



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

**MINUTES – APPROVED AS AMENDED 4/9/15**

DATE: Thursday, March 5, 2015  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

**Committee Members**

| Present                     | Absent |
|-----------------------------|--------|
| Aaron Esry (Chair)          |        |
| C. Pius Weibel (Vice Chair) |        |
| Astrid Berkson              |        |
| Stan Harper                 |        |
| Patti Petrie                |        |
| Jon Schroeder               |        |
| Sam Shore                   |        |

**County Staff:** Deb Busey (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)  
**Others Present:** Susan Monte (Regional Planning Commission), Susan Chavarria (Regional Planning Commission)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:32 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 – February 5, 2015

**MOTION** by Ms. Berkson to approve the minutes of the February 5, 2015 ELUC meeting as distributed; seconded by Mr. Schroder. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

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

**V. Public Participation**

None

## VI. Communications

None

## VII. Items for Information Only

- A. *Request to Finance Committee to authorize County staff to apply for funding sources for road and drainage improvements in Wilber Heights*

Ms. Chavarria noted that drainage issues in the Wilber Heights subdivision have been in the process of being solved since late 2013. Members of the public and businesses in Wilber Heights have been contacted and the County Board conducted an additional study in order to understand major problems and find possible solutions. The public identified drainage problems with storm water and the need to improve Wilber Ave. as the main issues. The Illinois Department of Transportation (IDOT) and Berns Clancy & Associates have been consulted to identify drainage and transportation infrastructure needs. Economies of scale can be found if both projects are completed in tandem. Berns Clancy has provided the County with estimated project phases and estimated costs for each phase.

### **Mr. Shore entered the meeting at 6:37 p.m.**

IDOT has also provided funding information about roadway improvements. It is recommended that over time, investments are first made in the reconstruction of Wilber Ave. due to the available funding from IDOT. If the funding from IDOT is not utilized now, the money will not be seen again unless IDOT initiates a jurisdictional transfer of Wilber Ave. to Somer Township and the City of Champaign. If jurisdictional transfers are not accepted, the money will not be available and Wilber Ave. will continue to be patched but never repaired because IDOT does not provide reconstruction for unmarked state routes. IDOT will pay for the resurfacing of Wilber Ave; however, County staff is recommending a complete reconstruction due to Wilber Ave. being constructed on a dirt base in the 1930's. Ms. Chavarria suggests that the County proceed with phase one drainage improvements for Wilber Heights by applying for a Community Development Assistance Program (CDAP) Grant.

### **Mr. Weibel entered the meeting at 6:38 p.m.**

By applying for the CDAP, the additional costs for the roadway reconstruction, which IDOT funding does not provide, will be covered, as well as completing part of the drainage improvement projects. In addition to IDOT funding, \$215,000 will be needed to complete Wilber Ave. reconstruction. The CDAP Grant has a local cost share of 25%. Therefore, if the County were to pursue the maximum \$450,000 in drainage improvements, an additional \$150,000 would be needed.

Ms. Petrie asked about the bid plans for the project if this proposal makes it way to County Board. Ms. Chavarria explained it depends on when local funds can be allocated to complete the phase one project. IDOT is ready to fund their portion of Wilber Ave as early as 2016. If IDOT is aware of the project they can keep funding available for 30 years. The CDAP funding is annual cycle and the next application period is this spring; however, it is a competitive process and the County would still need to find \$200,000+ beyond the IDOT and CDAP funding in order to complete both projects. Ms. Petrie asked for clarification in regards to the amount needed for both projects. Ms. Chavarria explained \$200,000+ is needed for phase one with the overall cost of the project totaling over \$400,000 in current year estimates.

Mr. Schroeder acknowledged the News-Gazette for their coverage of the Wilber Heights problems, and asked if IDOT would provide maintenance funding with the project in addition to the resurfacing funding. Ms. Chavarria explained that IDOT funding includes 20 years of maintenance. The amount is not specified.

Mr. Harper asked if Berns Clancy and Associates is certain they are able to correct the drainage problem. Ms. Chavarria explained that if improvements are made as Berns Clancy and Associates specified, the road and foundation will be secure. If the road reconstruction is completed on its own, drainage issues will continue to exist.

Ms. Petrie noted that residents in the area have previously filled in the ditches along Wilber Ave. in order to correct the problem and asked if something could be set in place by the County Board in order to prevent this problem in the future. Ms. Chavarria recommended that residents and businesses pay for a portion of improvements along Wilber Ave. along with a taxing district where residents pay a certain amount for certain period of time in order to help with project costs. She additionally recommended an educational aspect to inform residents about the scope of the problems.

Mr. Weibel asked for the proportion of residences and businesses in the area. Ms. Chavarria noted that as of late 2013 there are about 20 businesses and about 60 residences.

Mr. Schroeder asked if Somer Township or the City of Champaign have any interest in helping with the project. Ms. Chavarria explained that the City of Champaign does not have the drainage project in their future plans. Somer Township and City of Champaign have expressed interest in accepting jurisdiction transfers from IDOT in order to complete the project; however, they do not have the revenue. Additionally, the Urbana-Champaign Sanitary District (UCSD) could help with drainage improvements; however, USCD will not annex an area into its jurisdictional district to help with drainage unless an area has already been annexed by a municipality.

*B. Update regarding Land Resource Management Conditions Relevant to Champaign County*

Ms. Monte reviewed events during 2014 that were closely related to land and resource management topics. Under this purview, three topics and events were identified.

First, The Long Range Transportation Plan for 2040, which serves as a strategy for those who seek to use funds on transportation improvements, was updated and adopted.

Second, The Mahomet Aquifer Protection is ongoing and current plans to achieve permanent protection include two bills introduced in the Illinois Senate and House of Representatives. Language in each bill needs to be corrected as well as other technical concerns, and additional public support and awareness is needed to ensure the permanent protection of the aquifer.

Third, The U.S. 2012 Census of Agriculture updated the data tables in Champaign County's Land Resource Management Plan. According to the census data, there are fewer farms in Champaign County; however, the remaining farms are larger in acreage. The number of irrigated farms is also increasing. The census shows impacts of the drought in 2012 including decreased production values. Updates to the Champaign County Land Resource Management Plan reflect the updates from the 2012 census and missing data represents the effort to protect confidentiality. Additionally, new efforts are currently underway to collect data in regards to organic farming and local foods collection.

Ms. Petrie asked if a footnote could be added to the updated Land Resource Management Plan in order to explain that the data provided is self-reported. Additionally, a note should be added to highlight the unusual increase of land in agriculture as compared to 2007's census. Ms. Monte agreed and will speak with the County Assessor to determine if farm land assessment techniques have changed. Ms. Petrie noted that the wording of the questions on the census may have caused errors in self-reported data. Ms. Monte agreed and noted that she will add footnotes at Ms. Petrie's request.

**VIII. Items to Receive and Place on File by ELUC Committee to allow for a 30-Day Review Period**

A. *Proposed Amendments to Champaign County Land Resource Management Plan*

Ms. Monte noted that the update includes the 2012 census data, the annual update of the corporate limit bounds as well as a 1.5 mile area extra territorial jurisdiction.

**MOTION** by Mr. Weibel to receive and place on file by the ELUC committee to allow for a 30-day review period the proposed amendments to Champaign County Land Resource Management Plan; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**IX. Items to be Recommended to the County Board**

A. *Case 797-AM-15: Recommendation to approve a Zoning Map Amendment to change the zoning district designation from the AG-2 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order for the Zoning Board of Appeals to approve a Special Use Permit authorizing the construction and use of two 24,000 gallon bulk fuel storage tanks in addition to the existing grain storage facility in related Case 794-S-14. Premier Cooperative Inc.*

Mr. Weibel noted that the neighbor at 1807 Leverett Road had no objections to the amendment and asked where the neighbor's property is located. Mr. Hall noted that is a property located to the east. Mr. Weibel noted that a trailer park is located further west and asked if the resident's there received notice of the amendment. Mr. Hall noted that notice is only sent to properties located within 250 feet of the proposed changes and the trailer park did not receive notice because it is located more than 250 feet away. Mr. Hall noted that in past years, the ELUC committee has received complaints about a temporary grain storage facility that used to occupy the proposed property. Mr. Weibel asked about the nature of the complaints. Mr. Hall explained that the temporary grain storage facility had fans that were required to run as part of operations and a neighbor complained of noise and odors when the facility suffered from spoilage. It is noted that the proposed fuel storage will not have these characteristics. Mr. Schroeder noted that bulk storage of fuel has existed at a property diagonally opposite from the proposed property since the early 1990's. Ms. Petrie asked about the type of soil being covered on the property and if it would create any drainage issues. Mr. Hall explained that they are best prime farm land soils; however, they have been out of production since the grain storage facility was located on the property and he does not anticipate any drainage issues.

**MOTION** by Mr. Schroeder to approve a Zoning Map Amendment to change the zoning district designation from the AG-2 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order for the Zoning Board of Appeals to approve a Special Use Permit authorizing the construction and use of two 24,000 gallon bulk fuel storage tanks in addition to the existing grain storage facility in related Case 794-S-14. Premier Cooperative Inc.; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

B. *Case 791-AT-14: Amend standard conditions and special provisions for 'helicopter restricted landing area' and 'restricted landing area' in Section 6.1.3 of the Champaign County Zoning Ordinance to correct and make permanent the amendment adopted in Case 768-AT-13 regarding 'helicopter restricted landing area' and 'restricted landing area'*

Ms. Petrie asked if this is passed in accordance with state laws. Mr. Hall confirmed.

**MOTION** by Ms. Berkson to Amend standard conditions and special provisions for 'helicopter restricted landing area' and 'restricted landing area' in Section 6.1.3 of the Champaign County Zoning Ordinance to correct and make permanent the amendment adopted in Case 768-AT-13 regarding 'helicopter restricted landing area' and 'restricted landing area'; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

**X. Monthly Reports**

A. *January 2015*

**MOTION** by Mr. Esry to accept and place on file the monthly reports for January 2015.

**XI. Other Business**

A. *Approval of Closed Session Minutes – January 8, 2015*

**MOTION** by Mr. Harper to approve the closed session minutes of the January 8, 2015 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

B. *Semi-Annual Review of Closed Session Minutes*

Ms. Busey explained that the State’s Attorney’s recommendation is to maintain the closed session minutes as closed.

**MOTION** by Mr. Schroder to maintain the closed session minutes as closed as recommended by the State’s Attorney; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**XII. Chair’s Report**

None

**XIII. Designation of Items to be Placed on Consent Agenda**

IX.A, IX.B

**XIV. Adjournment**

**MOTION** by Mr. Shore to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:13 p.m.