



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

MINUTES – APPROVED AS DISTRIBUTED ON OCTOBER 4, 2018

DATE: Thursday, August 9, 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)	
Patti Petrie (Vice Chair)	
Stephanie Fortado	
	Jim Goss
Vacant	
Brooks Marsh	
Kyle Patterson	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary), Dalitso Sulamoyo (Director RPC), and Rita Morocoima-Black (Director Planning & Community Development)

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 Addenda

MOTION by Petrie to approve the agenda with changes; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

Mr. Esry noted item IX. A. is for discussion only; no action is required.

IV. Approval of Minutes

A. ELUC Committee meeting – July 5, 2018

MOTION by Petrie to approve the minutes of the July 5, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Tiffany McElroy-Smetzer stated her family owns land that may be leased to a solar farm. Ms. Smetzer expressed support for the solar farm.

Patrick Brown stated he is from BayWa r.e. Solar Projects in Irvine, CA. He requested this committee move the ordinance changes related to Solar Farms forward. He commended the zoning board and John Hall for their work on the project. Mr. Brown supports the requirement of a letter of credit, with the appropriate minimum standards and credit rating.

Ted Hartke provided handouts to the committee with information regarding sound levels. He requested specific requirements related to the location of solar farm inverters.

Stuart Levy stated he is a volunteer with the Sierra Club. Mr. Levy shared his observations regarding several solar farm issues, including the letter of credit, special arrangements for roads, and potential financial benefits to land owners and the County,

VI. Communications

None

VII. For Information Only

A. Mahomet Aquifer Protection Task Force Update

Ms. Monte stated the Task Force met this past Monday in Rantoul. She stated there is a late September deadline to collect information. Ms. Monte noted the location of the August 20 meeting is not yet determined.

B. Senate Bill 1597 (creates the Carryout Bag Fee Act)

According to Ms. Monte, this Senate Bill will return to veto session in the fall. Ms. Monte committed to emailing a summary to ELUC as soon as it is complete.

C. Additional Ordinances, Additional Staffing, and Alternative Approaches to Improve Enforcement

Mr. Hall explained an issue arose this week that consumed all his time and he was unable to write a memo to address this item. Mr. Hall stated he hopes to be able to bring this item back to committee; perhaps in October 2018.

In response to a question from Ms. Petrie, Mr. Hall discussed reasons for, and potential improvements to, the nuisance and zoning ordinance and delays in enforcement. Mr. Hall discussed staffing plans for 2019.

VIII. Items to be Approved by the Committee

A. Annual Renewal for Recreation & Entertainment License: Last Call for Alcohol, Inc. for bands, DJ, at 105 Main Street, Penfield. 07/11/18 – 12/31/18

Upon a suggestion from Ms. Petrie, Mr. Hall agreed to contact the County Clerk and State's Attorney to combine the application process for Recreation and Entertainment and Liquor License.

MOTION by Petrie: seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

B. Recreation and Entertainment License: Row Crop LLC (Luke Bryan Concert). Live bands, at the field at 930 CR300N, Pesotum for September 26, 2018

Mr. Hall provided a color photocopy of the layout for this event to the committee members. The committee discussed parking, ADA requirements, and security. Mr. Hall expects this event will

draw 20,000 participants. According to Mr. Hall, the Luke Bryan Concert team and the Attorney General's office is confident the event will meet accessibility requirements.

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

IX. Items to be Recommended to the County Board

A. *Proposed FY2019 RPC Planning Contract for Champaign County*

Mr. Esry stated Mr. Sulamoyo and Ms. Morocoima-Black will speak to this item.

According to Mr. Sulamoyo, RPC determined the contract with Champaign County is not financially sustainable. Mr. Sulamoyo cited an approximate \$44,000 shortfall. RPC will not renew for FY2019. Mr. Sulamoyo and Ms. Black committed to assisting the Planning and Zoning department using membership funds, or with a fee for service.

Mr. Hall noted that he will request an additional staff member for the 2019 budget. He stressed that more than half of the hours of this position are already spoken for.

B. *Draft Intergovernmental Agreement to Share Costs of Illinois EPA One-Day Household Hazardous Waste Collection*

Ms. Monte stated the Illinois EPA declined to offer Champaign County the opportunity for a collection in either the fall or next spring. According to Ms. Monte, other communities have been waiting longer and the State gave them priority.

MOTION by Petrie; seconded by Patterson. No action is required.

C. **Case 895-AT-18.** *Amend the Champaign County Zoning Ordinance to add "Solar Farm" as a new principal use under the category "Industrial Uses: Electric Power Generating Facilities" and indicate that Solar Farm may be authorized by a County Board Special use Permit in the AG-1 Zoning District and the AG-2 Zoning District; add requirements and fees for "Solar Farm"; add any required definitions; and make certain other revisions to the Ordinance as details in the full legal description*

Mr. Hall provided a memo regarding the City of Urbana concerns of the proposed language. Mr. Hall recommended the changes in "attachment D", including the language to address the City of Urbana concerns. Mr. Esry thanked the Zoning Board and the Planning and Zoning staff for the work on this project.

MOTION to recommend approval of the Zoning Ordinance amendment by Fortado; seconded by Patterson. Amended **MOTION** to recommend "attachment D" and the proposed language regarding the City of Urbana concerns by Petrie; seconded by Fortado. Upon vote, the **MOTION CARRIED** unanimously. Ms. Petrie requested this item not be placed on the consent agenda.

X. Monthly Reports

- A. *November 2017*
- B. *December 2017*
- C. *January 2018*
- D. *February 2018*
- E. *March 2018*
- F. *April 2018*
- G. *May 2018*
- H. *June 2018*

MOTION by Mr. Esry to accept and place on file all the Monthly Reports listed above.

XI. Other Business

A. *Sydney Property update*

Mr. Esry requested an update on the property. Mr. Hall stated he spoke with township Supervisor Tim Osterbur, who said the work is progressing.

XII. Chair's Report

None

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

None

XIV. Adjournment

There being no further business, Mr. Esry adjourned the meeting at 8:22 p.m.