

1 **MINUTES OF REGULAR MEETING**

3 **Champaign County Environment** **DATE:** **February 11, 2008**
4 **& Land Use Committee** **TIME:** **7:00 p.m.**
5 **Champaign County Brookens** **PLACE:** **Lyle Shields Meeting Room**
6 **Administrative Center** **Brookens Administrative Center**
7 **Urbana, IL 61802** **1776 E. Washington Street**
8 **Urbana, IL 61802**

10
11
12 **MEMBERS PRESENT:** Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Carrie
13 Melin, Jan Anderson, Barbara Wysocki (C), Jon Schroeder (VC)

14
15 **OTHER COUNTY**
16 **BOARD MEMBERS** None
17 **PRESENT:**

18
19
20 **MEMBERS ABSENT:** Steve Moser

21
22 **STAFF PRESENT:** John Hall, Leroy Holliday, Susan McGrath (Senior Assistant State's
23 Attorney), Susan Monte (Regional Planning Commission), Brent Rose
24 (Regional Planning Commission)

25
26 **OTHERS PRESENT:** Bill Hoffschneider, Renee Hoffschneider, Joyce Lindley, Carrie Boone

30
31 **1. Call to Order, Roll Call**

32
33 The meeting was called to order at 7:00 p.m. The roll was called and a quorum declared present.

34
35 With the approval of Ms. Wysocki, Mr. Schroeder chaired the meeting.

36
37 **2. Approval of Agenda**

38
39 **Mr. Langenheim moved, seconded by Ms. Wysocki to approve the agenda. Motion carried by voice**
40 **vote.**

41
42
43 **3. Approval of Minutes (January 14, 2008)**

44
45 **Ms. Melin moved, seconded by Mr. Gladney to approve minutes dated January 14, 2008 as amended.**
46 **Motion carried by voice vote.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

4. Public Participation

Bill and Renee Hoffschneider had no comment at this time.

Joyce Lindley said that she is from Bridle Brook Adult Communities and was here to answer any questions regarding the CDAP loan request.

Carrie Boone said that she is from Bridle Brook Adult Communities, LLC, and was here to answer any questions regarding the CDAP loan request.

5. Correspondence

There was no correspondence.

6. Subdivision Case 191-08: Hanna’s Acres Subdivision. Subdivision Plat approval for one lot minor subdivision in the AG-1 Zoning District in Section 12 of Stanton Township.

Mr. Langeheim moved, seconded by Mr. Doenitz to approve Subdivision Case 191-08: Hanna’s Acres Subdivision Plat for a one lot minor subdivision in the AG-1 Zoning District in Section 12 of Stanton Township.

Ms. Wysocki said that she had visited to site to help get a sense of what was being requested. Ms. Wysocki asked Mr. Hoffschneider how would the septic system be accommodated there.

Mr. Hoffschneider said that it would be a septic tank with a leach field type system.

Ms. Wysocki asked Mr. Hoffschneider if the house will be elevated.

Mr. Hoffschneider said yes the elevation of the property itself is 673.5 feet with a basic flood elevation of

2/11/08

AS APPROVED MARCH 10, 2008

ELUC

1 674.5 feet so they would be a minimum of one foot above 674.5 feet with the lowest part of the house being
2 the garage floor. He said that there are no plans for a basement.

3

4 Mr. Schroeder asked the Committee if they had any other questions for Mr. Hoffscheider and there were
5 none.

6

7 Mr. Schroeder asked if anyone else had any questions.

8

9 Mr. Hall said that there are three waivers necessary so the new way of doing subdivisions is if you are
10 inclined to approve the subdivision you should approve the Findings and then approve the Area General Plan
11 and then recommend approval of the final plat.

12

13 Ms. Wysocki asked Mr. Hall if each of those require separate motions.

14

15 Mr. Hall said yes.

16

17 **Mr. Langeheim moved, seconded by Mr. Doenitz to withdraw their motion. Motion carried by voice**
18 **vote.**

19

20 **Mr. Doenitz moved, seconded by Mr. Gladney to approve the Finding of Fact. Motion carried by voice**
21 **vote.**

22

23 **Mr. Doenitz moved, seconded by Ms. Anderson to approve the Area General Plan. Motion carried by**
24 **voice vote.**

25

26 **Mr. Langeheim moved, seconded by Doenitz to approve Case 191-08: Hanna's Acres Subdivision.**
27 **Subdivision Plat approval for one lot minor subdivision in the AG-1 Zoning District in Section 12 of**
28 **Stanton Township. Motion carried by voice vote.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

7. CDAP Loan: Bridle Brook Adult Communities, LLC.

Brent Rose of the Regional Planning Commission said that they have most of the \$900,000.00 available in their loan fund for the Community Development Assistance Program. He said that they are applying for \$750,000.00 of new money that is available from the State of Illinois each year for Champaign County to lend out and what they are looking to do is to go up to \$900,000.00 and then apply for more money if they need to. Mr. Rose said that if they are any question he would be glad to answer but the owners of the development are here as well.

Mr. Gladney said that he is glad to have the information in our packets to review.

Mr. Rose said that there is a lot more information if the Committee would like to review it.

Ms. Wysocki asked if in regard to the \$750,000.00, could the County apply for it in each calendar year or fiscal year.

Mr. Rose said that the County could apply up to \$750,000.00 each fiscal year from July 1st to June 30th.

Ms. Anderson asked if we have money now could we request more money before its depleted.

Mr. Rose said that we cannot request funds if we have funds available or if the amount requested is more than we have currently.

Ms. Anderson asked Mr. Rose if there would be a time where we would not get any money from the State.

Mr. Rose said that we had not applied in a long time which is good but we have always received it.

1 Mr. Gladney asked what would happen if the State doesn't allocate money to the County.

2

3 Mr. Rose said that the loan amount would be lessened to whatever is available at that time. He said that right
4 now we have \$600,000.00 available and generally recapture approximately \$30,000.00 each month in
5 repayments. He said that he did not see any problems getting the any money from the State.

6

7 Ms. Anderson asked Mr. Rose if there would be a detrimental effect on Bridle Brook if it did not receive
8 these funds.

9

10 Mr. Rose said that there are other financial opportunities out there but this was a better route for them as far
11 as interest rate and if they have to use more of their own money it would be less capital they would have
12 once the business gets up and running.

13

14 Ms. Wysocki asked Joyce Lindley if they had any models that could be visited.

15

16 Ms. Lindley said that they have one for independent living but not for the assisted living.

17

18 Ms. Wysock asked Ms. Lindley if they have completed any marketing study or feasibility study.

19

20 Ms. Lindley said that they have a completed a feasibility study and Mr. Rose has a copy of it which was very
21 promising for the Mahomet area. She said that was done about a year and a half ago when they initially were
22 hoping to break ground. She said that since then they changed partners in the partnership and that helped us
23 to move forward. She said that the Committee may have copies of the study if they so choose.

24 Ms. Lindley said they have not done a lot of pre-marketing but they have done some that was geared to the
25 villas which are there now. She said that the brochures are complete for the assisted living and they had
26 inquiries because they knew the campus was coming. She said that recently she had done an interview with
27 the Mahomet Citizen and from that interview they have received numerous calls this week. She said that she
28 looks to have a good response once they get on the way.

1

2 Ms. Anderson asked Ms. Lindley where the facility would be located.

3

4 Ms. Lindley said that it would be east of Mahomet on U.S. 150 next to Carle and the Fisher Bank. She said
5 that Christie Clinic would be building next to them as well. She said that it would fit in very well especially
6 with the hospital and the new clinics going up.

7

8 Ms. Melin asked Ms. Lindley once the finances get in place when would they start construction.

9

10 Ms. Lindley said that as soon as the weather breaks they would like to start building. She said that they will
11 be meeting with their finance person this Thursday to get some things finalized. She said that they had
12 received some bids already so we know what the cost is going to be.

13

14 Mr. Doenitz asked Ms. Lindley if the financing from Farm Credit was secure.

15

16 Ms. Lindley said yes.

17

18 Mr. Schroeder asked Ms. Lindley if they are regulated by the Health Facilities Planning Board.

19

20 Ms. Lindley said that the assisted living part would be license through the State. She said that she contacted
21 the State and that was taken care of about a year ago. She said that the way it works is that approximately
22 four months before the opening date the State will do an initial inspection and then after you are opened they
23 issue a temporary license and after 180 days they do another inspection and if everything passes you are
24 licensed and if not then you will get another time span to fix whatever needs to be done before the license
25 could be issued. Ms. Lindley said that she had been an executive director and in health care since 1994 so
26 this is not her first time going through this.

27

28 Mr. Schroeder asked if the Committee had any other questions and there were none.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Mr. Doenitz moved, seconded by Ms. Melin to approve the CDAP Loan for Bridle Book Adult Communities, LLC. Motion carried by voice vote

8. Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and-one half miles from the municipality

Mr. Hall said that last Wednesday the Policy Committee recommended to the full Board the adoption of a resolution calling for a change in the law concerning annexation agreements. He said that this resolution adds Champaign County to the list of counties that could vote to retain jurisdiction outside the mile-and-a-half and also provides for local intergovernmental agreements. He said that was the same resolution that was approved by St. Joseph, Savoy, and the City of Champaign. Mr. Hall said that Urbana was considering it last night but he had not heard the results of their action but it was recommended for approval by staff so hopefully the City Council passed it. Mr. Hall said that Rantoul has it on their agenda for February 12th so at this time the major municipalities support this. He said that Mahomet and Tolono had not passed a resolution and so far they did not have anything on their agendas. Mr. Hall said that in previous discussions with this Committee it was mentioned that if we did not get all of those municipalities behind it there might not be support for it but so far it looks like there is support for it and it is on the full Board agenda for Thursday night. He said that this is the resolution for legislative change and once the legislative change is in place which may take a year then we could revisit the idea of intergovernmental agreements. Mr. Hall said that no one was interested in intergovernmental agreements until it was authorized by state law so that is part of the legislative change. He said that at this point we did not know if this topic needs to be carried on the committee agenda or not but the Committee could contact Tolono and Mahomet to see if they are interested in passing a resolution.

Mr. Doenitz said that he would like to see it on the agenda for updates.

Ms. Anderson asked if the County needed to contact Tolono and Mahomet.

1

2 Mr. Hall said that he did not know if they needed to be contacted however, one action of this resolution
3 requires is that all municipalities receive a copy of the resolution. He said that he did not know the best way
4 for this Committee to contact those municipalities and get them on board. He said that he was reviewing
5 minutes from the Mahomet Village Board Meeting from October and they were waiting to see the action
6 from this Committee so once they get a copy of the approved resolution that may spur the to take action.

7

8 Ms. McGrath said that since the shell bill was developed the City of Champaign has been in contact with all
9 the municipalities.

10

11 Mr. Schroeder asked Ms. McGrath if any of the local legislators have been on board with this.

12

13 Ms. McGrath said that Representative Jakobsson and Representative Rose indicated that they would be in
14 support of this resolution. She said that also they are looking at setting up a legislative session for either the
15 last week of February or the first week of March but are waiting to see when people are available.

16

17 Mr. Schroeder asked Ms. McGrath if there was anyone from the Senate contacted.

18

19 Ms. McGrath said that Senator Frerichs has been contacted but she did not know if Senator Righter had been
20 contacted.

21

22 Mr. Schroeder asked the Committee if there were any other questions or comments and there were none.

23

24 **9. Champaign County Land Resource Management Plan**

25

26 Ms. Monte said that this Thursday would be the sixth Steering Committee Meeting and they had been
27 working on Stage Two Policy Framework Development. She said that in addition, they had been
28 interviewing the twelve municipalities that had adopted comprehensive plans and so far we have gone

1 through ten interviews to discuss the extraterritorial jurisdiction and overlapping planning jurisdiction and to
2 identify concerns and get some feedback from those municipal representatives. She said that they formulated
3 a survey of eight questions that is open-ended to get more feedback from Township Supervisors as well as a
4 Trustee from each Township. She said that the survey will also be distributed to each Township Road
5 Commissioner and Township Plan Commission Chair. Ms. Monte said that a slightly adjusted version of the
6 same survey would be sent to all municipal and village presidents within the county. She said that at this
7 Thursday's meeting they will launch into some initial sorting and consolidating of some land use policies
8 and get started on considering some possible policy framework models. She said there will be a three part
9 workshop in April with two group exercises and a wrap-up session at the end.

10
11 Ms. Melin asked Ms. Monte if the April workshop would be a one day event in one place.

12
13 Ms. Monte said that there will be two workshops for the public, one will be Tuesday April 1st and the other
14 will be Saturday April 5th.

15
16 Ms. Melin said that she spoke with Susan Chavarria about ways you are planning to notify the public.

17
18 Ms. Monte said that she realized they have eight weeks until the workshops so we are serious about starting
19 the public information campaign. She said that they have several ideas and are open to additional ideas if the
20 Committee wants to share those. She said that their ideas include public service announcements, media
21 interviews, press releases, people from the farm bureau and seed companies.

22
23 Ms. Melin said that she spoke with Ms. Chavarria regarding an informal party with neighbors to discuss
24 other ideas with each other. She said that the reason she thought about that was because neighbors are more
25 likely to share ideas. She said that she thinks that Hal Barnhart would be interested in something like this.

26
27 **10. Champaign County Pre-Disaster Mitigation Plan**

1 Ms. Monte said that they are in the third month of the sixth month organizing resources and during this time
2 they were contacting municipalities within the county and in addition the University of Illinois and Parkland
3 College also has been invited to participate in this plan. She said that they are nearly complete in filling spots
4 for our Planning Team she but still have some open slots. Ms. Monte said that she wanted to keep it limited
5 to a twelve member team. She said that she had not scheduled a Planning Team meeting but if possible it
6 probably will be the second week of March. She said that at the next ELUC Meeting the Committee would
7 get something in their packet describing more about the structure and the process.

8
9 Ms. Anderson asked Ms. Monte if this is done with FEMA involvement.

10
11 Ms. Monte said yes and Bill Keller is the Chair of the Planning Team

12
13 **11. Monthly Report (January, 2008)**

14
15 Mr. Hall distributed copies of the Monthly report. He said that the Department started the year with only
16 eleven zoning cases pending at the ZBA and the permitting is about where you would expect for January and
17 this is comparable to last year. He said that they made some headway as far as inspections in January and
18 actually ended January with fewer back log of enforcement cases than we had at the beginning of the month.
19 He said that he is hoping to make a significant impact by the end of the year.

20
21 **Ms. Wysocki moved, seconded by Mr. Jones to accept and place on file the January 2008, Monthly**
22 **Report. Motion carried by voice vote.**

23
24 **12. Other Business**

25
26 Ms. Wysocki said that in case the Committee was not aware the Clinton Landfill Resolution was defeated at
27 Dewitt County. She said that she did not know what other recourse the developers have regarding that site
28 but the DeWitt County Residents spoke loud and clear.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Mr. Langenheim asked if anything else will happen or will that stop it.

Ms. Wysocki said that she did not know.

Mr. Doenitz said that if he remembered correctly it was not binding.

Ms. Monte said that the electronics computer recycling is on April 19th with Mac's Recycling but they are still looking for a site.

13. Determination of items to be placed on the County Board Consent Agenda

Mr. Schroeder said that Item #6 would be on the Consent Agenda.

14. Adjournment

Mr. Langenheim moved, seconded by Mr. Doenitz to adjourn the meeting. Motion carried by voice vote.

The meeting adjourned at 7:42pm.

Respectfully submitted,

Secretary to the Environment and Land Use Committee