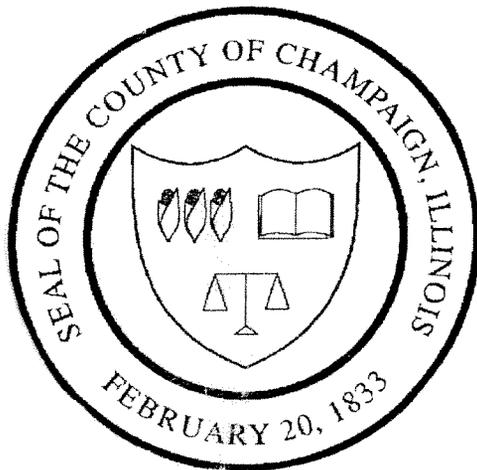


*Environment
& Land Use Committee
Agenda*

April 14, 2008



7:00 p.m.

*Lyle Shields Meeting Room
Brookens Administrative Center
1776 East Washington, Urbana, IL 61802
(217) 384-3708*

AGENDA

Champaign County Environment & Land Use Committee

Date: April 14, 2008

Time: 7:00 P.M.

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

Members:

*Jan Anderson, Chris Doenitz, Matthew Gladney,
Brad Jones, Ralph Langenheim, Carrie Melin, Steve
Moser, Jon Schroeder (VC), Barbara Wysocki (C)*

Phone: (217) 384-3708

AGENDA *Old Business shown in Italics*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (March 10, 2008) 1 thru 8
4. Correspondence 9 thru 10
 - A. IEPA Notice of Public Hearing: The Andersons Ethanol Champaign, LLC. 11
 - B. Champaign County Computer & Electronics Recycling Event 12 thru 15
 - C. Water Governance Solutions for Illinois Conference
5. Public Participation
6. Updates: 16
 - A. *Champaign County Land Resource Management Plan* 17 thru 18
 - B. *Champaign County Hazard Mitigation Plan*
 - C. *Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and-one half miles from the municipality and House Bill 2518 (information to be distributed at meeting)*
 - D. *Senate Bill 2022* 19
7. Zoning Case 596-AT-07 Petitioner: Champaign County Zoning Administrator 20 thru 30

Request: Amend the Champaign County Zoning Ordinance as follows:

 - A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.
 - B. Add the use "Township Highway Maintenance Garage" to Section 5.2 Table of Authorized Uses and authorize as follows:
 1. Authorize by-right in the B-1, B-4, B-5, I-1 and I-2 Zoning Districts.
 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if:
 - (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and
 - (b) only if located more than one-and-one half miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and

ENVIRONMENT AND LAND USE COMMITTEE AGENDA
APRIL 14, 2008
PAGE 2

Zoning Case 596-AT-07 cont:

(c) the use complies with other standard conditions that apply to all Special Use Permits; and otherwise authorize by Special Use Permit.

3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.

8. Monthly Report (March, 2008)

(information to be distributed at meeting)

9. Other Business

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

11. Adjournment

MINUTES OF REGULAR MEETING

Champaign County Environment & Land Use Committee	DATE:	March 10, 2008
Champaign County Brookens Administrative Center	TIME:	7:00 p.m.
Urbana, IL 61802	PLACE:	Lyle Shields Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Chris Doenitz, Steve Moser, Brad Jones, Ralph Langenheim, Carrie Melin, Jan Anderson, Barbara Wysocki (C), Jon Schroeder (VC)

OTHER COUNTY BOARD MEMBERS PRESENT: None

MEMBERS ABSENT: Matthew Gladney

STAFF PRESENT: John Hall, Leroy Holliday

OTHERS PRESENT: Brent Rose (Regional Planning Commission), Susan McGrath (Senior Assistant States Attorney), Susan Chavarria (Regional Planning Commission)

DRAFT

1. Call to Order, Roll Call

Ms. Wysocki called the meeting to order at 7:00 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Langenheim moved, seconded by Ms. Melin to approve the agenda as submitted. Motion carried by voice vote.

3. Approval of Minutes (February 11, 2008)

Ms. Anderson moved, seconded by Mr. Jones to approve the minutes dated February 11, 2008, as amended. Motion carried by voice vote.

4. Public Participation

None

1
2 **5. Correspondence**
3

4 **Mr. Langeheim moved, seconded by Mr. Jones to accept and place on file the Mahomet Aquifer**
5 **Meeting No. 57, December 10, 2007, and Mahomet Aquifer Meeting No. 58, February 19, 2008,**
6 **agenda. Motion carried by voice vote.**
7

8 **6. CDAP Loan: Copeland Brothers, Inc.**
9

10 Brent Rose of the Regional Planning Commission said that this is a new company and is in need of a new
11 heavy duty truck and working cash. He said that the truck would be either a ¾ ton or a one ton diesel with
12 low miles with a compressor and crane. He said that it cost about 40 to 50 thousand dollars but they are still
13 shopping around. He asked if there were any questions.
14

15 Ms. Anderson asked Mr. Rose if the funds they approved at the last meeting have already been obligated.
16

17 Mr. Rose said that loan had not closed yet and we are waiting for additional funds. He said that the RPC has
18 another fund that could be used if we need to until additional CDAP funds are received.
19

20 Ms. Wysocki asked Mr. Rose if the current work force of this company is the two brothers.
21

22 Mr. Rose said yes because it is slow but they pick up in the summer. He said that they normally have four
23 fulltime workers with a lot of detasseling jobs. He said that there are part time employees as well but he
24 would have to figure up the hours because they are seasonal.
25

26 Ms. Wysocki asked if this is more than a two person operation.
27

28 Mr. Rose said yes.
29

30 Ms. Wysocki said that she has done detasseling work before and asked Mr. Rose if it had changed much over
31 the years.
32

33 Mr. Rose said not really
34

35 Ms. Melin asked Mr. Rose who is Jennifer Copeland.
36

37 Mr. Rose said that she is the wife and a 50% owner but she does not work there they were using her money
38 to help guarantee the loan as well although she is not involved in the business.
39

40 Ms. Melin asked Mr. Rose if the brother invested any money in the business.
41

42 Mr. Rose said that the brother did not invest any money he just works there.

1
2 **Mr. Doenitz moved, seconded by Mr. Jones to approve the CDAP loan for Copeland Brothers, Inc.**
3 **Motion carried by voice vote.**
4

5 **7. Zoning Case 596-AT-07 Petitioner: Champaign County Zoning Administrator**

6 Request: **Amend the Champaign county Zoning Ordinance as follows:**

7 **A. Add as a standard condition for any Special Use Permit that all exterior**
8 **lighting must be full cutoff type lighting fixtures with limited output and**
9 **other relevant restrictions.**

10
11 **B. Add the use “Township Highway Maintenance Garage” to Section 5.2 Table**
12 **of Authorized Uses and authorize as follows:**

- 13 **1. Authorize by-right in the B-1, B-4, B-5, I-1 and I-2 Zoning Districts.**
- 14 **2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only**
15 **if: (a) the use is not located within 150 feet of an existing dwelling unless**
16 **separated by a public right-of-way; and (b) only if located more than**
17 **one and one-half miles from the corporate boundary of a municipality**
18 **that has adopted a comprehensive plan; and (c) the use complies with**
19 **other standard conditions that may apply to all Special Use Permit; and**
20 **otherwise authorize Special Use Permit.**
- 21 **3. Authorize only by Special Uses Permit in the CR and all R Zoning**
22 **Districts.**

23
24 Mr. Hall said that this was before the Committee a few months ago for direction and at the time the
25 Committee’s direction was based on the staff proposal to establish lighting requirements for Special Use
26 Permits within 1000 feet of any residence and to make this change for Township Highway Maintenance
27 Garages. He said that the ZBA thought that the lighting requirements should apply for all Special Use
28 Permits anywhere in the County’s zoning jurisdiction and they felt strongly about that so it was re-advertised
29 and what’s in front of the Committee is not based on any 1,000 foot separation but any Special Use Permit in
30 any zoning district regardless of how close it is to a residence would be required to have full cutoff type
31 exterior lighting. He said that this condition could be waived by the Zoning Board if the petitioner makes the
32 case.
33

34 Mr. Hall said that in regards to the maintenance garage amendment it is exactly as it was seen originally. He
35 said that any Township Highway Maintenance Garage that is at least 150 feet from a dwelling and is not
36 located within a municipal ETJ area and complies with the other standard conditions would be a “by right”
37 use and would not need a public hearing. Mr. Hall said that there are two facilities that were anticipating
38 Special Use Permits this year and the memo in front of you would make those things happen without a
39 hearing. Mr. Hall said that neither the City of Champaign nor the City of Urbana had commented on this but
40 we have to wait thirty days after the ZBA hearing to give Townships a chance to comment although he didn’t
41 expect them to.
42

1 Ms. Anderson asked Mr. Hall to explain full-cutoff lighting.

2
3 Mr. Hall said that full-cutoff lighting means all the lighting is directed down with none being allowed to go
4 up, so if the lamp is set back into the fixture that would be a full cutoff. He said that fully-shielded lighting
5 could still allow light to go upward into the sky. He said that he had spent some time trying to identify the
6 cost impact of the full cutoff verses the fully shielded and we could not identify what that cost impact would
7 be. He said that the main thing is that there are fewer lighting fixtures that are full-cutoff type but it is a
8 growing trend and it is easier now to find full-cutoff type lighting fixtures but they are a little more
9 expensive but it is impossible to characterize what the price difference is.

10
11 Mr. Hall said that with certain uses like ball parks and outdoor recreational facilities there would have to be a
12 waiver because you cannot illuminate large areas with full-cutoff lighting but you would expect other
13 conditions regarding how late the lights are on and things like that so we would have to deal with those on a
14 case by case bases.

15
16 **Mr. Schroeder moved, seconded by Mr. Doenitz to defer Zoning Case 596-AT-07 until next month.**
17 **Motion carried by voice vote.**

18
19 **8. Proposed Intergovernmental Agreement regarding development pursuant to municipal**
20 **annexation agreement that is more than one-and-one half miles from the municipality**

21
22 Mr. Hall said that they had the legislative reception and most of the representatives were there. He said that
23 he apologized for not putting it on the County's schedule. He said that he went to Springfield last week with
24 Trisha Crowley and thought that the bill would be on the House Committee agenda but it was not. He said
25 that he found out today that the bill they had requested will be HB2518 and it will not be at a committee
26 hearing and that it would have to be amended on the floor. Mr. Hall said that he and Ms. Crowley are
27 working with Representative Jakobsson. Mr. Hall said that Representative Rose has co-sponsored a bill with
28 Representative Poe from Sangamon County which would if passed fix most of our problems but will not
29 include the language about the intergovernmental agreement and that bill will be opposed by the Illinois
30 Municipal League.

31
32 Mr. Langeheim asked Mr. Hall why would the Illinois Municipal League object to this.

33
34 Mr. Hall said that the reason they are not objecting for our county is because we have the support of our local
35 municipalities and those municipalities are clients of the municipal league and in regards to the bill for all
36 counties, most of the counties in Illinois do not have zoning so he could see why they would oppose that
37 rather than just limiting that to just counties that have zoning.

38
39 Ms. Melin asked Mr. Hall when did he think this will be back before the Board.

40
41 Mr. Hall said that he had no idea but he will keep in touch with representative Jakobsson's Office.

9. Champaign County Land Resource Management Plan

Susan Chavarria said that they are in Stage Two Policy Framework of the Land Resource Management Plan. She said that there will be two public workshops the first week of April and she put flyers in the Board member’s mail boxes today. She said that the first workshop will be Tuesday April 1st from 6:00pm to 8:30pm and the second one on Saturday April 5th from 9:00am to 11:30am and the goal is to get some input about policy statements and a future land use map for the County.

Ms. Melin asked Ms. Chavarria if there will be an electronic version of this as well.

Ms. Chavarria said yes, it has been out there for about a week now.

Ms. Chavarria said that they also put out yard signs throughout the area about the workshop.

Mr. Schroeder said that he thanks Ms. Wysocki for writing a letter to the editor clarifying what the Land Resource Management Plan is.

10. Champaign County Pre-Disaster Mitigation Plan

Ms. Chavarria said that they have a twelve member planning team with Bill Keller from ESDA being the Chair. She said that they have representation from Parkland, City of Champaign, CU Public Health, City of Urbana, Village of Savoy, Village of Mahomet, Village of Rantoul and Village of St. Joseph. She said that Planning Team Meetings are the first Thursday of each month with the first meeting on April 3rd at 10:30am. Ms. Chavarria said that they don’t have a location for the meeting as of yet but she will send out notification as soon as a location is confirmed. She said that there are five other communities that had not responded to the invitation to participate for this multi jurisdictional plan so they are following up on that as well. She said that they are getting the agenda prepared and also putting the website together and to see what the content should be for this mitigation plan process.

Ms. Wysocki asked the Committee if there were any questions regarding Item 10 and there were none.

11. Update on County Electronics Recycling Event

Ms. Chavarria said that the 2nd annual County Electronic Recycling Day will be April 19th from 9:00am to 3:30pm. at the U of I Materials Recycling Facility at 10 E. St. Mary’s Road in Champaign. She said that for the first time the University will be collaborating and helping us out with this event.

12. Senate Bill 2022

Mr. Hall said that Senate Bill 2022 was put on the agenda not because it poses any type of immediate action or concern for the County but it is proposing to amend the municipal code not the county code but it is targeted at zoning cases in the unincorporated area so there is a chance that it might be amended to be

1 applicable to the Counties Code. He said that the proposed bill would require notification by certified mail of
2 all landowners within one and one- half miles of any parcel in the unincorporated area on which a zoning
3 change or a Special Use is proposed. Mr. Hall said that the County spent approximately \$99.84 in 2006 on
4 notices but if this bill passes and is applied to the Counties Code that amount would have been
5 approximately \$27,545.00 and after talking with the States Attorney a return receipt would be required so
6 that number would double to over \$54,000.00. He said that this change goes beyond the postcard notices and
7 legal ads which we are presently doing at this time.

8
9 Mr. Langenheim asked Mr. Hall if he knew how many cases this would apply to in the unincorporated area.

10
11 Mr. Hall said that at this point the cost would only apply to municipalities but he is not sure how many cases
12 this would actually apply to but it would not affect anything that we do right now.

13
14 Mr. Langenheim asked if this only applies to the people who live in the one and one- half mile area.

15
16 Mr. Hall said that it would apply to any unincorporated area so if any municipality that goes outside the mile
17 and a half this would apply too.

18
19 Mr. Jones asked Mr. Hall if anyone asked Mr. Frerichs why he sponsored this or what is the advantage of it.

20
21 Mr. Hall said that he did not know.

22
23 Mr. Jones asked Mr. Hall if anyone shared the concern regarding the cost with Mr. Frerichs.

24
25 Mr. Hall said that these costs were put together by the RPC and he is not sure if they shared this information
26 with Mr. Frerichs.

27
28 Ms. Wysocki said that Mr. Frerichs was at the last Farm Bureau meeting and she heard Mr. Frerichs say that
29 the reason he was going for certified mail was because often times people most affected by changes don't
30 seem to get regular mail notices if in fact they are sent out so therefore, it encourages them to be active after
31 the fact. She said that this way if they got notification they could respond at the beginning of the process. She
32 said that there were several around the table at the meeting who thought that this would not be an effective
33 way to make that happen and some expressed some concern that if this has an impact on our situation to the
34 point of going from \$100.00 to \$27,000.00 it would certainly have an impact in some of the collar counties
35 that are more densely populated.

36
37 Mr. Schroeder said that he understands what Mr. Frerichs is getting at but what is good for the goose is good
38 for the gander. He said that he has the same thing we fight out here as local legislators and tax payers. He
39 said that they should notify us the people before they take anything to Committee and how it affects
40 everybody. He said that often times we do not have any idea what's coming through legislation before it's
41 too late and then when we try to get our representatives involved they tells us it is too late it has already gone
42 through Committee.

1
2 Ms. Wysocki asked Ms. McGrath if the Municipal Code takes precedence over the Counties Code.

3
4 Ms. McGrath said that it does not take precedence and there are different parts of the statutes that control
5 different jurisdictions. Ms. McGrath said that the Municipal Code does not trump the Counties Code and she
6 thinks that it was intended not just outside of the mile and a half but for within the one and one-half mile as
7 well. She said that although they are saying certified mail that still does guarantee the people are going to
8 receive the certified mail either because some people do not pick up certified mail. She said that there are
9 other ways certified mail can be sent for instance, restricted certified mail, certified mail return receipt
10 requested, certified mail can't be forwarded, so there should be clarity as to what they mean. Ms. McGrath
11 said that even when they say landowners are they talking about anyone that is a landowner of record or the
12 land owner who pays the taxes which is sometimes different. She said that there are definitely some
13 problems with this even if it only applies to the Municipal Code.

14
15 Ms. Wysocki asked would it be appropriate to draft a letter to Mr. Frerichs raising some of these concerns.

16
17 Ms. Melin said that if we were to do that we could offer some suggestions.

18
19 Mr. Schroeder said that for \$54,000.00 we could hire someone to go around and knock on doors and to
20 contact the people and even still you may not reach everyone. He said that you can only do so much for
21 people and they have to give a little effort too.

22
23 Mr. Langeheim asked Mr. Hall what is the stimulus behind all of this.

24
25 Mr. Hall said that he is not sure but in the rural areas when you have rezonings and Special Use Permits
26 there is one good reason to send notices for at least a mile around the subject property because a mile is the
27 greatest distance for the separation under the Illinois Livestock Management Facilities Act. Mr. Hall said
28 that we always miss them in RRO cases and do send the notices once we know about them but that would be
29 one good reason to send notices for up to a mile. He said that in his view it does not have to be anymore than
30 just a postcard.

31
32 Mr. Schroeder said that if a postcard is not going to get to them how will a certified letter get to them
33 because the address would be the same.

34
35 **Mr. Schroeder moved, seconded by Mr. Moser for Mr. Hall and Ms. McGrath to draft a letter to**
36 **Senator Frerichs regarding the concerns the County has with Senate Bill 2022. Motion carried with**
37 **voice vote.**

38
39 **13. Monthly Report**

40
41 Mr. Hall distributed copies of the monthly report. Mr. Hall said that this February was like last February in
42 terms of the number Zoning cases and the number of permits.

- 1
- 2 Ms. Wysocki asked Mr. Hall if there was anything out of the ordinary.
- 3
- 4 Mr. Hall said that in February our inspection staff had been ill and we had a lot of people out in February.
- 5
- 6 **14. Determination of items to be placed on the County Board Consent Agenda**
- 7
- 8 Ms. Wysocki said that Item #6 would be on the Consent Agenda.
- 9
- 10 **15. Adjournment**
- 11
- 12 **Mr. Langenheim moved, seconded by Ms. Anderson to adjourn the meeting. Motion carried by voice**
- 13 **vote.**
- 14
- 15 The meeting adjourned at 7:42pm.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

eluc\minutes\minutes.fm

**Please post through
June 4, 2008**

**Illinois Environmental Protection Agency (IEPA)
Notice of Public Hearing**

The Andersons Ethanol Champaign, LLC

Public Hearing

Monday May 5, 2008 6 p.m.

**Building D (south side of campus) Room D244
Parkland College
Champaign, Illinois**

The IEPA Bureau of Water has prepared a draft National Pollutant Discharge Elimination System (NPDES) permit for The Andersons Ethanol Champaign, LLC. The address of the applicant is POB 119, Maumee, Ohio, and the facility location is in Champaign County, 3515 N. Staley Road, Champaign, Illinois.

Andersons is a new ethanol plant designed to produce 110 million gallons of ethanol annually. The facility has applied for an NPDES permit to discharge an average of 720,000 gallons of wastewater per day. Wastewaters to be discharged include cooling tower blowdown, water treatment wastes, reverse osmosis reject water, filter backwash and water softener regeneration water. The wastewaters will be collected in a detention pond before discharge to the Kaskaskia Ditch.

The Kaskaskia Ditch (segment O-37) is the name for the upper reach of the Kaskaskia River and is classified for general use water. Segment O-37 is cited in the *2006 Illinois Integrated Water Quality Report and Section 303(d) List* as impaired for fish consumption. The listed cause of impairment is PCBs the source of which is unknown.

The IEPA has made a tentative determination to issue this five-year NPDES permit for discharge into waters of the state in accordance with 35 Illinois Administrative Code Subtitle C (*Water Pollution*), the Illinois Environmental Protection Act and the federal Clean Water Act.

The public notice/fact sheet which contains the draft antidegradation assessment and the draft NPDES permit can be viewed on the IEPA website:

<http://www.epa.state.il.us/public-notices/2007/andersons-ethanol/index.pdf>

Inquiries about permit number IL0078476 should be directed to Permit Engineer Darin LeCrone, IEPA Bureau of Water Permit Section, 1021 North Grand Avenue East, Springfield, Illinois 62794-9276, phone 217-782-0610, or e-mail Darin.LeCrone@Illinois.gov.

The hearing will be held under the provisions of 35 Illinois Administrative Code 166, *Procedures for Permit and Closure Plan Hearings*, which can be obtained online at <http://www.ipcb.state.il.us/documents/dsweb/Get/Document-11865>.

Requests for special needs interpreters must be made to the IEPA hearing officer by **April 4, 2008**. Testimony at the hearing is limited to the draft NPDES permit.

The IEPA welcomes substantive written comments. **Written comments must be postmarked or e-mailed** (e-mails should specify IEPA hearing in subject line) **by midnight, June 4, 2008, when the hearing record closes**. The hearing record is a file containing the hearing transcript and written comments. Comments need not be notarized and should be sent to:

Hearing Officer Christine Davis #15
Illinois Environmental Protection Agency
1021 North Grand Avenue East
P. O. Box 19276
Springfield, IL 62794-9276
Phone 217-782-3362
E-mail Christine.Davis@Illinois.gov

TDD (hearing impaired) 217-782-9143

The Andersons hearing was originally set for March 25, 2008, and now is scheduled for May 5, 2008.

CHAMPAIGN COUNTY Computer & Electronics Recycling Event

Date: **Saturday, April 19th** **Rain or Shine!**

Time: **9 AM - 3:30 PM**

Location: **U of I Materials Recycling Facility**
10 E. St Mary's Rd., Champaign

Items Accepted:

Computers/PCs

Stereo Equipment

Monitors

Copiers

Printers/Scanners

PC Peripherals & Loose Hardware

Video Conferencing Equipment

Networking Equipment/Servers

Televisions: 6"-19" (\$5 fee, \$10 fee if case is wood)

20"-27" (\$10 fee, \$20 fee if case is wood)

28" and up (\$20 fee, \$30 fee if case is wood)

Wood Consoles/Projection Consoles (\$50 fee)

Entertainment Equipment

Telephones/Cell Phones

Answering Machines

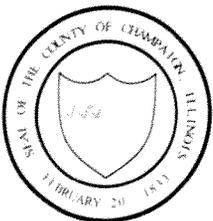
Circuit Boards

MP3 Players

DVD Players/VCR's

Digital Cameras

More Information: Call **(217) 328-3313**





Beyond Showerheads and Sprinklers: Water Governance Solutions for Illinois

THIS CONFERENCE IS SPONSORED BY OPENLANDS, METROPOLITAN PLANNING COUNCIL, AND THE PAUL SIMON PUBLIC POLICY INSTITUTE.

Friday, May 16, 2008 • Union League Club of Chicago • 65 West Jackson Boulevard • Chicago

A 2006 executive order required the Ill. Dept. of Natural Resources to create a statewide framework for regional water supply planning and launched two regional water supply planning initiatives in northeastern and central Illinois. The state framework is expected to delineate the appropriate roles and responsibilities of governments, utilities, and water users in creating effective water resource planning.

“Beyond Showerheads and Sprinklers” will spark discussion and decision-making about the complex public-private governance relationships needed to manage water supply. Expert speakers will provide intriguing perspectives that engage conference participants in the shared task of identifying workable water governance strategies for Illinois. These contributions will inform a white paper outlining possible courses of action as Illinois moves toward a statewide framework for regional water supply planning.

“Beyond Showerheads and Sprinklers” is designed for state and local officials, agricultural and industrial water users, planners, utility representatives, conservation specialists, wastewater and stormwater management professionals, and other stakeholders.

OPENING REMARKS

9:00 – 9:15 a.m.

ILLINOIS WATER SUPPLY PLANNING INITIATIVE AND CONFERENCE OBJECTIVES

KEYNOTE ADDRESS

9:15 – 10:00 a.m.

WHERE DOES ILLINOIS STAND IN THE GLOBAL WATER PICTURE?

Peter Gleick, Ph.D., President, Pacific Institute for Studies in Development, Environment and Security, Oakland, Calif.

Dr. Gleick is an internationally recognized water expert on connections between water and human health, impacts of climate change, sustainable water use, privatization and globalization, and conflicts over water resources. He has been selected as a MacArthur Fellow and is a member of the National Academy of Sciences.

WHERE WE ARE NOW

10:00 – 10:45 a.m.

MOVING FORWARD WITH THE ILLINOIS WATER SUPPLY PLANNING INITIATIVE

Developing a Framework for Illinois Water Supply Planning and Management

Gary Clark, Director, Ill. Office of Water Resources, Ill. Dept. of Natural Resources

Northeastern Illinois Water Supply Issues, Needs and Planning Status

Bonnie Thomson Carter, Chair, Regional Water Supply Planning Group of Northeastern Illinois

East Central Illinois and Mahomet Aquifer Issues, Needs and Planning Status

Brent O'Neill, Chair, East Central Illinois Water Supply Planning Committee

BEST PRACTICES

11:00 a.m. – 12:00 p.m.

BEST PRACTICES FOR FUTURE USE AND FUTURE USERS

Effective Conservation Strategies: Suppliers, Users and Land Development Policy

Mary Ann Dickinson, Executive Director, Alliance for Water Efficiency

Ms. Dickinson has an extensive background with water resource management jurisdictions and water utilities. She is a founder of the Alliance for Water Efficiency, which promotes sustainable water use and conservation throughout the United States and Canada.

Agriculture and Biofuels: Advancing Water Management and Agricultural Sustainability in Illinois

Otto Doering, Ph.D., Professor, Dept. of Agricultural Economics, Purdue University

Prof. Doering is a public policy specialist and served in several advisory capacities for the U.S. Dept. of Agriculture. He has authored books on the 1996 Farm Bill and effects of climate change on agricultural production systems. He served on the National Academy of Sciences Committee for Water Implications of Biofuels Production in the United States.

Water Resource Governance: Metropolitan and Rural Area Experience in Minnesota

Kent Lokkesmoe, Director, Division of Water, Minnesota Dept. of Natural Resources

Mr. Lokkesmoe oversees water policy, research, technical assistance and planning, and resource management functions for the State of Minnesota. The development of Minnesota's approach to comprehensive water resource management can inform water supply planning and the development of public-private governance structures in Illinois.

LUNCHEON ADDRESS

12:15 – 1:30 p.m.

THE GREAT LAKES: PROTECTING AND MANAGING AN IMPERILED INTERNATIONAL RESOURCE

Samuel W. Speck, Ph.D. former Director of the Ohio Dept. of Natural Resources

Dr. Speck served as chair of the Great Lakes Commission, as well as chair of the Water Management Working Group of the Council of Great Lakes Governors. He played a pivotal role in the development of the Great Lakes Compact.

CONFERENCE WHITE PAPER PRESENTATION

1:45 – 2:30 p.m.

GOVERNANCE STRATEGIES FOR STATES AND REGIONS

Jack Wittman, Ph.D., President, Wittman Hydro Planning Associates, Inc., Bloomington, Ind.

Dr. Wittman is a nationally recognized watershed hydrologist and groundwater scientist who advises localities and water suppliers on policies and strategies for protecting and conserving water supplies. He serves on the Indiana State Water Shortage Task Force and is a member of the American Water Works Association's Water Utility Council. He has prepared a white paper that will be the subject of his presentation.

DEVELOPING CRITERIA AND NEXT STEPS

2:30 – 3:30 p.m.

PUBLIC-PRIVATE WATER GOVERNANCE IN ILLINOIS

The audience will have the opportunity to interact with conference speakers to discuss and shape the white paper.

TIME & DATE

FRIDAY, MAY 16, 2008

8:00 a.m. to 3:30 p.m.

REGISTRATION

Register online at www.metroplanning.org/calendar. Space is limited. Please register early.

COST

An early registration fee of \$45 (before April 15) covers food and beverage throughout the conference. After April 15, registration costs \$50; the deadline to register is May 12.

QUESTIONS

For additional information please contact Josh Ellis, Metropolitan Planning Council, at (312) 863-6045 or jellis@metroplanning.org; or Lenore Beyer-Clow, Openlands, at (312) 863-6264 or lbeyer-clow@openlands.org.

LOCATION

**THE UNION LEAGUE CLUB
65 WEST JACKSON BLVD.
CHICAGO**

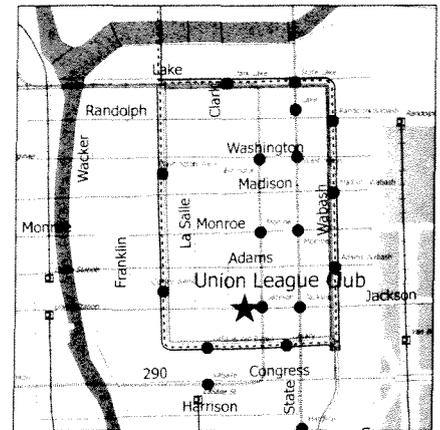
The Union League Club is located on Jackson Boulevard (one-way heading east toward Lake Michigan) on the southwest corner of Jackson and Federal Street. A large self-park facility is located immediately south of the Club on Federal Street. The Club is eight blocks east of the Kennedy Expressway (I-90/94) and three blocks west of Michigan Avenue. Jackson Boulevard is served by CTA buses from Union Station and the Ogilvie Transportation Center. It is a very short walk from the Metra Rock Island Station at LaSalle Street and from the Metra Electric and South Shore Line station at Michigan Avenue and Van Buren Street. CTA stations for all lines are within two blocks of the conference site.

DRESS CODE

The Union League Club has a "Business Casual" dress code requirement. Jackets and ties are not required, but shirts must have collars. Athletic attire and jeans are prohibited.

LODGING

The project sponsors can assist in making lodging arrangements at the Union League Club. For assistance please contact Richard Mariner at (312) 863-6041.



METROPOLITAN PLANNING COUNCIL



openlands
conserving nature for life

TO: Environment and Land Use Committee

FROM: Susan Chavarria, CCRPC Community Development Manager

DATE: April 8, 2008

RE: Champaign County Land Resource Management Plan (LRMP) Update

Workshop Update

Approximately 120 people participated in the two LRMP Public Workshops held April 1st and 5th at the First Christian Church in Champaign. Workshop materials are available on the 'LRMP Documents' webpage at www.ccrpc.org.

Policy Framework Status

The LRMP Steering Committee is scheduled to recommend a single set of land use and resource management related goals, objectives and policy statements to ELUC and the County Board at a study session this coming August.

The Committee has begun its review of preliminary draft goals. These draft goals are based on: the County's 1977 Land Use Goals; 2002 and 2005 Land Use Regulatory Policies (LURP); related Goals from *our future.here. A Vision for Champaign County*; and state-of-the-art planning principles related to sustainability. The draft goals represent "the ideal future to which the County aspires".

Early this May, the Committee (and *ex-officio* ELUC members) will be mailed the next packet of LRMP information containing:

- 1) feedback regarding the interview results of the municipal and township representatives.
- 2) feedback regarding the outcome of the public workshops conducted this April.
- 3) further proposed development of the draft goals, to include:
 - draft corresponding objectives
(note: 'objectives' are tangible, measurable outcomes leading to the achievement of a goal.)
 - draft policy alternatives for consideration, as time allows
(note: 'policies' are statements of actions or requirements judged to be necessary to achieve goals and objectives.)

The next LRMP Steering Committee is scheduled to occur Thursday, June 12, 2008 at 7:30 a.m. in the RPC Dimit Conference Room, Brookens Administrative Center, Urbana.



TO: Environment and Land Use Committee
FROM: Susan Monte, HMP Project Manager
DATE: April 9, 2008
RE: **Champaign County Hazard Mitigation Plan (HMP) Update**

Multiple Jurisdictions Participating

All municipal jurisdictions in the County were invited to participate in the development of a multi-jurisdictional HMP and the response has been positive. Sixteen smaller municipal jurisdictions submitted executed resolutions authorizing the Champaign County Regional Planning Commission to prepare the HMP on their behalf. Three remaining smaller municipal jurisdictions in the process of responding include: Tolono, Sadorous and Allerton. The five largest municipalities agreed to participate with a representative on the HMP Planning Team. Both the University of Illinois at C-U and Parkland College agreed to participate in development of the HMP, also with a representative on the HMP Planning Team.

By participating in the development of the HMP, jurisdictions will be eligible to apply for Federal Emergency Management Agency (FEMA) funds that are available through the Hazard Mitigation Grant Program. The types of projects funded by this program include:

- retrofitting structures to protect them from floods, high winds, earthquakes, or other natural hazards
- constructing certain types of minor and localized flood control projects
- constructing safe rooms inside schools or other buildings in tornado-prone areas
- acquiring and relocating structures from hazard-prone areas

HMP Planning Team

The initial HMP Planning Team meeting took place on April 3, 2008. Planning Team members and their affiliation are listed on Attachment A.

The Planning Team reviewed the FEMA requirements to be met during the HMP planning process and the benefits of a multi-jurisdictional HMP. Most of the FEMA required and recommended tasks to be completed during the initial HMP 'organization stage' have been completed.

Remaining tasks to occur within the next few weeks include:

- develop webpage
- document planning activity
- notify school districts and other stakeholders regarding HMP planning and development

HMP Timeline

The HMP development timeline began December, 2007 and is expected to continue through October, 2009. The next HMP Planning Team meeting will be held Thursday, May 8, 2008 at 10:30 a.m., at the RPC Dimit Conference Room, Brookens Administrative Center, Urbana.

Attachment A: HMP Planning Team



Champaign County Hazard Mitigation Plan

Planning Team Members

Planning Team Member	Member Affiliation
Bill Keller, Chair	Director, Champaign County Emergency Management Agency
John Barker	Acting Deputy Chief, City of Champaign Fire Department
Steve Clarkson	Emergency Management Coordinator, City of Champaign
Dan Culkin	Chief Inspector, Village of Rantoul
John Dwyer	Emergency Response Planner, Champaign Urbana Public Health District
Tony Foster	Division Chief, Prevention and Education, City of Urbana
Terry Hitt	Trustee, Village of St. Joseph
Rob Kowalski	Assistant Planning Director, City of Champaign
Jeremy Leevey	Public Education and Prevention Coordinator, Village of Savoy
Bob Mahrt	Village Planner, Village of Mahomet
Robert Myers	City Planner, City of Urbana
Todd Short	Police Officer, Division of Public Safety, University of Illinois at C-U
Von Young	Public Safety Director, Parkland College

March 20, 2007

Champaign
County
Department of

**PLANNING &
ZONING**

The Hon. Michael W. Frerichs
Senator 52nd District
118 State House
Springfield IL 62706

RE: SB2022 amending notice requirements in the municipal code for zoning changes and special use permits in unincorporated areas

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

Dear Senator Frerichs:

(217) 384-3708
FAX (217) 328-2426

I am writing to you on behalf of the Environment and Land Use Committee (ELUC) of the Champaign County Board. ELUC has directed me to share with you their concerns related to SB2022. ELUC understands that at this time, SB2022 is proposed to amend only the Illinois Municipal Code. However, it seems plausible that SB2022 could be amended to also affect the Illinois Counties Code and ELUC has concerns in that regard.

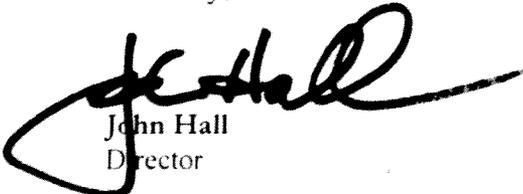
ELUC's primary concern is that if SB2022 were amended to affect the Illinois Counties Code, the amendment would very substantially increase the costs of the County's zoning program. For example, for the types and numbers of relevant zoning cases that were docketed at the Champaign County Zoning Board of Appeals in calendar year 2006, the cost of providing simple postcard notice to adjacent landowners within 250 feet of each property was only \$99.84. The notice requirements of SB2022 would increase that cost to at least \$27,544.96. Because the language of the proposed legislation is unclear as to the requirement on proof of receipt of the certified mail, the Champaign County State's Attorney's Office has also recommended that the certified mail would have to be sent return receipt requested to show proof of receipt, meaning that Champaign County's potential mailing costs would nearly double. It is doubtful that all of that tremendous cost increase could be passed along to applicants.

A related concern is the staffing impact associated with increasing the number of notices from the 49 that were actually required in 2006 to a total of 1,303 that would be required by SB2022. This tremendous increase in notices would have a direct effect on staffing requirements and further increase the costs of the County's zoning program.

Perhaps most importantly, ELUC also feels that the certified mail notice required by SB2022 would be no more effective than a simple postcard at providing effective notice to interested landowners because of the number of landowners who would either refuse or fail to pick up the certified mailing.

I appreciate your consideration of these concerns. Please let me know if I can be of any assistance to you in this matter.

Sincerely,



John Hall
Director

XC: Barbara Wysocki, Chair, Environment and Land Use Committee
Jonathan Schroeder, Vice Chair, Environment and Land Use Committee

Champaign
County
Department of

**PLANNING &
ZONING**

To: **Environment and Land Use Committee**
From: **JR Knight, Associate Planner**
John Hall, Zoning Administrator

Date: **April 9, 2008**

RE: **Zoning Case 596-AT-07**

Zoning Case 573-AM-06

**Brookens
Administrative Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
FAX (217) 328-2426

- Request **Amend the Champaign County Zoning Ordinance as follows:**
- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions.**
 - B. Add the use "Township Highway Maintenance Garage" to Section 5.2 Table of Authorized Uses and authorize as follows:**
 - 1. Authorize by-right in the B-1, B-4, B-5, I-1, and I-2 Zoning Districts.**
 - 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if (a) the use is not located within 150 feet of an existing dwelling unless separated by a public right-of-way; and (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.**
 - 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.**

Petitioner **Zoning Administrator**

STATUS

The Zoning Board of Appeals voted to "RECOMMEND ENACTMENT" of this proposed Zoning Ordinance Text Amendment at their February 28, 2008, meeting. The Approved Finding of Fact is attached.

Last month this proposed text amendment to the Zoning Ordinance was deferred to allow for municipal or township protest. No notice of protest has been received from any city, village, or township in the County.

ATTACHMENT (excerpted from Documents of Record)

- A Summary of Evidence, Finding of Fact, and Final Determination of the Champaign County Zoning Board of Appeals as approved on February 28, 2008**

AS APPROVED

596-AT-07

**FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: *{RECOMMEND ENACTMENT/ RECOMMEND DENIAL}*

Date: February 28, 2008

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance as follows:

- A. Add as a standard condition for any Special Use Permit that all exterior lighting must be full cutoff type lighting fixtures with limited output and other relevant restrictions
- B. Add the use "Township Highway Maintenance Garage" to Section 5.2 Table of Authorized Uses and authorize as follows:
 1. Authorize by-right in the B-1, B-4, B-5, I-1, and I-2 Zoning Districts.
 2. Authorize by-right in the AG-1, AG-2, B-2, and B-3 Zoning Districts only if (a) the use is not located within 150 feet of an existing dwelling; and (b) only if located more than one and one-half-miles from the corporate boundary of a municipality that has adopted a comprehensive plan; and (c) the use complies with other standard conditions that may apply to all Special Use Permits; and otherwise authorize only as a Special Use Permit.
 3. Authorize only by Special Use Permit in the CR and all R Zoning Districts.

FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **January 17, 2008, February 14, 2008, and February 28, 2008**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.

2. The need for the amendment came about as follows:
 - A. Regarding Part A, the Zoning Ordinance contains no lighting standards and the Zoning Board of Appeals (ZBA) regularly requires as a condition for nearly any Special Use Permit (SUP) that the exterior lighting not create glare on adjacent properties or the roadway. The ZBA has recently asked if the Ordinance could be amended to include standards for exterior lighting.
 - B. Two townships will be building highway maintenance garages in the coming year in the AG-1 and AG-2 Zoning Districts and both garages require a Special Use Permit. A Special Use Permit requires a public hearing at the Zoning Board of Appeals. Compared to a “by right” use which only requires a Zoning Use Permit, the need for a Special Use Permit necessarily results in a delay to the applicant of at least one month or more depending upon how many zoning cases are docketed at the ZBA.
 - C. On November 17, 2007, ELUC directed staff to prepare a text amendment to establish standards for exterior lighting for Special Use Permits (SUP’s) and to change the type of zoning approval required for township highway maintenance garages.

GENERALLY REGARDING THE EXISTING ZONING REGULATIONS

3. Existing Zoning regulations regarding the separate parts of the proposed amendment are as follows:
 - A. Regarding Part A of the proposed amendment, the *Zoning Ordinance* has no provisions or requirements for exterior lighting.
 - B. Regarding Part B of the proposed amendment:
 - (1) “Township Highway Maintenance Garage” is not currently a specific use in Section 5.2 Table of Authorized Uses.
 - (2) There are three similar uses currently in Section 5.2 Table of Authorized Principal Uses: “Municipal or GOVERNMENT BUILDING,” “Contractor’s Facility with Outdoor STORAGE and/or Outdoor OPERATIONS,” and “Truck Terminal.”
 - (3) Of the last four highway maintenance garages approved by the ZBA two were authorized as “Contractor’s Facilities” and two were authorized as detached storage buildings for township hall facilities:
 - (a) Zoning Case 211-S-90 was a request by Urbana Township for a Special Use Permit for a detached storage building for a “Municipal or GOVERNMENT BUILDING” in the CR Conservation Recreation Zoning District. It was located within one-and-one-half miles of the corporate boundary of the City of Urbana. There are dwellings on the west, north, and east sides of the property. There was one special condition that exterior lighting shall be limited to the west side of the building and shall have solid shielding to prevent glare onto Perkins Road and adjacent properties.

- (b) Zoning Case 163-S-98 was a request by Scott Township for a Special Use Permit for a Contractor’s Facility with outdoor storage in the AG-1 Agriculture District. There are three adjacent dwellings on the north side of the property. There were two special conditions imposed by the ZBA in this case. The first required that no Zoning Use Permit (ZUP) be issued for the property until a Final Plat of Subdivision (required for the subject property in this case) was approved and recorded, and the second required that no Zoning Compliance Certificate be issued until an Illinois Professional Engineer certified the as-built volume of the detention basin and provided as-built drawings of the drainage system, in compliance with the *Champaign County Stormwater Management Policy*.
- (c) Zoning Case 181-S-99 was a request by Hensley Township for a Special Use Permit for a detached storage building and future township hall facility as a “Municipal or GOVERNMENT BUILDING” in the AG-1 Agriculture District. There are dwellings to the north of the property across CR 2100N (Hensley Road). There was one special condition imposed by the ZBA in this case; it required that no ZUP be issued for the property until the Zoning Administrator determined that the provisions of the *Interim Stormwater Management Policy* would be met on the subject property.
- (d) Zoning Case 290-S-01 was a request by Rantoul Township Road District for a Special Use Permit for a Contractor’s facility in the AG-1 Agriculture District. There is a dwelling to the east and apartments to the west across the US 45 right-of-way. There were two special conditions imposed by the ZBA in this case. The first required that exterior lighting shall not produce glare onto adjacent properties or roadways, and the second required that a Type D screen be provided in accordance with the *Zoning Ordinance* to screen outdoor storage areas as they may be moved or expanded on the property.

C. The following definitions from the *Zoning Ordinance* are especially relevant to this amendment (capitalized words are defined in the Ordinance):

- (1) “GOVERNMENT BUILDING” is a BUILDING owned or formerly owned by a government agency and which was designed and constructed for a public purpose and located on the LOT on which it was originally constructed.
- (2) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (3) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein. A PLANNED UNIT DEVELOPMENT shall be considered a SPECIAL USE.

SUMMARY OF THE PROPOSED AMENDMENT

- 4. The proposed amendment establishes standards for exterior lighting for Special Use Permits (SUP’s) and changes the type of zoning approval required for township highway maintenance garages:

AS APPROVED

- A. Add the following as new paragraph D in Subsection 6.1.1 Standards and Requirements:
- (1) All Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
 - (a) All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - (b) No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
 - (c) Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - (d) The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - (e) The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.

- B. Amend Section 5.2 Table of Authorized Principal Uses, as follows:

Add "Township Highway Maintenance Garage" as a new use in the table on the row below "Municipal or GOVERNMENT BUILDING" and indicate type of use as follows:

- (1) In the CR District and all R Districts the use shall be authorized by Special Use Permit only;
- (2) In the B-1, B-4, B-5, and all I Districts the use shall be by-right; and
- (3) In the AG-1, AG-2, B-2, and B-3 Districts the use shall be authorized by Special Use Permit or by-right with reference to Footnote 17.
- (4) Add new Footnote 17, as follows:

Township Highway Maintenance Garage is authorized by-right only if:

- (a) The use is not located within 150 feet of an existing dwelling;
- (b) The use is located outside the one and one-half-mile extraterritorial jurisdiction of a municipality that has adopted a comprehensive plan; and

- (c) The use complies with all standard conditions that apply to all Special Use Permits (See Section 6.1.2).

GENERALLY REGARDING RELEVANT LAND USE GOALS AND POLICIES

5. The *Land Use Goals and Policies* (LUGP) were adopted on November 29, 1977, and were the only guidance for amendments to the *Champaign County Zoning Ordinance* until the *Land Use Regulatory Policies- Rural Districts* were adopted on November 20, 2001, as part of the Rural Districts Phase of the Comprehensive Zoning Review (CZR) and subsequently revised on September 22, 2005. The relationship of the Land Use Goals and Policies to the Land Use Regulatory Policies is as follows:

- A. Land Use Regulatory Policy 0.1.1 gives the Land Use Regulatory Policies dominance over the earlier Land Use Goals and Policies.
- B. The Land Use Goals and Policies cannot be directly compared to the Land Use Regulatory Policies because the two sets of policies are so different. Some of the Land Use Regulatory Policies relate to specific types of land uses and relate to a particular chapter in the land use goals and policies and some of the Land Use Regulatory Policies relate to overall considerations and are similar to general land use goals and policies.

6. Regarding the General Land Use Goals and Policies, the first, third, and fourth General Land Use Goals appear to be relevant to the proposed amendment, as follows:

- A. The first General Land Use Goal is:

Promotion and protection of the health, safety, economy, convenience, appearance, and general welfare of the County by guiding the overall environmental development of the County through the continuous comprehensive planning process.

- (1) Part A of the proposed amendment appears to **ACHIEVE** this goal because the amendment will prevent exterior lighting from Special Use Permits from causing significant glare on nearby residences and adjacent roadways.
- (2) Part B of the proposed amendment appears to **ACHIEVE** this goal because it provides specific requirements for a necessary rural use and provides a means to allow those uses without a public hearing. It also supports the comprehensive planning process by requiring a Special Use Permit when located within the one and one-half mile extraterritorial jurisdiction of a municipality that has adopted a comprehensive plan.

- B. The third General Land Use Goal is:

Land uses appropriately located in terms of utilities, public facilities, site characteristics, and public services.

- (1) Part A of the proposed amendment appears to **ACHIEVE** this goal because it will reduce the incompatibilities that may arise between Special Use Permits that require exterior lighting and nearby residences.

AS APPROVED

- (2) Part B of the proposed amendment appears to **ACHIEVE** this goal because it provides conditions to ensure a Township Highway Maintenance Garage is appropriately located or requires a Special Use Permit.

C. The fourth General Land Use Goal is:

Arrangement of land use patterns designed to promote mutual compatibility.

- (1) Part A of the proposed amendment appears to **ACHIEVE** this goal because:
 - (a) Full cut-off lighting fixtures do not emit light above the horizontal plane, and therefore, do not allow significant light trespass on adjacent properties or glare on roadways.
 - (b) The International Dark Sky Association indicates on its website (www.darksky.org) that more light does not always result in better safety and security at night.
- (2) Part B of the proposed amendment appears to **ACHIEVE** this goal because it allows some Township Maintenance Garages to be authorized by-right, while requiring a Special Use Permit for garages that are less than 150 feet from nearby dwellings; garages that are within the planning area of a municipality with a comprehensive plan; and garages that do not meet the exterior lighting requirements proposed in Part A of this amendment.

D. None of the General Land Use Policies appear to be relevant to the proposed amendment.

7. The Land Use Goals and Policies for Commercial Land Uses appear to be relevant because township highway maintenance garages are similar to commercial uses such as contractor's facilities. The Land Use Goals and Policies for Commercial Land Uses are as follows:

A. There are four Commercial Land Use Goals: the first, second, and third goals appear to be relevant to Part B of the proposed amendment, as follows:

(1) The first Commercial Land Use Goal is:

Provision of a sufficient amount of land designated or various types of commercial land use to serve the needs of the residents of the County.

Part B of the proposed amendment appears to **ACHIEVE** this goal because this amendment will specifically authorize a use that serves the community and allow these uses by-right where appropriate.

(2) The second Commercial Land Use Goal is:

Location of commercial uses within ready accessibility to sewer, water and other utilities as well as adequate streets and highways. Adequate public transit will also be considered.

Part B of the proposed amendment appears to **ACHIEVE** this goal because:

- (a) These types of facilities have no extraordinary requirements for utilities.
- (b) In most situations where there is a question of whether the local streets are adequate for the proposed use a Special Use Permit is required.
- (c) These facilities are intended to serve the rural area, and therefore do not require access to public transit.

- (3) The third Commercial Land Use Goal is:

Commercial areas designed to promote compatibility with non-commercial uses and at the same time provide ease of access.

Part B of the proposed amendment appears to **ACHIEVE** this goal because it allows some Township Maintenance Garages to be authorized by-right, while requiring a Special Use Permit for garages that are less than 150 feet from nearby dwellings; garages that are within the planning area of a municipality with a comprehensive plan; and garages that do not meet the exterior lighting requirements proposed in Part A of this amendment.

- B. There are seven Commercial Land Use Policies, as follows:

- (1) The first commercial land use policy is:

The County Board will encourage only those new commercial developments which are found to be needed to serve the demands of the residents of Champaign County and its trade area.

Part B of the proposed amendment **CONFORMS** to this policy because

- (2) The second commercial land use policy is:

The County Board will establish, by amendment to the Zoning Ordinance or other means, a process for reviewing petitions for new commercial land to include a determination of the need for new commercial development based on market demand.

This policy does not appear to be relevant to this proposed amendment.

- (3) The third commercial land use policy is:

The Environment and Land Use Committee will examine the Zoning Ordinance to institute more flexible commercial development controls such as planned unit development and transfer of development rights in order to provide a wider variety of commercial development techniques and better compatibility with non-commercial uses.

AS APPROVED

Part B of the proposed amendment **CONFORMS** to this policy because it will create a conditional by-right use, which will provide some townships with the ability to construct a Township Highway Maintenance Garage without a public hearing.

- (4) The fourth commercial land use policy is:

The County Board will not encourage major new commercial development except in those areas where sewer, water, adequate fire protection and other utilities are readily available.

This policy does not appear to be relevant to the proposed amendment because a Township Highway Maintenance Garage will not generate the same kind of impacts as major commercial development.

- (5) The fifth commercial land use policy is:

The County Board will not encourage major new commercial developments except in those areas which can be adequately served by public mass transit.

This policy does not appear to be relevant to the proposed amendment because Township Highway Maintenance Garages are not major new commercial development.

- (6) The sixth commercial land use policy is:

The County Board will strongly discourage proposals for new commercial development not making adequate provisions for drainage and other site considerations.

This policy is not relevant to the proposed amendment because Township Highway Maintenance Garages are not major new commercial development.

- (7) The seventh commercial land use policy is:

The County Board will strongly discourage proposals for new commercial development along arterial streets and highways if the proposals contribute to the establishment or maintenance of a strip commercial pattern. As an alternative, concentrated or nodal patterns of development may be considered when there is adequate provision for safe, controlled access to the arterial streets and highways.

This policy does not appear to be relevant to the proposed amendment.

DOCUMENTS OF RECORD

1. Preliminary Memorandum dated January 11, 2008 with attachments:
 - A ELUC Memorandum seeking guidance in regard to exterior lighting standards for SUP's
 - B ELUC Memorandum seeking guidance in regard to requirements for township highway maintenance garages dated November 7, 2007
 - C ELUC Memorandum seeking guidance in regard to requirements for township highway maintenance garages dated November 7, 2007 (actually handed out on November 13, 2007)
 - D Excerpt of the Draft ELUC Minutes of November 13, 2007
 - E Approved Summary of Evidence, Findings of Fact, and Final Determination for Case 163-S-98
 - F Approved Site Plan for Case 163-S-98
 - G Approved Summary of Evidence, Findings of Fact, and Final Determination for Case 181-S-99
 - H Approved Site Plan for Case 181-S-99, received on April 22, 1999
 - I Approved Summary of Evidence, Findings of Fact, and Final Determination for Case 290-S-01
 - J Approved Site Plan for Case 290-S-01
 - K Excerpt of Amended Section 5.2 Table of Authorized Principal Uses
 - L Draft Finding of Fact for Case 596-AT-07
2. Supplemental Memorandum dated February 8, 2008, with attachment:
 - A Revised Excerpt of Amended Section 5.2 Table of Authorized Principal Uses
3. Email from Eva Sweeney received on February 12, 2008
4. Supplemental Memorandum dated February 28, 2008, with attachment:
 - A Letter from Jeff Engstrom, City of Urbana, received on February 21, 2008
 - B Summary of Evidence, Finding of Fact, and Final Determination for Case 211-S-99
 - C Land Use Map for Case 211-S-99
 - D Site Plan for Case 211-S-99
 - E Revised Finding of Fact for Case 596-AT-07

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in Case 596-AT-07 should **BE ENACTED** by the County Board in the form attached hereto.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Debra Griest, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

