



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

MINUTES –APPROVED AS DISTRIBUTED ON MARCH 8, 2018

DATE: Thursday, February 8, 2018
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: John Hall (Zoning Administrator), Susan Monte (Planner), 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 6:31 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. 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 – January 4, 2018

MOTION by Ms. Petrie to approve the minutes of the January 4, 2018 ELUC meeting; seconded by Ms. Fortado. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Patrick Brown stated he is from BayWa r.e. Solar Projects in Irvine, CA. He referenced a memo handed out regarding his review of the “solar farm” revision to the ordinance. He stated he is happy to answer questions and clarify his comments as necessary.

VI. Communications

Ms. Petrie called attention to the copy of the Scott Willenbrock letter handed out. According to Ms. Petrie, Mr. Willenbrock’s property has solar panels on every available roof space.

VII. For Information Only

- A. *Update regarding Coal Ash in Floodplain of the Middle Fork of the Vermilion River.*

Susan Monte reviewed the memo provided in the agenda packet.

- B. *Update regarding Mahomet Aquifer Protection Task Force.*

Susan Monte stated there are two vacancies open on the Task Force. The initial meeting is scheduled for February 15, 2018. Ms. Petrie requested a copy of the agenda of the initial meeting, when it becomes available.

VIII. Items to Receive and Place on File by ELUC to Allow for 30-Day Municipal Review

- A. *Zoning Case 873-AT-17. Amend the text of the Zoning Ordinance as follows:
Part A. Amend Sections 7.1.1 and 7.1.2 to require a Special Use Permit for any Neighborhood Home Occupation or Rural Home Occupation that exceeds and/or does not meet the other requirements of Section 7.1.1 or Section 7.1.2 provided that the Home Occupation is not a prohibited Home Occupation under paragraph 7.1.1I. or 7.1.2J. and specify that the residential use shall remain the principal use on the property and the dwelling on the subject property shall remain the principal building.
Part B. Amend Sections 7.1.1 to authorize “minor auto repair” as a Neighborhood Home Occupation subject to a Special Use Permit when located more than 1.5 miles from a municipality that prohibits “minor auto repair” as a Home Occupation and subject to several standard conditions including but not limited to a condition that minor auto repair shall be conducted inside a building and a condition that the total building area occupied by the minor auto repair shall not exceed 1,500 square feet or more than 150% of the dwelling unit area, whichever is greater.*

Mr. Hall noted the ZBA took action on the January 25, 2018 hearing. In response to Ms. Fortado’s question, Mr. Hall discussed the past demand for this type of permit from residents. According to Mr. Hall, as a practical matter, this can happen only in the Urbana ETJ (Extraterritorial Jurisdiction), which includes areas like Scottswood, Edgewood, Carroll, and subdivisions near the Country Club.

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

IX. Items to be Approved by ELUC

- A. *Annual Renewal of Recreation & Entertainment License*
 - i. *Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, including the Champaign County Fair July 20 – July 28, 2018*
 - ii. *Recreation & Entertainment License: Generations Music Booking, NFP for Christian Music Festival. Location: Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. July 4 – July 7, 2018*

Omnibus **MOTION** by Mr. Goss to approve; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Proposed Public Hearing for Proposed Zoning Ordinance Text Amendment to Add Requirements for “solar farm”.*

Mr. Hall reviewed the document with the comments from Patrick Brown. Mr. Hall stated that of the 26 comments contained in the document, 17 are an issue of working it out; 3 of them this

committee can provide good guidance tonight; and 6 of them raise issues this committee is not capable of working out and will require direction from the Zoning Board.

The committee reviewed each comment within Mr. Brown's letter and invited Mr. Brown to respond to questions and comment as needed to each item. The discussion covered electromagnetic interference, stray voltage, microwaves, drainage tiles, glare, requirements for fencing, restrictions to use of prime farmland, road agreements, encroachment and crossing agreements, waivers, Extraterritorial Jurisdiction (ETJ), and decommissioning.

Mr. Hall stated Mr. Brown submitted an application for a solar farm (making three total to date). This one is for a 150 mega-watt farm, which is seventy-five times the size of the previous application.

According to Mr. Hall, the Champaign County requirements regarding decommissioning of wind farms are the most restrictive he has ever seen. He acknowledged Mr. Brown's concerns with the associated costs of decommissioning, if the County Board is unwilling to revise the requirements for solar farms. Mr. Brown discussed the life expectancy and value of the materials used for these solar farm projects.

Ms. Petrie expressed concern over the fact there is not a limitation on the use of prime farmland for installing a solar farm. She asked whether there is a way to encourage people to utilize land that is less than 100 score.

Mr. Hall reviewed the comments presented in the memo from Mr. Willenbrock.

MOTION by Ms. Petrie to approve; seconded by Ms. Fortado. Upon vote, the **MOTION CARRIED** unanimously.

X. Items to be Recommended to the County Board

A. An Intergovernmental Agreement Between Champaign County, Illinois, and Will County, Illinois

Ms. Monte stated this is a renewal of last year's agreement. She noted that Items A, B, and C have all been reviewed by the State's Attorney's Office.

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

B. Contractor, Coordinator, and Host Site Agreement: 2018 Residential Electronics Collection

Ms. Monte stated this is a renewal of last year's agreement.

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

C. An Intergovernmental Agreement: 2018 Residential Electronics Collection Events cost-sharing Agreement Between the County of Champaign, the City of Champaign, the City of Urbana and the Village of Savoy

Ms. Monte stated this is a renewal of last year's agreement.

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

D. *Resolution Approving Written Notice to Participate in the Manufacturer E-Waste Program in 2019 under the Illinois Consumer Electronics Recycling Act*

Ms. Monte reviewed the options outlined in the agenda packet. In response to a question from Ms. Petrie, Ms. Monte responded the municipality public works departments and area non-profits are not interested in providing a program collection site for a variety of reasons. Ms. Monte explained the requirements for such a program collection site. She stated she is still looking for other options.

Ms. Monte recommends continuing with two annual events in 2019, in collaboration with Champaign, Urbana, and Savoy.

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

XI. Monthly Report

A. *October 2017*

Mr. King noted the agenda incorrectly listed 2018.

XII. Other Business

A. *None*

XIII. Chair's Report

A. *None*

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

X. A., X. B., X. C., and X. D.

XV. Adjournment

MOTION by Mr. Goss; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 9.05 p.m.