



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

MINUTES – APPROVED AS DISTRIBUTED ON MAY 10, 2018

DATE: Thursday, March 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: Susan Burgstrom (Senior Planner), Susan Monte (Planner), Tammy Asplund (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:32 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 Ms. Petrie to approve the agenda as distributed; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – February 8, 2018

MOTION by Mr. Goss to approve the minutes of the February 8, 2018 ELUC meeting; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Mr. Marsh entered the meeting at 6:35 p.m.

Chris Stohr expressed disappointment that no Counties are represented on the Mahomet Aquifer Protection Task Force. Mr. Stohr recommends the County appoint a representative who will attend these

meetings regularly. Ms. Petrie requested a suspension of the rules so that Susan Monte could respond to a question. Ms. Monte suggested John Hall and RPC review the County Planning Contract to determine whether a staff member could attend the Task Force meetings and report to this Board.

Ted Hartke stated he used to live in Vermillion County until the County built wind turbines near his home. He explained the noise from the wind turbines caused sleep deprivation and forced his family to abandon their home. He reviewed the information contained in the email in the agenda packet. Mr. Hartke requested changes to the existing language pertaining to noise level limits of wind farms. He also recommends similar requirements be used for solar farms.

VI. Communications

Mr. Esry noted Susan Burgstrom is filling in for John Hall, who is attending a Land Use Committee meeting at the Farm Bureau this evening.

VII. For Information Only

A. Land Resource Management Conditions Relevant to Champaign County: 2018 Annual Update

Susan Monte discussed the changes to the E-Waste program. Ms. Monte also called attention to the need for a HHWC program. She noted a correction to the memo in the agenda packet. According to Ms. Monte, the average US household generates more than twenty pounds of household hazardous waste annually.

B. Update Regarding IEPA Used Tire Collection for Local Governments.

Ms. Monte noted the IEPA has a good program for collecting used tires. Ms. Fortado contributed the success of this program to the fact that there are many uses for recycled tires.

C. Zoning Ordinance Noise Limits for Wind Farms and Solar Farms.

Ms. Petrie asked about the noise levels associated with solar panels. Mr. Hartke stated the inverters and transformers are the items that will make noise (in association with solar farms). He recommended the use of fences and noise barriers around them to reduce noise.

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

A. Proposed Minor Amendments to the Land Resource Management Plan.

Ms. Monte referenced the handout she provided to each Board member. She noted there is no change to the map.

IX. Items to be Approved by ELUC

A. Annual Renewal of Recreation & Entertainment License

i. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 01/01/18 – 12/31/18

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

X. Items to be Recommended to the County Board

A. Subdivision Case 199-18: Eichorst Subdivision – Final Plat Approval of a One-Lot Minor Subdivision for an anticipated Contractor's Facility to be located in the Southwest Quarter of Section 18 of T20N-R9E in Somer Township and located adjacent to the IDOT Highway Maintenance Facility on Leverett Road.

Ms. Petrie expressed concern regarding the use of prime farmland.

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

B. *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 7.1.1.I. 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 Section 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 the 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.

Ms. Burgstrom commented there has been no changes since the last meeting and no further public comments or comments from municipalities.

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

XI. Other Business

A. *Semi-annual Review of CLOSED Session Minutes*

MOTION by Mr. Goss to maintain all as closed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

XII. Chair's Report

A. *None*

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

X A and X B

XIV. Adjournment

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

There being no further business, Mr. Esry adjourned the meeting at 7:33 p.m.