



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

MINUTES – Approved as Distributed 9/4/14

DATE: Thursday, August 7, 2014
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
Alan Kurtz	
Patti Petrie	
Jon Schroeder	

County Staff: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: Susan Chavarria & Susan Monte (Regional Planning Commission), John Jay (Champaign County Board)

MINUTES

I. Call to Order

Committee Chair Langenheim 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 Minutes

A. ELUC Committee meeting – June 5, 2014

MOTION by Mr. Kurtz to approve the minutes of the June 5, 2014 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Agenda

MOTION by Mr. Esry to approve the agenda as distributed; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

VI. Communications

None

VII. Items to be Approved by ELUC

- A. *Recreation & Entertainment License: Car-X Crazy K, Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. September 13, 2014*

MOTION by Mr. Kurtz to approve the Recreation and Entertainment license for Car-X Crazy K; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Direction to Zoning Administrator regarding Proposed Notification of Fire Protection Districts of R&E License Renewals (Work Items 11, 12 & 13 of the 2013 County Planning Contract*

MOTION by Mr. Esry to approve the notification of Fire Protection Districts when Recreation & Entertainment licenses are renewed/requested in their districts; seconded by Mr. Kurtz.

Ms. Petrie inquired if the State's Attorney had reviewed this document. Mr. Hall felt that it was unnecessary as the proposal is to notify the Fire Protection District when an R&E license is requested in their district. There is no obligation on the part of the Fire Protection District.

Upon vote, the **MOTION CARRIED** unanimously.

- C. *Direction to Zoning Administrator regarding Proposed Survey of Fire Protection District Chiefs*

MOTION by Mr. Kurtz to administer a survey to the Fire Protection District Chiefs on notification preferences of Recreation & Entertainment licenses; seconded by Mr. Esry.

Ms. Petrie asked what precipitated this proposed survey. Ms. Monte explained that public safety code requirements are the responsibility of a fire chief. To assess preferences for permitting notification and solicit suggestions for improvement, Monte will conduct a short phone survey with the fire chiefs.

Upon vote, the **MOTION CARRIED** unanimously.

VIII. Items to be Approved by ELUC for Recommendation to the County Board

- A. *Subdivision Case 197-14: Koch Subdivision – Final Plat Approval of one Lot Minor Subdivision (for an existing home) with Necessary Waivers*

MOTION by Mr. Schroeder to approve the final plat for subdivision Case 197-14; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

- B. *FY2015 County Planning Contract Proposal*

MOTION by Mr. Kurtz to approve the FY2015 County Planning Contract; seconded by Ms. Berkson.

Ms. Petrie would like to add Land Resource Management Plan (LRMP) Policy 4.1.5 to the FY2015 County Planning work plan.

LRMP Policy 4.1.5

- a. The County will allow landowner by right development that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts on lots that are greater than five acres in area, with:
- 1 new lot allowed per parcel less than 40 acres in area;

- 2 new lots allowed per parcel 40 acres or greater in area provided that the total amount of acreage of best prime farmland for new by right lots does not exceed three acres per 40 acres; and 1 authorized land use allowed on each vacant good zoning lot provided that public health and safety standards are met.
- b. The County will not allow further division of parcels that are 5 acres or less in size.

Planning & Zoning staff estimated that it would take an additional 200 labor hours to facilitate consensus and approval in 2015 for this item. Ms. Petrie suggested trading out current work plan tasks (Work Plan ID 15-10 & 15-11 or 15-12 & 15-13) to keep the contract at \$74,790. Mr. Schroeder agreed with the current priorities outlined in the FY2015 County Planning contract and could not support this change.

MOTION by Ms. Petrie to amend Priority Item 8.3.1 b). in the County Planning contract to include subsurface water and wells; seconded by Ms. Berkson.

Upon vote: Aye (3) Petrie, Berkson, Kurtz

Nay (4) Langenheim, Esry Harper, Schroeder

MOTION FAILED.

Vote on preceding Motion to approve the FY2015 County Planning Contract:

Upon vote: Aye (6) Berkson, Kurtz, Langenheim, Esry, Harper, Schroeder

Nay (1) Petrie

MOTION CARRIED.

IX. Monthly Reports

A. May 2014

B. June 2014

MOTION by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for May and June 2014; seconded by Mr. Kurtz.

Mr. Schroeder commented that the zoning case activity is down approximately 50% from last year. This is not a good sign economically for the County. Mr. Hall noted additionally that permitting is way above last year. He knew of more cases coming in at this point but it will reach last year's level.

Upon vote, the **MOTION CARRIED** unanimously.

X. Other Business

None

XI. Chair's Report

None

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

VIII. A.

XIII. Adjournment

MOTION by Mr. Schroeder to adjourn; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Langenheim adjourned the meeting at 6:57 p.m.