



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

**MINUTES – APPROVED AS DISTRIBUTED 1/8/2015**

DATE: Thursday, October 9, 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:** John Hall (Director of Planning & Zoning), Brian Nolan (Recording Secretary)  
**Others Present:** Susan Monte (Regional Planning Commission)

**MINUTES**

**I. Call to Order**

Committee Chair Langenheim called the meeting to order at 6:30 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 – September 4, 2014

**MOTION** by Mr. Esry to approve the minutes of the August 7, 2014 ELUC meeting as distributed; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

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

**V. Public Participation**

Eric Sebens – Supported approval of Case 776-AM-13

William Neef – wants the County to control Canada thistle on neighbor’s property as noxious weed and to correct a tight turn radius in a County subdivision cul-de-sac that does not allow a school bus to get through. Additionally, he would like a no parking sign placed in the fire lane of his subdivision.

## VI. Communications

None

## VII. For Information Only

### A. RPC Phone Survey of Fire Chiefs in unincorporated Champaign County

Ms. Monte reported that ten fire chiefs in unincorporated Champaign County responded to the survey and asked for more information regarding building activity within their districts. In addition to regular notification about zoning cases, Mr. Hall will provide quarterly reports about building activity within each fire chief's district to accommodate their request. Seven out of ten fire chiefs who responded noted that they do not have sufficient time, resources or opportunities to obtain training to inspect facilities for life safety code compliance.

Ms. Petrie asked if any state statutes require rural fire departments to maintain a certain level of safety training. Ms. Monte explained there is no specific legislation in regards to safety training. However, fire chiefs' districts receive Insurance Services Office (ISO) ratings that they try to improve each rating cycle. In addition to safety ratings, fire chiefs are required by the state fire marshal to comply with life safety code. Ms. Petrie asked if any fire chiefs ask Champaign County for assistance when they are understaffed. Ms. Monte explained that mutual aid agreements are in place to provide support to each fire chief's district. Additionally, Ms. Monte noted that a letter of correspondence can be sent to the Illinois Fire Chief Association to notify them of any Planning and Zoning activity.

Mr. Schroeder asked if the townships in the county notify the county highway commission of road closures. Ms. Monte speculated that communications are made but could not provide a definitive answer. She offered to follow up with the Emergency Management Agency to see if they have a communications means to share with the fire chiefs.

### B. Update: Establishment of a Cooperative Weed Management Area for East Central Illinois

Ms. Monte reported that developments to establish a Cooperative Weed Management Area are underway with geographic boundaries being considered. The Cooperative Weed Management Area is a non-regulatory means to regulate the County's invasive species problem. The University of Illinois Extension Office will potentially act as a fiscal manager for the Cooperative as they seek grants. Two successful Cooperative programs have been established in Illinois including an area comprised of 18 counties in northern Illinois and 11 counties in southern Illinois. Champaign County can support the Cooperative in many ways including the use of Probation and Court Services to provide community service workers to remove invasive species.

Mr. Schroeder asked if there is a way for the Lincoln Heritage Resource Conservation and Development Council to contribute to the Cooperative. Ms. Monte told the Committee she would notify the Lincoln Heritage Resource Conservation and Development Council to act as a potential partner. Mr. Schroeder noted that Ray Vernon is the Lincoln Heritage Resource Conservation and Development Council's point of contact.

Ms. Petrie asked if there is any benefit to the rural population in trying to contain invasive species if changes were made in state statutes. Ms. Petrie also asked if the establishment of the Cooperative would help introduce new legislation or amendments to combat invasive species. Ms. Monte explained that the Cooperative Weed Management Area will take about a year to establish and does not offer any immediate benefits.

Mr. Harper asked who takes responsibility for the chemicals used on the invasive species if

property is damaged. Ms. Monte explained that the application of herbicides is specifically targeted and not used aurally.

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

- A. Case 776-AM-13 – Recommendation to Approve to the County Board for Eric Sebens d.b.a. Prairieview Landscaping

Request: Amend the Champaign County Zoning Map to change the zoning district designation from the AG-1 Agriculture to B-1 Rural Trade Center Zoning District in order to authorize the proposed self-storage warehouse in related Zoning Case 767-S-13

**MOTION** by Mr. Schroeder to approve the zoning map amendment for Eric Sebens dba Prairieview Landscaping.; seconded by Mr. Kurtz.

Ms. Petrie asked Mr. Sebens what purpose the warehouses will serve in relation to his landscaping business. Mr. Sebens noted the decline in demand for landscaping services and explained he will rent the warehouses as self-storage units to members of the community. Ms. Petrie asked if Mr. Sebens has researched the need for warehouses where his property is located and if other warehouses are located near his property. Mr. Sebens explained he has research the demand for self-storage warehouses and there is one new warehouse on the southwest side of Champaign.

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

### IX. **Monthly Reports**

- A. August 2014

**MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for August 2014; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

### X. **Other Business**

- A. Regulation of livestock in urban areas – *For Discussion Only*

In regards to regulating livestock, Mr. Hall stated that the State of Illinois does not allow counties to regulate agriculture; however, a minimum lot size for agriculture can be established. Requirements for containment can also be established to control livestock in urban areas.

Mr. Kurtz asked how large of a problem livestock causes in urban areas. Mr. Hall explained that roosters are not silenced in urban areas and complaints are received quite often.

Mr. Schroeder noted that local laws allow 6 pullets to be owned on a property, and local businesses are selling chicks each spring that make chickens and livestock easy to acquire. He suggested containment laws be produced to control the problem. Containment can be used to keep livestock in one place and to serve as protection against predators.

Mr. Hall noted that his staff will research containment laws and report back to the committee.

Ms. Petrie asked where livestock problems are occurring in the County. Mr. Esry commented that chicken livestock have the ability to escape low containment fences and may be causing some problems. Mr. Schroeder noted that a six-foot-tall fence will keep chicken livestock contained.

- B. Control of noxious weeds – *For Discussion Only*

Mr. Hall noted one weed on the noxious weed list that is on the invasive plant list. He noted that the Weed Management Area Cooperative can provide information about controlling invasive species. Mr. Hall was concerned that the County wanted to control noxious weeds. He noted it would be large project to undertake

with no minimum threshold set for the amount of noxious weeds controlled under the noxious weed law and many rural properties having some amount noxious weeds.

Mr. Schroeder advised the committee to avoid creating a noxious weed officer position. He noted an ordinance can be drafted to make the Planning and Zoning Administrator responsible for noxious weed decisions and let the Weed Management Area Cooperative seek out noxious weeds. Mr. Hall explained that the Cooperative is not allowed to seek out noxious weeds under state law, and the county is granted greater authorization to control noxious weeds under noxious weed law.

Ms. Petrie asked if Champaign and Urbana have ordinances established to control noxious weeds. Mr. Hall noted that Urbana would control the problem by establishing an area as a natural landscape and removing the noxious weed as a violation. He was unsure of Champaign's regulations.

**XI. Chair's Report**

None

**XII. Designation of Items to be placed on the Consent Agenda**

VIII. A.

**XIII. Adjournment**

**MOTION** by Mr. Kurtz to adjourn; seconded Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Langenheim adjourned the meeting at 7:17 p.m.