



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

***MINUTES – APPROVED AS DISTRIBUTED 2/4/16***

DATE: Thursday, December 3, 2015  
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>
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
	Stan Harper
Patti Petrie	
	Jon Schroeder
Sam Shore	

**County Staff:** Deb Busey (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)  
**Others Present:** Susan Monte (Regional Planning Commission), Kathleen Oldrey (Regional Planning Commission), Kathy Larson (Regional Planning Commission)

***MINUTES***

**I. Call to Order**

Committee Chair Esry 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 Agenda and Addendum**

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

**Ms. Berkson enters the meeting at 6:32 p.m.**

**IV. Approval of Minutes**

A. ELUC Committee meeting – November 5, 2015

**MOTION** by Mr. Shore to approve the minutes of the November 5, 2015 ELUC meeting as distributed; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Dominique Durbin, current president of the Geothermal Alliance of Illinois, supported the adoption of the state code as it is written and pertains to the regulation and permitting of closed loop system wells and the limiting of types of coolants used in closed system wells. Mr. Durbin explained that he has worked with state legislature for the past five years to develop a state code for closed loop system wells.

Lon Hoover, a retired civil engineer, supported Mr. Durbin and attended the meeting to provide answers to any questions about closed loop system wells.

**VI. Communications**

None.

**VII. For Information Only**

*A. Update regarding RPC Assistance to Wilber Heights*

Ms. Monte noted that this is a two part work item to gauge the level of support from Wilber Heights property owners to determine their willingness to participate in a special assessment process and to hold a public informational meeting about the special assessment process. A neighborhood survey in regards to the special assessment process is in the process of being completed and preparation for the public meeting is underway. This project is expected to be complete by mid-January 2016.

Ms. Petrie asked if Ms. Monte can provide the finalized neighborhood survey to the ELUC Committee. Ms. Monte confirmed. Ms. Petrie asked if Ms. Monte has any expectations of property owners in Wilber Heights being interested in an application for the State of Illinois Community Development Assistance Program (CDAP). Ms. Monte noted that property owners in Wilber Heights will not be asked about a CDAP application in the survey. Ms. Petrie asked if residents of Wilber Heights are structurally organized with neighborhood representatives. Ms. Monte noted that she is unaware of any organized group of residents.

*B. Update regarding County Burn Ordinance*

Ms. Monte introduced Kathleen Oldrey, a planner with the Regional Planning Commission. Ms. Monte and Ms. Oldrey are working together to consider the development a countywide burn ordinance. The initial focus of the ordinance will address landscape waste burn prevention. Ms. Oldrey explained that work is being completed to identify a 1,000 foot buffer area around the Champaign-Urbana corporate limits, as well as a similar size area around Mahomet and Rantoul, and to apply the terms of the adjacent municipality's existing landscape waste burn ordinance to the buffer area . Ms. Monte noted that a finalized product will be presented at the February 2016 ELUC Committee meeting.

Ms. Petrie asked for an explanation regarding the choice of a 1,000 foot buffer area as opposed to a 1,500 foot or 1,200 foot buffer area. Ms. Monte noted that a 1,000 foot buffer area was chosen due to the limited resources of all parties involved in enforcing the potential ordinance. Ms. Petrie asked if any fire chiefs have shared their thoughts about the proposed ordinance. Ms. Monte explained that fire chiefs support the proposed ordinance due to the burning restrictions. Ms. Petrie asked if a summary of this item can be provided by email to ELUC Committee members.

**VIII. Items to be Approved by ELUC**

- A. *One Day Recreation and Entertainment License. Matt Slade, 1306 East Kerr Avenue, Urbana, for a Lawnmower Derby at the Champaign County Fair Association Fairgrounds, 1302 North Coler Avenue, Urbana IL, December 6, 2015.*

**MOTION** by Mr. Shore to approve the One Day Recreation and Entertainment License. Matt Slade, 1306 East Kerr Avenue, Urbana, for a Lawnmower Derby at the Champaign County Fair Association Fairgrounds, 1302 North Coler Avenue, Urbana IL, December 6, 2015; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Annual Renewal of Recreation & Entertainment Licenses*
1. Lake of the Woods Bar & Liquors, 204 South Prairieview Road, Mahomet. 1/1/16-12/31/16
  2. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 1/1/16-12/31/16
  3. Gordyville LLC, 2205 CR3000N, Gifford. 1/1/16-12/31/16
  4. Curtis Orchard, 3902 South Duncan Road, Champaign. 1/1/16-12/31/16

**OMNIBUS MOTION** by Ms. Berkson to approve the Annual Renewal of Recreation & Entertainment Licenses; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

- C. *Annual Renewal of Hotel/Motel License*
1. *Hariohm Inc. dba Motel 6. 1906 North Cunningham Avenue, Urbana. 1/1/16 – 12/31/16*

**MOTION** by Ms. Berkson to approve the Annual Renewal of Hotel/Motel License. Hariohm Inc. dba Motel 6. 1906 North Cunningham Avenue, Urbana. 1/1/16 – 12/31/16; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

- D. Recommendation to limit type of coolants used in closed loop system wells

Mr. Weibel abstained from discussion pertaining to the recommendation to limit type of coolants used in closed loop system wells as he is a member of the Water Board Advisory Council of the State of Illinois.

Ms. Monte noted that this item is for the ELUC Committee's consideration to make a recommendation to the County Board of Health. Ms. Monte explained that Macon County's decision to limit coolants used in closed loop system wells was a reactionary response to a flawed inspection system and not based on scientific evidence. Further discussions with the Illinois Department of Public Health (IDPH) have resulted in a revised 6 month timeline and a broader amendment consistent with state guidelines to be recommended by the ELUC Committee to the County Board of Health.

Ms. Petrie asked if it is necessary to follow state guidelines. Ms. Monte noted that following state guidelines is necessary because additional research is needed to understand this topic.

**MOTION** by Ms. Berkson to recommend the County Board of Health to Review an Amendment to the Champaign County Health Ordinance to Restrict Type of Heat Exchange Fluids Used in a Closed Loop System Well as it has been presented to the ELUC Committee; seconded by Mr. Shore.

Upon vote: Aye (3) Esry, Berkson, Shore  
Nay (1) Petrie  
Abstain (1) Weibel

**MOTION CARRIED.**

**IX. Items to be Recommended to the County Board**

- A. **Case 815-AM-15.** Recommendation to approve a Zoning Map Amendment to change the zoning district designation from the B-2 Neighborhood Business Zoning District to the B-4 General Business

Zoning District for petitioners Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, on a 2.16 acre tract in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20N Range 7E in Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet.

**MOTION** by Mr. Shore to recommend the approval of a Zoning Map Amendment to change the zoning district designation from the B-2 Neighborhood Business Zoning District to the B-4 General Business Zoning District for petitioners Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, on a 2.16 acre tract in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20N Range 7E in Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet.; seconded by Mr. Weibel.

Mr. Weibel asked if any significant changes to the way the property is used will be experienced. Mr. Hall noted that changing to B-4 zoning will be consistent with the commercial B-4 zoning already surrounding the property and that no significant changes will be experienced.

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

- B. **Case 817-AM-15.** Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence District to the AG-2 Agriculture Zoning District in order to operate a Special Use Permit authorized in related Zoning Case 808-S-15 for the ongoing use of an existing barn as a rentable venue for entertainment and recreation for petitioner Loretta Dessen, d.b.a. Farm Lake Inc. on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township 19 North Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana.

**MOTION** by Mr. Weibel to recommend the Amendment of the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence District to the AG-2 Agriculture Zoning District in order to operate a Special Use Permit authorized in related Zoning Case 808-S-15 for the ongoing use of an existing barn as a rentable venue for entertainment and recreation for petitioner Loretta Dessen, d.b.a. Farm Lake Inc. on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township 19 North Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana.; seconded by Ms. Berkson.

Mr. Weibel asked if this amendment has been needed for some time. Mr. Hall confirmed.

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

- C. CDAP Loan Request for Rantoul Hospitality, LLC

Kathy Larson reported that CDAP Loans are for those businesses within Champaign County but outside of Champaign-Urbana city limits. Rantoul Hospitality, LLC plans to construct a Holiday Inn Express in Rantoul. The project is expected to complete by September 2016 and will receive most of its funding through Morton Community Bank. RPC staff recommends approval of a CDAP loan of \$400,000 with rates and terms specified. This project would provide modern and affordable accommodations in Rantoul, additional tax revenues, new jobs, and direct/indirect/induced economic impacts for the community.

**MOTION** by Mr. Weibel to approve the CDAP Loan Request for \$400,000 to Rantoul Hospitality, LLC; seconded by Mr. Shore.

Mr. Weibel asked if any other motels are in the area where the Holiday Inn Express will be constructed. Ms. Larson explained that Rantoul has 3 other motels with only 1 other national brand in the area.

Ms. Petrie if the loan program includes parameters to track staffing levels. Ms. Larson confirmed and noted that the CDAP program requires operations to be checked for the first 24 months of operations.

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

**X. Monthly Reports**

A. *October 2015*

**MOTION** by Mr. Esry to accept and place on file the monthly reports for October 2015.

**XI. Other Business**

None

**XII. Chair's Report**

None

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

IX. A., IX. B., IX. C

**XIV. Adjournment**

**MOTION** by Ms. Petrie to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:14 p.m.