



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

MINUTES – APPROVED AS DISTRIBUTED ON NOVEMBER 7, 2017

DATE: Thursday, September 7, 2017
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
Pattsi Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
Brooks Marsh	
Robert King	
	Kyle Patterson

County Staff: Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)
Others Present: Pius Weibel (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:33 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. Goss to approve the agenda as distributed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – August 10, 2017

MOTION by Ms. Petrie to approve the minutes of the August 10, 2017 ELUC meeting; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Joe Pisula commented there has been good dialog between the homeowner's association and the petitioner, Stonetown Woodland Acres, regarding Agenda Item VIII. A.

Mike Friend reiterated Mr. Pisula's comment and offered to stay to answer questions regarding VIII. A.

Mr. King entered the meeting as 6:39 p.m.

VI. Communications

Ms. Petrie expressed gratitude for Susan Monte's work in disseminating the information regarding the October residential electronics recycling collection, particularly on social media.

Mr. Esry noted the Kickapoo Rail Trail is now open. He also encouraged everyone to pay closer attention on the roads, since it is harvest season.

VII. For Information Only

- A. *Online Registration Opens September 5, 2017 for October Residential Electronics Recycling Collection*

Mr. Hall read a message from Susan Monte. Fall registration is now full, with the exception of cathode ray tube televisions.

VIII. Items to be Recommended to the County Board

- A. *Zoning Case 869-AM-17. Requested by Stonetown Woodland Acres LLC, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246, represented by Dax Nolen, Vice President, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246 and agent Michael Friend, Engineering Manager for Farnsworth Group, 2211 W Bradley Ave, Champaign, to amend the Zoning Map to provide for related Special use permit/Zoning Case 870-S-17 that is still pending at the Zoning Board of Appeals for the expansion and use of an existing, nonconforming manufactured home park with 93 existing home sites and an additional 21 proposed manufactures home sites. The Zoning Map Amendment in Case 869-AM-17 is for the following portions of the subject property:*

Part A: Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured home Park Zoning District for the eastern 150 feet of the subject property which is the eastern 2.410 acres.

Part B: Change the zoning district designation from the B-2 Neighborhood Business Zoning District to the R-5 Manufactured home Park Zoning District for the western (approximately) 160 feet of the subject property which is the wester 1.660 acres.

Mr. Petrie asked about the lighting with regard to safety. Mr. Friend responded that the lighting designed for the expansion area exceeds the photometric standard required by the County.

MOTION by Ms. Fortado; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Authorization to seek various court orders against the property at 2218 East University Avenue, Urbana pursuant to Enforcement Case ZN-17-03/21.*

Mr. Hall stated this property was inspected last Tuesday. He noted the owner was in court yesterday, regarding a different property. According to Mr. Hall, his office has been receiving complaints about this property since 2012.

Ms. Petrie asked about the costs relating to this. Mr. Hall responded he anticipates the demotion and clean up to cost approximately \$15,000.

In response to a question from Mr. Marsh, Mr. Hall responded the value of a clean lot is difficult to determine because it could be re-zoned for business use, rather than residential.

Mr. Weibel asked how long the property has been abandoned. Mr. Hall responded he believes it was empty since 2012.

MOTION by Ms. Petrie; seconded by Mr. King. Upon vote, the **MOTION CARRIED**.

IX. Other Business

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

Mr. Esry reviewed the State's Attorney's letter.

MOTION by Mr. Goss to maintain the closed session minutes as closed; seconded by Mr. King. Upon vote, the **MOTION CARRIED**.

X. Chair's Report

None

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

VIII. A. and VIII. B.

XII. Adjournment

MOTION by Mr. King to adjourn; seconded by Ms. Fortado. There being no further business, Mr. Esry adjourned the meeting at 6:59 p.m.