zoning Board of Appeals; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

B. Proposed Zoning Ordinance Text Amendment to Adopt New Floodplain maps and New Special Flood Hazard Area Ordinance

Mr. Hall commented that this project will remove thousands of acres from the flood plain but will bring in a few new acres due to the better data.

MOTION by Mr. Esry to approve forwarding the Zoning Ordinance Text Amendment to adopt new floodplain maps and new special flood hazard area ordinance to the Zoning Board of Appeals; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED unanimously.**

XI. Monthly Reports

A. April 2013

MOTION by Mr. Kurtz to receive and place on file the Planning & Zoning Monthly Report for April 2013; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

XII. Other Business

None

XIII. Chair’s Report

None

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

Mr. Langenheim stated that IX-A should be placed on the Consent Agenda.

XV. Determination to Cancel July 2013 ELUC Committee Meeting

The Committee decided that they did not need to meet in July and any agenda items that needed County Board Approval in July would go directly to the County Board meeting on July 18th.

XVI. Adjournment

MOTION by Ms. Berkson to adjourn; seconded by Mr. Schroeder. Upon vote, the **MOTION CARRIED unanimously.**

There being no further business, Mr. Langenheim adjourned the meeting at 6:51 p.m.