



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

MINUTES – Approved as Distributed 11/7/13

DATE: Thursday, October 3, 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: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Andy Kass (Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: John Jay (Champaign Co Board), Susan Monte & Gabe Lewis (CCRPC)

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 – September 5, 2013

MOTION by Mr. Schroeder to approve the minutes of the September 5, 2013 meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

IV. Approval of Agenda

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

V. Public Participation

Charles Jesse supported changing the zoning district at 3702 West Old Church Road, Champaign, to B-1 Rural Trade Center – Case 758-AM-13.

VI. Communications

None

VII. For Information Only

A. Greenways & Trails Plan 2013: Active Choices – Project Status

Ms. Monte updated the Committee on the progress of the Greenways & Trails Plan. She noted that there have been several opportunities for public input throughout this project. Future trail and bike routes proposed for unincorporated Champaign County were displayed on a map. This plan update should be completed by 12/31/13.

Ms. Petrie commented that the Greenways & Trails Technical Committee meetings are not open meetings and therefore limit public participation. At the last public meeting, Ms. Petrie noted that most the attendees were either planners or bicyclists so this is not true public input on this plan. She proposed that CUUATS should come up with other ways to reach a more diverse population.

Mr. Lewis noted that outreach for public input is achieved through several venues including public meetings, Greenways & Trails website, flyers, advertisements in the News Gazette, Facebook and Twitter exposure and advertising through the 11 member agencies. He was open to suggestions for other methods of communications to the public.

Mr. Esry asked how the right-of-way will work on rural roads in the County with bike lanes and traffic. Mr. Lewis explained that these are plans. The exact treatment of the trail has yet to be determined by the specific agency responsible for the road.

VIII. Item to be Approved by ELUC Committee

A. Recreation & Entertainment License: Egyptian Collectors Association By-Sell-Trade, Champaign County Fairgrounds, 1302 N Coler, Urbana – October 19-20, 2013

MOTION by Mr. Kurtz to approve the Recreation & Entertainment license for the Egyptian Collectors Association By-Sell-Trade at the Champaign County Fairgrounds on October 19-20, 2013; seconded Mr. Esry. Upon vote, the **MOTION CARRIED unanimously**.

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

A. Case 758-AM-13 – Recommendation to Approve a Zoning Map Amendment for Charles Jesse to change the zoning district from AG-1 to B-1 Rural Trade Center on a property located a 3702 West Old Church Road, Champaign

MOTION by Mr. Kurtz to recommend for approval a zoning map amendment for Charles Jesse's property at 3702 West Old Church Road, Champaign to change from AG-1 to B-1 Rural Trade Center; seconded Mr. Esry.

Ms. Petrie asked to suspend the rules so she could ask Mr. Jesse a few questions. Mr. Langenheim affirmed the request. Ms. Petrie inquired if any business research had been done to determine the need for storage area in this part of the County. Mr. Jesse used a formula that took into account the total square footage of storage area and local population numbers. Ms. Petrie asked if there were any figures on the percentage of unused storage units. Mr. Jesse replied that the information was not available.

Upon vote:

Aye: 5 – Langenheim, Berkson, Esry, Kurtz, Schroeder

Nay: 1 – Petrie

MOTION CARRIED.

- B. Case 761-AT-13 – Amend the 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. Esry to recommend approval of the amendment to the Champaign County Zoning Ordinance for changes the Champaign County Land Evaluation and Site Assessment (LESA) System as discussed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED unanimously.**

X. Items 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 732-AT-12 – Amend Zoning Ordinance by amending the Requirements of Section 7.1.2 for Rural Home Occupations

MOTION by Mr. Esry to receive and place on file the amendment to the Champaign County Zoning Ordinance for changes to the requirements of Section 7.1.2 for Rural Home Occupation; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

- B. Case 756-AT-13 – Amend Zoning Ordinance by adding a Requirement to Section 7.1.2 that any new Exterior Lighting for a Rural Home Occupation must be Full-Cutoff

MOTION by Mr. Esry to receive and place on file the amendment to the Champaign County Zoning Ordinance by adding a requirement to Section 7.1.2 that any new exterior lighting for a rural home occupation must be full-cutoff; seconded by Mr. Schroeder.

Mr. Hall explained that this change limits light pollution. He clarified that existing rural home occupations that replace existing light fixtures do not have to be full-cutoff. This amendment is only for new lighting for new areas/buildings. Mr. Esry questioned the maximum wattage of 250 per fixture as there may be needs for greater exterior illumination. A homeowner could put up two fixtures at 250 watts each and end up using more energy than installing a higher wattage fixture. Mr. Hall acknowledged the difficulty in enforcing this measure and indicated that the standard came from the Dark Sky Association which is concerned with light pollution and not energy usage.

Mr. Jay inquired about the definition of full-cutoff light. Mr. Hall explained that the lamp is so far recessed into the light fixture that no light escapes above the horizontal plane. These standards do not apply to agricultural buildings.

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

XI. Monthly Reports

- A. August 2013

MOTION by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for August 2013; seconded by Ms. Petrie. 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

IX B

XV. Adjournment

MOTION by Mr. Esry to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously**. There being no further business, Mr. Langenheim adjourned the meeting at 6:27 p.m.