



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

***MINUTES – Approved as Distributed 4/10/14***

---

DATE: Thursday, March 6, 2014  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

---

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

**Others Present:** John Jay (Champaign Co Board), Susan Chavarria, Andrew Levy, Susan Monte (Regional Planning Commission)

---

**MINUTES**

**I. Call to Order**

Committee Chair Langenheim called the meeting to order at 6:31 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 – January 9, 2014

**MOTION** by Ms. Berkson to approve the minutes of the January 9, 2014 ELUC meeting as distributed; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

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

**V. Public Participation**

Larry Hall, Jean Fisher and Mark Fisher supported the Zoning Ordinance Text Amendment in Case 768-AT-13 concerning Restricted Landing Areas and Heliport Restricted Landing areas.

**VI. Communications**

None

**VII. Items Provided for Information Only**

A. *Annual Update – Land Use and Land Resource Management Trends within Champaign County*  
Ms. Petrie would like ELUC members to be informed when the Agriculture census data for Champaign County comes available.

B. *Report on RPC Planning Contract Item: Land Resource Management Plan (LRMP) Priority Item 8.1.9 – Monitor reports and data regarding groundwater contamination*  
Mr. Levy highlighted some concerns of groundwater contamination in Champaign County. He noted pathways where contaminants could move from one location into land or groundwater. Various state agencies manage specific contaminant pathways and coordinate with local jurisdictions. Potential contaminants outside of this management framework include salt storage, roadway de-icing, pipelines, household hazardous waste and storage of chemicals in private businesses.

Mr. Levy recommended no remediation or clean up at this time but perhaps a needs assessment to identify any other actions related to these contamination pathways. The findings from a needs assessment may warrant activities for well head protection programs or perhaps the benefit of a groundwater protection ordinance.

Ms. Petrie observed the “siloeing” of functions between the different agencies involved in the groundwater management activities.

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

A. *Draft – Minor Amendments for the Champaign County Land Resource Management Plan (LRMP)*  
Ms. Monte reviewed the four minor amendments to the LRMP including updates to the list of endangered/threatened species, 100-year floodplain maps and municipal/1.5 mile extraterritorial jurisdiction boundaries.

Ms. Petrie asked if there has been an increase or decrease in acreage in the floodplain. Ms. Monte will research this question and e-mail a response.

**MOTION** by Mr. Esry to receive and place on file the minor amendments to the Land Resource Management Plan; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

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

B. **Case 768-AT-13** – Amend the Champaign County Zoning Ordinance by amending the requirements in Section 6.1.3 for standard conditions of Restricted Landing Areas and Heliport-Restricted Landing Areas

**MOTION** by Mr. Kurtz to receive and place on file the amendment to the Champaign County Zoning Ordinance for standard conditions of Restricted Landing Areas and Heliport-Restricted Landing Areas; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

C. Report on RPC Planning Contract Item:

**LRMP Priority Item 8.7.4** – Develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County; and

**LRMP Priority Item 8.7.6** – Develop an information package regarding site-specific natural resource management guidelines that landowners in Champaign County may voluntarily adopt.

**MOTION** by Ms. Petrie to receive and place on file LRMP Priority Item 8.7.4 and 8.7.6; seconded by Mr. Kurtz.

Mr. Levy stressed that these information packets promote voluntary action on the part of Champaign County landowners to establish public/private partnerships for conservation of significant natural areas and site-specific natural resource management practices. The sheets will be available at the County Planning & Zoning Department and will be monitored to see if any are picked up to gauge effectiveness.

Ms. Petrie posed some questions to try to determine baseline information to track the increase or decrease of acreage in various conservation land types. Mr. Levy stated that the overall change in conservation acreage for Champaign County is very difficult to assess.

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

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

A. *Approval of Contract for a Preliminary Engineering Report for Wilbur Heights Subdivision*

**MOTION** by Mr. Schroeder to recommend approval of a contract for a preliminary engineering study on the drainage problems in Wilbur Heights; seconded by Mr. Kurtz.

Ms. Petrie commented that she was disappointed that there was not sustainable green design in the Request for Proposal document and hopes that green design will be a part of the approach to solve the drainage problem in Wilbur Heights. Mr. Esry noted that the 2008 contours map indicated that the land was very flat, and it was no wonder that Wilbur Heights has flooding problems.

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

B. *Request for Champaign County Sponsorship for Community Development Assistance Program (CDAP) Public Infrastructure Grant Application for Construction of Sanitary Treatment System for the unincorporated Community of Seymour*

**MOTION** by Mr. Esry to recommend approval for County sponsorship of a Community Development Assistance Program grant application for the construction of a sanitary treatment system for Seymour; seconded by Mr. Schroeder.

Ms. Chavarria noted that the community of Seymour has no sanitary/sewer system and is thinking about applying for a grant to start the process. Since Seymour is unincorporated, they need a municipal sponsor for the CDAP grant application which is due June 2<sup>nd</sup>. Ms. Chavarria is coordinating this project with Jim Randall of the Seymour Water District. Mr. Schroeder and Ms. Berkson would like to understand the liability that the County could be assuming with this sponsorship. Ms. Chavarria will have the State's Attorney's Office to review the Intergovernmental Agreement concerning this project.

Upon vote:

Aye: 6 – Langenheim, Esry, Berkson, Harper, Kurtz, Schroeder

Nay: 1 – Petrie

**MOTION CARRIED.**

- C. *Amending the FY2014 County Planning Contract to Provide Planning Assistance for the Village of Gifford and Hazard Mitigation Planning*

**MOTION** by Mr. Harper to recommend approval to amend the FY2014 County Planning Contract to provide planning assistance for the Village of Gifford and Hazard Mitigation Planning; seconded by Mr. Kurtz.

Ms. Chavarria would like to reprioritize some FY2014 Planning Contract work tasks to offer planning assistance to Gifford in its recovery efforts from the tornado and update the Champaign County Hazard Mitigation Plan due in 2015. Additionally, Ms. Chavarria requested using some General Planning Request hours for more planning assistance in Gifford.

RPC staff has applied for an Illinois Emergency Management Agency grant to complete the Hazard Mitigation Plan which has a 25% local match equivalent to \$16,209 in staff labor. Ms. Petrie asked to amend the motion to include 50 hours from General Planning Requests.

Mr. Harper and Mr. Kurtz agreed to the friendly amendment.

**AMENDED MOTION** to recommend approval to amend the FY2014 County Planning Contract to provide planning assistance for the Village of Gifford including 50 hours from the County's General Planning Requests and Hazard Mitigation Planning.

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

- D. *Proposed Financial Institution for the California Ridge Wind Farm Reclamation Agreement Escrow Account to be U.S. Bank National Association*

**MOTION** by Mr. Esry to recommend approval of U.S. Bank National Association as the financial institution for the California Ridge Wind Farm Reclamation Agreement Escrow Account; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

- E. *Proposed Escrow Agreement for the California Ridge Wind Farm*

**MOTION** by Mr. Kurtz to recommend approval of the escrow agreement for the California Ridge Wind Farm; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**X. Monthly Reports**

- A. December 2013
- B. January 2014

**MOTION** by Mr. Kurtz to receive and place on file the Planning & Zoning Monthly Reports for December 2013 and January 2014; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

Ms. Petrie asked about staffing at Planning & Zoning. Mr. Hall responded that he is currently reviewing applications for interns. Ms. Petrie offered help broadening the base to get the word out. Mr. Hall also noted that his staff has stepped up to fill in for the planner position which is currently vacant. He hopes to review the Associate Planner job description with the County Administrator to get more experienced applicants.

**XI. Other Business**

None

**XII. Chair's Report**

None

**XIII. Semi-Annual Review of Closed Session Minutes**

Ms. Busey reported that the State's Attorney under the parameters set forth in Resolution No. 7969 recommended that the closed session minutes should remain closed.

**MOTION** by Mr. Esry to accept the recommendation from the State's Attorney to maintain the closed session minutes as closed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

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

IX. A, IX. C, IX. D. IX. E

**XV. Adjournment**

There being no further business, Mr. Langenheim adjourned the meeting at 7:25 p.m.