



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

**MINUTES – APPROVED AS DISTRIBUTED ON 12/07/17**

DATE: Thursday, November 9, 2017  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

**Committee Members**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Chair)	
Pattsi Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
Brooks Marsh	
Robert King	
	Kyle Patterson

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)  
**Others Present:** Pius Weibel (County Board Chair)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:33 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. Goss to approve the agenda as distributed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. ELUC Committee meeting – September 7, 2017

**MOTION** by Ms. Petrie to approve the minutes of the September 7, 2017 ELUC meeting; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Michael Van Pelt shared pictures of the neighborhood he lives in. He asked what he could do to help. He commented he believes rules and ordinances are already in place but not being enforced. Mr. Van Pelt noted there are at least eleven other area residents who are willing to help. He noted the News Gazette will run a piece on November 12 highlighting the issue.

Yvonne Sadler stated she experienced the same issue (as Mr. Van Pelt) five years ago. She noted there has been a bus on a vacant property for more than five years.

Betty Rowell noted this is the first time she has attended an ELUC meeting. She lives next to an abandoned property. She commented there are more than a dozen mattresses on the property. She referenced a brochure from the Emergency Services and Neighborhood Watch Guide (available on the City of Urbana website) as an example of information that should be provided to all.

## **VI. Communications**

Ms. Petrie encouraged the public participants to contact all the board members regarding their complaints.

Mr. Marsh stated he recently attended a meeting regarding the Mahomet aquifer issue. The group recommended closer monitoring. Mr. Marsh noted more than 17 municipalities attended the meeting and more information will be forthcoming.

## **VII. For Information Only**

### *A. Update on Residential Electronics Collection, 2017 and 2018 Events*

Ms. Fortado entered the meeting at 6:56 p.m.

Ms. Monte stated the October 14 collection was the third-largest single collection in the County. She noted two additional dates planned for 2018; May 19 and October 13, pending County Board approval.

Mr. Weibel commented DeWitt County will host a hazardous waste disposal drop off in 2018. Ms. Monte noted she expected Champaign County to be on the list for 2018 and expressed disappointment it was not.

### *B. Update on Mahomet Aquifer Protection Task Force*

Ms. Monte reviewed the memo provided in the agenda packet. Ms. Petrie asked whether Champaign County citizens would be eligible for appointment to this task force. Ms. Monte responded that she does not believe citizens fall into the sixteen categories of representation provided.

### *C. Update on ITB 2017-011 for demolition of 504 South Dodson Drive, Urbana*

Mr. Hall provided a bid tally sheet for the ITB 2017-011. He commented it will be on the agenda for next week's Committee of the Whole meeting. In response to Ms. Petrie's question regarding a completion date from the low bidder, Mr. Hall replied Martin Brothers will attempt to complete by the end of the 2017 if possible. Mr. Hall noted Planning and Zoning has written several demolition permits for this company and believes it a good company to work with.

## **VIII. Items to be Recommended to the County Board**

### *A. Zoning Case 883-FV-17. Request by Tim Asire to authorize a variance from the Champaign County Special Flood Hazard Areas Ordinance to authorize the construction and use of two additions to a dwelling in which the top of the lowest floor of the addition is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation on Lot 27 of the Meadows Subdivision located at 2610 Appaloosa Lane, Mahomet.*

Mr. Hall commented the ZBA recommended unanimously approving this case. He noted the house was originally built before the County had a flood ordinance.

**MOTION** by Ms. Petrie; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED**.

- B. *Zoning Case 884-AM-17. Request by Kimberly young, d.b.a. Quick Leasing, Inc., 2 County Road 1800 North, Seymour, Illinois, to amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a 2.99 acre parcel for the proposed expansion of a diesel truck maintenance facility with truck sales. The subject property is a 2.99 acre parcel this is part of the 14.99 acre parent tract the Northeast Quarter of the Northwest Quarter of Section 24, Township 20N Range 8E in Hensley Township and commonly known as the proposed expansion site for Rush Truck Center Champaign, 309 West Hensley Road, Champaign.*

Mr. Hall stated this is best prime farmland and was rezoned in the early 2000's.

**MOTION** by Ms. Petrie; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED**.

- C. *Draft Five-Year Update to Champaign County Solid Waste Management Plan\**

Ms. Monte noted a revision made by the City of Champaign on page ten.

**MOTION** by Ms. Petrie; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED unanimously**.

- D. *Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program.*

Mr. Hall reviewed the memo provided as a handout. According to Mr. Hall, this grant operates on a reimbursement basis for amounts between \$20,000 and \$75,000.

**MOTION** by Mr. Marsh; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED unanimously**.

**IX. Monthly Reports**

- A. *July 2017*  
B. *August 2017*

**X. Other Business**

- A. *None*

**XI. Chair's Report**

- A. *None*

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

VIII. C. and VIII. D.

**XIII. Adjournment**

**MOTION** by Mr. Goss to adjourn; seconded by Mr. King. There being no further business, Mr. Esry adjourned the meeting at 7:42 p.m.