



**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois  
Thursday, October 10, 2019 - 6:30 p.m.

Lyle Shields Meeting Room  
Brookens Administrative Center, 1776 E. Washington St., Urbana

**Committee Members:**

Aaron Esry – Chair  
Eric Thorsland – Vice-Chair  
Jodi Eisenmann

Stephanie Fortado  
Jim Goss  
Kyle Patterson

**Agenda**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes
  - A. June 6, 2019 – Closed Session
  - B. August 8, 2019
- V. Public Participation
- VI. Communications
- VII. New Business: For Information Only
  - A. October Events: Residential Electronics Collection and IEPA-Sponsored One-Day HHW Collection
- VIII. New Business: Items to be Approved by ELUC
  - A. Recreation & Entertainment License: Illini BMX, Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana for September 28, October 5,12,18,26, 2019
  - B. Direction Regarding Proposed Zoning Ordinance Text Amendment for Adult Use Cannabis Zoning Regulations Pursuant to Public Act 101-0027
- IX. New Business: Items to be Recommended to the County Board
  - A. **Zoning Case 931-AM-19.** A request by Bill Cope and Mary Kalantzis to amend the Zoning Map to add the Rural Residential Overlay Zoning District designation to allow for the development of 5 single family residential lots in the CR Conservation Recreation Zoning District in conjunction with related Zoning Case 932-S-19 on a 17.2 acre tract in the East Half of the Northeast Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as the residence and property at 4018 North Lincoln Avenue, Urbana.
  - B. **Zoning Case 932-S-19.** A request by Bill Cope and Mary Kalantzis to amend the Zoning Map to authorize a special use permit for a Rural Residential Development of 5 single family residential lots in the CR Conservation Recreation Zoning District in conjunction

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with related Zoning Case 931-AM-19 on a 17.2 acre tract in the East Half of the Northeast Quarter of the Northwest Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as the residence and property at 4018 North Lincoln Avenue, Urbana.

- C. **Zoning Case 934-AM-19.** A request by Bill Cope and Mary Kalantzis to amend the Zoning Map to change the Zoning District designation from the current CR Conservation Recreation Zoning District to the AG-2 Agriculture Zoning District for proposed Outlot A and Proposed Lots 1,2,3,4, and 5 in the Preliminary Plat of Subdivision created by Berns, Clancy and Associates dated July 31, 2019, in order to establish and operate a proposed Event Center as a special use permit authorized by the Zoning Board of Appeals in related Zoning Case 935-S-19 and commonly known as the residence and property at 4018 North Lincoln Avenue, Urbana.
  
- D. **Zoning Case 955-FV-19.** Request by Brad and Simone Ribbe to authorize a variance from the Champaign County Special Flood Hazard Areas Ordinance for construction and use of a shed in the Special Flood Hazard Area for which the earthen fill extends only 3 feet beyond the foundation before sloping below the Flood Protection Elevation in lieu of the minimum required extension of fill for 10 feet beyond the foundation before sloping below the Flood Protection Elevation on property located at 2176 CR2100N, St. Joseph.
  
- E. **Zoning Case 903-S-18.** A request by Nexamp, 101 Summer Street, 2<sup>nd</sup> Floor, Boston MA 02110, via Barton Pitts, Director of Business Development Midwest Region, and participating landowners the Mildred Catherine Wolf Trust, Mildred Catherine Wolf, Trustee, and Judith K. Wertz to approve the Decommissioning and Site Reclamation Plan for a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), on approximately 11 acres in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney.
  
- F. Proposed Fee Increase: Waste Hauler License
  
- G. Proposed Intergovernmental Agreement and Bylaws for Proposed East Central Illinois Land Bank Authority

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- X. Other Business
- XI. Chair's Report
- XII. Designation of Items to be Placed on the Consent Agenda
- XIII. Adjournment