



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

***MINUTES – Approved as Distributed 10/3/13***

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DATE: Thursday, September 5, 2013  
TIME: 6:00 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
	Astrid Berkson
Stan Harper	
	Alan Kurtz
Patti Petrie	
Jon Schroeder	

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

**Others Present:** John Jay & Michael Richards (Champaign Co Board), Susan Monte (CCRPC)

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**MINUTES**

**I. Call to Order**

Committee Chair Langenheim called the meeting to order at 6:00 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 – August 8, 2013

**MOTION** by Mr. Esry to approve the minutes for the August 8, 2013 meeting as distributed; seconded by Ms. Petrie. Upon vote, **the MOTION CARRIED unanimously.**

**Mr. Schroeder entered the meeting at 6:02 p.m.**

**IV. Approval of Agenda**

**MOTION** by Mr. Langenheim to amend the agenda so that Item X. could be moved after VII A. to improve the flow of the discussion; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**

**V. Public Participation**

Jean Fisher, Mark Fisher, Julia Hall and Larry Hall supported a moratorium on new requests for Restricted Landing Areas (RLAs) in Champaign County to allow time for the consideration/adoption of new provisions in the Champaign County Zoning Ordinances for future RLA approvals.

Paul Cole supported the zoning map amendment in Case 747-AM-13.

**VI. Communications**

None

**VII. Items to be Approved by ELUC Committee**

- A. Recreation & Entertainment License: Car-X Crazy K, Champaign County Fairgrounds, 1302 N Coler, Urbana – September 21, 2013

**MOTION** by Mr. Schroeder to approve the Recreation & Entertainment license for Car-X Crazy K at the Champaign County Fairgrounds on September 21, 2013; seconded Mr. Esry.

Mr. Esry commented that he was pleased that this event is continuing as it is good for the community.

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

- B. Citizen Planner Workshop on 10/10/13 – For Information Only  
Ms. Monte extended an invitation to the ELUC Committee members to attend a Citizen Planner Workshop on October 10<sup>th</sup>. Dinner is free to ELUC members who essentially serve as planning commissioners of the County.
- C. Reschedule ELUC Committee Meeting in October to 10/3/13 to allow ELUC Committee members to attend the Citizen Planner Workshop on 10/10/13

**MOTION** by Mr. Esry to move the October ELUC Committee meeting to October 3, 2013; seconded Ms. Petrie. Upon vote, **the MOTION CARRIED unanimously.**

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

- A. Case 747-AM-13 – Recommendation to Approve a Zoning Map Amendment for Warner Farm Equipment, Inc. to change from AG-1 to B-1 Rural Trade Center to bring an existing farm equipment business into compliance

**MOTION** by Mr. Esry to recommend for approval a zoning map amendment for Warner Farm Equipment, Inc. to change from AG-1 to B-1 Rural Trade Center; seconded Mr. Harper.

Ms. Petrie asked to suspend the rules so she could ask the Warners' attorney, Paul Cole, a few questions. Mr. Langenheim affirmed the request. Ms. Petrie realized that this situation has gone on for almost 40 years, and the people who own the adjacent property are relatives. Ms. Petrie wondered what would happen to the easement if the land were to change ownership to someone outside the family. Mr. Cole replied that there is no easement for the adjacent property owner. The easement comes into play with the the fertilizer tank property (AG-1) and the farm equipment business (B-1) both of which have the same owners. Mr. Cole stated that it would be extremely unlikely that Mr. Warner would sell away the access to his fertilizer tank.

Mr. Schroeder noted that the property has been used for farm equipment sales and repair for years. With farm equipment getting larger, this type of business is more suitable in the rural areas than close to municipalities where there is a higher volume of traffic. The B-1 zoning is appropriate for this business.

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

B. **Case 757-AT-13: Amend Zoning Ordinance as follows:**

Part A – Adopt updated Flood Insurance Study effective 10/2/13

Part B – Adopt updated Digital Flood Insurance Rate Maps (DFIRM) for Champaign County effective 10/2/13 – see new maps at [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org)

Part C – Adopt a new Special Flood Hazard Areas Ordinance based on minimum requirements of the National Flood Insurance Program & State of Illinois

**MOTION** by Mr. Esry to recommend approval of the Champaign County Zoning Ordinance amendment to adopt the updated Flood Insurance Study effective 10/2/13; the updated Digital Flood Insurance Rate Maps for Champaign County effective 10/2/13; and a new Special Flood Hazard Areas Ordinance based on minimum requirements of the National Flood Insurance Program and the State of Illinois; seconded by Mr. Schroeder. Upon vote, **the MOTION CARRIED unanimously.**

**IX. Item to Receive & Place on File by ELUC to allow for 30 day Review Period**

*Preliminary Recommendation from Zoning Board of Appeals (ZBA) for Zoning Ordinance Text Amendment*

A. **Case 761-AT-13 – Amend Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System in Section 3; Section 5.3 – Footnote 13; and Subsection 5.4**

**MOTION** by Mr. Schroeder to receive and place on file the amendment to the Champaign County Zoning Ordinance for changes to the Champaign County Land Evaluation and Site Assessment System as noted; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**

**X. Monthly Reports**

A. July 2013

**MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for July 2013; seconded by Mr. Harper.

Mr. Schroeder inquired if the case requests are still high. Mr. Hall replied that there was an abnormally high amount of cases in the first part of the year but the numbers have dropped off in July and August. If the current lull continues, the planner will be able to assist in enforcement.

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

**XI. Other Business**

Ms. Petrie would like to include the moratorium on RLAs as discussed in public participation as an agenda item for a future ELUC meeting. Additionally she would like to have included in this request a map of King County that was used as a model and data since 1980 of the King County ordinance concerning functionality of the protective aspect.

**XII. Chair's Report**

None

**XIII. Designation of Items to be Placed on the Consent Agenda**

VIII A, VIII B

**XIV. Adjournment**

**MOTION** by Mr. Schroeder to adjourn; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.** There being no further business, Mr. Langenheim adjourned the meeting at 6:31 p.m.