



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

**MINUTES – APPROVED AS DISTRIBUTED 12/3/15**

DATE: Thursday, November 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), John Jay (County Board Member)

**MINUTES**

**I. Call to Order**

Committee Chair Esry 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 Agenda and Addendum**

Mr. Esry reported to the board that the addendum will no longer be addressed at the meeting and will be removed from the agenda.

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – September 3, 2015

**MOTION** by Mr. Weibel to approve the minutes of the September 3, 2015 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

None

**VI. Communications**

Mr. Esry noted Mr. Harper's absence from the meeting.

**VII. For Information Only**

*A. Enforcement Update for 1101 Carroll Avenue, Urbana*

Mr. Hall reported that all demolition and work at the property has been completed. Ms. Petrie asked for the final cost of the project. Mr. Hall noted that the total cost of the project was \$13,750, which was lower than expected.

*B. Countywide Residential Electronics Collections*

Ms. Monte reported that 53 tons of electronics were collected from approximately 1,200 vehicles in 4 hours at the October 10<sup>th</sup> collection at Parkland College. Ms. Monte will report feasible options to the ELUC Committee in January 2016 in regards to holding additional collections throughout the year.

**Mr. Schroeder enters the meeting at 6:34 p.m.**

Ms. Petrie asked for a description of the recycling coordinators Ms. Monte worked with to complete the residential electronics collection. Ms. Monte explained that the Village of Savoy, City of Champaign, City of Urbana and Champaign County participated in the electronics collection and Parkland College sponsored the event. Champaign County Probation and Court Services provided additional support for the electronics collection.

**VIII. Items to be Approved by ELUC**

*A. Proposal regarding comprehensive update of the Champaign County Solid Waste Management Plan*

**MOTION** by Ms. Petrie to approve the proposal regarding comprehensive update of the Champaign County Solid Waste Management Plan; seconded by Ms. Berkson.

Ms. Monte reported that the proposed update is in alignment with the required 5 year update to the Champaign County Solid Waste Management Plan. Proposed legislative changes at the state level will hopefully provide Champaign County with additional resources by 2017.

Ms. Petrie asked why the ELUC Committee is being asked to approve the proposal. Ms. Monte explained that Land Resource Management Plan requires a proposal to be provided to the ELUC Committee before the required 5 year update is approved. The proposal regarding the comprehensive update is to provide the ELUC Committee with the scope of the update before it is approved. Ms. Petrie asked if it is necessary for the ELUC Committee to take action on this item at the current meeting. Ms. Monte explained that the proposal provided at the current meeting details the scope of services that will be provided in the 2017 Work Plan Proposal. The proposal provided at the current meeting is for the ELUC Committee to approve or receive and place on file. Ms. Petrie asked for additional clarification as to why the ELUC Committee is being asked to approve the current proposal. Ms. Monte clarified that the approval of the current proposal is part of the 2017 Work Plan process and the committee has the option to accept and place the proposal on file.

**MOTION WITHDRAWN** by Ms. Petrie to approve the proposal regarding comprehensive update of the Champaign County Solid Waste Management Plan; seconded by Ms. Berkson.

**MOTION** by Mr. Esry to accept and place on file the proposal regarding comprehensive update of the Champaign County Solid Waste Management Plan.

B. *Update regarding options to limit type of coolants used in closed loop system wells*

Ms. Monte reported that the approval of the provided update by the ELUC Committee is to consider making a recommendation to the County Board of Health to amend the Champaign County Health Ordinance, which contains restrictions on the types of coolants used in closed loop system wells. The ELUC Committee was provided information about coolants in closed loop system wells in September 2015, and since that time the Assistant State's Attorney reported that Champaign County likely has the authority to limit the types of coolants used.

**MOTION** by Ms. Petrie to approve the Assistant State's Attorney recommendation to vote on the wording of the update regarding options to limit type of coolants used in closed loop system wells and then send the approved amendment to the Illinois Department of Public Health for approval, and after approval, voting to enact.

Ms. Monte clarified the action of the ELUC Committee at the current meeting is to make a recommendation to the County Board of Health in regards to the proposed draft amendment to the Champaign County Health Ordinance. The County Board of Health is the responsible board for enacting or making proposals to the Illinois Department of Public Health.

**AMENDED MOTION** by Ms. Petrie to approve the proposed draft amendment to the Champaign County Health Ordinance for consideration by the County Board of Health; seconded by Ms. Berkson.

Mr. Weibel commented that he abstains from the vote on this action item before the ELUC Committee. Mr. Schroeder asked for clarification in regards to ethanol being included as a toxic substance in the list of coolants used in closed loop system wells.

**AMENDED MOTION** by Mr. Schroeder to approve the proposed draft amendment to the Champaign County Health Ordinance for consideration by the County Board of Health with the removal of ethanol from the list of toxic coolants.

Ms. Monte noted that ethanol is included on the list of toxic coolants due to the risk of contamination of ground water. Mr. Schroeder noted that ethanol is dispersed quickly in water and asked who created the list of toxic coolants that was provided to the ELUC Committee. Ms. Monte did not have the source for the list available at the meeting. Ms. Berkson noted that contamination from the closed loop system well could reach other underground water tables. Mr. Schroeder noted that ethanol is quickly diluted. Ms. Monte noted that the concentration of ethanol could be controlled in the proposed amendment. Early drafts of the proposed amendment by Illinois Department of Public Health include using ethanol in concentrations of 20% or less. Ms. Monte explained that this item can return to the ELUC Committee in December 2015 with additional information in regards to the risks associated with ethanol in closed loop system wells.

**AMENDED MOTION** by Mr. Schroeder to defer the update regarding options to limit type of coolants used in closed loop system wells with additional information regarding the risks associated with ethanol in closed loop system wells to the December 2015 ELUC Committee meeting; seconded by Ms. Berkson.

Upon vote: Aye (5) Esry, Berkson Schroeder, Shore, Petrie  
Nay (0)  
Abstain (1) Weibel

**MOTION CARRIED.**

C. *Proposed Public Hearing to Amend the Champaign County Zoning Ordinance to add "Hospital and/ or Medical Clinic" as an Additional Principal Use at a Fairgrounds*

**MOTION** by Mr. Weibel to approve the Proposed Public Hearing to Amend the Champaign County Zoning Ordinance to add "Hospital and/ or Medical Clinic" as an Additional Principal Use at a Fairgrounds; seconded by Ms. Berkson.

Mr. Weibel asked if this amendment is being approved to provide Carle Hospital with additional parking. Mr. Hall confirmed and noted that the Champaign County Fairgrounds are asking also for additional parking.

Ms. Petrie asked who will maintain the parking area and who will cover the costs of the project. Mr. Hall noted that the parking area is included in the Champaign County Fairgrounds and Carle Hospital rents the parking area from the Fairgrounds.

Mr. Weibel asked if any changes will be required to the drainage system in the parking area. Mr. Hall noted that storm water detention will be required, and concerns about run off into Crystal Lake are addressed in Special Condition 3 of the proposed text amendment.

Ms. Petrie asked if the site plan will be approved by the Zoning Board of Appeals. Mr. Hall confirmed, and he noted the site plan has already been prepared with provisions including drainage corrections and minimizing water quality problems in Crystal Lake.

Ms. Berkson asked if drainage from the parking area will include piping or a water garden area. Mr. Hall noted that he is unsure if the Champaign County Fairgrounds has the available space for open surface drainage and noted decisions in regards to drainage are best left to landowner as long as they are in compliance with drainage requirements set forth in the Land Resource Management Plan.

Mr. Schroeder asked if the fairgrounds should be rezoned instead of making a text amendment. Mr. Hall explained that a text amendment is less risky approach than rezoning the Champaign County Fairgrounds due to the large number of residential properties that border the fairgrounds.

Ms. Petrie encouraged representatives from Carle Hospital and the Champaign County Fairgrounds to implement green drainage solutions in the proposed site plan. Mr. Hall clarified that he has not seen a developed site plan for the proposed parking area at the Champaign County Fairgrounds.

Mr. Schroeder supported the approval of the proposed text amendment. Mr. Shore additionally supported approval of the proposed text amendment, and he commented that concerns about green drainage solutions will have the opportunity to be addressed in the future before a final parking area is developed.

Ms. Berkson asked if the ELUC Committee will have the opportunity to review and approve the site plan. Mr. Hall noted that the ELUC Committee will not have the opportunity to review and approve the site plan because the fairgrounds have a specific type of special use permit that is not required to be approved by the Champaign County Board.

Upon vote: Aye (5) Esry, Berkson Schroeder, Shore, Weibel  
Nay (1) Petrie

**MOTION CARRIED.**

**IX. Monthly Reports**

A. *August and September 2015*

Ms. Petrie commented that the number of Zoning Compliance Certificates was higher than usual in August 2015. Mr. Hall confirmed and commented that 2015 has been a big year for the Planning and Zoning Department.

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

**X. Other Business**

Ms. Petrie asked for updates in regards to the proposed burning ordinance and the number of interns working in the Planning and Zoning Department.

Mr. Hall explained that one intern works in the Planning and Zoning Department and an update in regards to the proposed burning ordinance will be provided to the ELUC Committee at the December 2015 meeting.

**XI. Chair's Report**

Mr. Esry thanked the ELUC Committee for attending the meeting.

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

None

**XIII. 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 7:12 p.m.