



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

**MINUTES – APPROVED AS DISTRIBUTED 4/7/16**

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DATE: Thursday, February 4, 2016  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**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)

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**MINUTES**

**I. Call to Order**

Committee Chair Esry 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 Agenda and Addendum**

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – December 3, 2015

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

**V. Public Participation**

None

**VI. Communications**

None.

**VII. For Information Only**

A. *Update regarding assistance to Wilber Heights*

**Mr. Weibel entered the meeting at 6:34 p.m.**

Ms. Monte reported that a recap and preliminary cost estimation for assistance will be provided to the Wilber Heights community in a newsletter. A second newsletter will be sent on February 28<sup>th</sup> to review the estimated costs and possible strategies for funding the appropriate improvements. A survey will be included in the second newsletter and will ask residents how much help they are willing to potentially provide to the project as a monthly special assessment fee. The Illinois Department of Transportation (IDOT) Jurisdictional Transfer Funds and Community Development Assistance Program Funds are available for use.

Ms. Petrie asked if Ms. Monte is concerned about the return rate of the community surveys and if a community meeting should be held before the survey is mailed to ensure more surveys will be returned. Ms. Monte noted that Ms. Petrie's comments will be considered to ensure a higher survey response rate. Ms. Petrie asked what percentage of the total project amount will be covered by IDOT Jurisdictional Transfer Funds. Ms. Monte noted that approximately \$634,000 that will be allocated towards the reconstruction of Wilber Avenue with approximately \$200,000 that will need to be identified. Ms. Petrie asked what aspects of the project the IDOT jurisdictional transfer funds will cover. Ms. Monte explained that a strategy still needs to be developed, and that drainage improvements and road improvements will more than likely be covered by the transfer funds.

**VIII. Items to Receive & Place on File by ELUC Committee to Allow for 30 Day Review Period**

A. *Zoning Case 819-AT-15. Amend the text of the Zoning Ordinance as follows:*

*PART A - In Section 6.1.3 add special provisions (standard conditions) for a Special Use Permit for a "Fairground".*

*PART B - In Section 4.2.1C. add "PARKING LOT and related passenger waiting buildings" as a Special Use Permit in the CR District only as an additional principal USE or additional principal STRUCTURE on Public; and in Section 5.2 add a footnote to "PARKING GARAGE or LOT" stating that "PARKING LOT and related passenger waiting buildings may be authorized in the CR District by SPECIAL USE Permit only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void; and in Section 6.1.3 add the Special Use "PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District" and add special provisions (standard conditions).*

**MOTION** by Mr. Weibel to receive and place on file the amendments for Zoning Case 819-AT-15; seconded by Ms. Berkson.

Mr. Weibel asked for explanation in regards to the City of Urbana requesting the amendment. Mr. Hall explained that the original version of the amendment would allow for the construction of hospitals buildings, and the City of Urbana felt that this left the zoning ordinance to be too open-ended. City of Urbana staff members met with the Champaign County Fairgrounds Association and representatives of Carle Hospital, and it was determined that the proposed amendment satisfies all need of the involved parties.

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

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

- A. Annual Renewal of Recreation & Entertainment License
  - 1. Alto Vineyards, 4210 North Duncan Road, Champaign. 1/1/16 – 12/31/16

**MOTION** by Ms. Berkson to approve the Recreation & Entertainment License for Alto Vineyards, 4210 North Duncan Road, Champaign. 1/1/16 – 12/31/16; seconded by Mr. Shore.

Ms. Petrie asked if the Recreation & Entertainment License fee is required by state statute. Mr. Hall confirmed.

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

- B. Countywide Residential Electronics Collection in 2016

**MOTION** by Ms. Berkson to approve the Countywide Residential Electronics Collection in 2016; seconded by Mr. Shore

Ms. Monte reminded the committee that this updated item contains two residential collections rather than one collection. Best Buy no longer recycles televisions, and it is expected that a large number of televisions will be recycled at the collection along with an increased amount of dumping of televisions in inappropriate locations.

Ms. Petrie asked if Best Buy has been consulted to determine the number of televisions they previously recycles in order to prepare for increase in the number of televisions that will appear at the collections. Ms. Monte noted that she will find that information for Ms. Petrie. Ms. Petrie commented that it would be helpful to collect more electronics recycling data to better determine if two collections are needed instead of one collection. Ms. Monte confirmed.

Mr. Weibel asked for the volume of televisions recycled at the previous collection while Best Buy was still recycling televisions. Ms. Monte reported that 70% of the tonnage collected was comprised of televisions. Mr. Weibel asked if more televisions are expected at the collections. Ms. Monte confirmed.

**AMENDED MOTION** by Mr. Weibel to include Two Countywide Residential Electronics Collections in 2016; seconded by Mr. Shore.

Mr. Weibel explained that two collections will necessary moving into the future since Best Buy no longer provides recycling services from televisions. Mr. Shore voiced support for Mr. Weibel's motion.

Ms. Busey noted the budget amendment included in the upcoming Finance Committee meeting will be based upon the ELUC Committee's decision for one or two collections.

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

**MOTION CARRIED.**

Mr. Esry noted that guidance is needed on the number of semi-trucks needed for the event. Ms. Monte explained that the upper range will be utilized for the budget amendment and any funds left over from the event will not be spent.

- C. Recreation & Entertainment License
  - 1. Generations Music Booking Christian music festival at Champaign County Fair Association, 1302 North Coler Avenue, Urbana. June 30- July 3, 2016

**MOTION** by Mr. Weibel to approve the Recreation and & Entertainment License for the Generations Music Booking Christian music festival at Champaign County Fair Association, 1302 North Coler Avenue, Urbana. June 30- July 3, 2016; seconded by Ms. Berkson.

Mr. Weibel asked if this event has been held in the past. Mr. Hall confirmed.

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

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

- A. *Case 805-AM-15. Request by petitioners Michael Wishall, Jason Wishall, and Brian Wishall, d.b.a. Wishall Transport, Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to authorize the use of an existing unauthorized Truck Terminal as a Special Use Permit approved by the Zoning Board of Appeals in related Zoning Case 806-S-15 and subject to a variance approved by the Zoning Board of Appeals in related Zoning Case 807-V-15 on a 5.70 acre tract in Pesotum Township commonly known as the farmstead and truck terminal located at 482 and 486 CR 900 East, Tolono.*

**MOTION** by Mr. Schroeder to Recommend Case 805-AM-15 to the County Board; seconded by Ms. Berkson.

Mr. Schroder asked if a complaint was received about the farming activity on the property in regards to Resolution 3425 and why the amendment includes the farming activity. Mr. Hall noted that it is included in each map amendment in order to be in compliance with the Land Resource Management Plan.

Mr. Weibel asked for explanations regarding the building and property outside of the map amendment. Mr. Hall explained that the Wishall Family owns all property included in the map amendment and that all parties involved have signed and agreed to the terms of the amendment.

Ms. Petrie commented that this amendment reflects reactive compliance for a complaint against the property. Additionally, Ms. Petrie asked if the amount of traffic will increase as the business grows, and if checks and balances are in place to handle future traffic increases. Mr. Hall noted that the checks and balances for this amendment will be reflected in the agreement that the Wishall Family and the Pesotum Highway Commissioner have agreed upon.

Mr. Shore asked if the special use permit for the Wishall Family should come up for review at some point in the future if the petitioners are released from the conditions of the special use permit by the Highway Commissioner. Mr. Hall noted that remanding to the Zoning Board of Appeals would be an option.

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

Ms. Petrie asked that this item not be included on the consent agenda. Mr. Esry confirmed.

**XI. Monthly Reports**

- A. *November, December 2015*

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

**XII. Other Business**

None

**XIII. Chair's Report**

None

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

None

**XV. Adjournment**

**MOTION** by Ms. Petrie to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:09 p.m.