



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

**MINUTES – APPROVED May 9, 2019**

DATE: Thursday, March 7, 2019  
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)	
Jodi Eisenmann	
Stephanie Fortado	
Jim Goss	
Tanisha King-Taylor	
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

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

**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 Addenda**

**MOTION** by Goss to approve the agenda as amended; second by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

Hall asked to add item VII E; for information only. He provided a handout of an email from Ted Hartke, and an article related to wind and solar farms.

**IV. Approval of Minutes**

A. ELUC Committee Meeting – February 7, 2019

**MOTION** by Thorsland to approve the minutes of the February 7, 2019 ELUC meeting; second by Goss. Upon vote, the **MOTION CARRIED** unanimously.

Asplund stated the agenda contains a typo. The date of the minutes to be approved should be February 7, 2019, not February 7, 2018.

## V. Public Participation

Arik Miller

Miller stated he would remain at the meeting and be available for questions regarding agenda item IX C, the zoning case.

## VI. Communications

Esry reviewed the information contained in a handout provided by Susan Monte, regarding a hazardous waste recycling event in Gibson City.

Esry noted copies of the CLOSED session minutes related to agenda item XI A are being circulated for review.

## VII. New Business: for Information Only

### A. *Selected Legislative Bills of Potential Interest*

Monte summarized four of the bills listed that she feels are relevant to County residents. Two of the bills relate to the Mahomet Aquifer and two involve fees for single-use bags. Eisenmann expressed concern regarding the language pertaining to records related to company waste which would not be subject to FOIA in SB2027.

### B. *Illinois Environmental Protection Agency Notice of Application and Public Hearing for 401 Water Quality Certification, Dynegy Midwest Generation, LLC, Middle Fork Vermilion River Bank Stabilization, Vermilion County*

Monte stated the public hearing is scheduled for March 26, 2019, considering a permit application to construct a wall to contain the coal ash at the river bank. She noted this is not the desired solution that many are seeking. Monte encouraged all to contact the National Park Service; who has authority under the National Wild & Scenic Rivers Act.

### C. *Update on Dangerous Structures Enforcement Cases*

Hall commented the issue of dangerous structure enforcement cases was presented to the County Board for the first time in 2015. He reviewed some of the properties listed on the handout provided. In response to a question from Goss related to the Foosland cases listed, Hall explained cases are prioritized by the number of complaint calls received by the Planning and Zoning office.

### D. *Update on Champaign County Land Bank*

Hall noted the most recent path is for Champaign County to join the Vermilion County Land Bank.

### E. *Ted Hartke Email*

Hall provided a copy of an email and article provided by Ted Hartke relating to dispositioning materials at the decommissioning of a wind or solar farm.

## VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 60-Day Review Period

### A. *Direction Regarding Proposed Zoning Ordinance Text Amendment for PV Solar Farm Requirements in Response to Municipal Concerns*

Hall stated some of the things stated in the letter are not proposed in this amendment. The municipalities requested the 60-day review period. He noted the text amendments were discussed at an RPC technical

meeting. Hall cautioned that although the proposed minimum separation is increased to one and one-half miles, he does not anticipate future solar farm developers will find sites outside the mile and a half.

Thorsland commented he does not support some of the proposed text amendments; particularly the minimum separation. He stated there does not seem to be any data to support negative impacts on development or home values. Fortado raised a concern about the subdivision approval for solar farm land lease exceeding five years.

**MOTION** by Goss; seconded by Eisenmann. Upon vote, the **MOTION CARRIED**.

B. *Direction Regarding Proposed Zoning Ordinance Text Amendment for PV Solar Farm Requirements Other Than in Response to Municipal Concerns*

Hall explained the proposed changes. According to Hall, the current language of the ordinance only allows people to apply for a variance for a non-conforming structure only after a structure has been damaged. Hall stated a local bank requested the proposed change regarding bond ratings. Goss commented that this may be because smaller, local banks cannot afford a rating by Moody's or Standard & Poor's.

The committee provided direction to Hall to structure these amendments to be voted on separately. Hall asked committee members to communicate preferences of the structure of the amendment packages to him.

**MOTION** by King-Taylor; seconded by Goss. Upon vote, the **MOTION CARRIED** unanimously.

**IX. New Business: Items to be Recommended to the County Board**

A. *Resolution Approving the Application for, and If Awarded, Acceptance of a 2019 ILCSWMA Mini-Grant*

Monte provided a handout and stated the funds would be used to advertise for a pharmaceutical collection in April. Fortado suggested the addition of matching funds information to the form.

**MOTION** by Thorsland; seconded by King-Taylor. Upon vote, the **MOTION CARRIED** unanimously.

B. *Resolution Approving the Application for, and If Awarded, Acceptance of a 2019 American Water Environmental Grant*

Monte provided a handout and stated the funds would be used to support content and use of a website addressing MS4 public education.

**MOTION** by Goss; seconded by Fortado. Upon vote, the **MOTION CARRIED** unanimously.

C. **Zoning Case 924-AM-19.** *A request by Arik and Kylie Miller d.b.a. Miller Farm Barn, to amend the Zoning Map to change the zoning district designation from AG-1 Agriculture to AG-2 Agriculture in order to establish and operate a Rural Event Center as a combination "Private Indoor Recreational Development" and "Outdoor Commercial Recreational Enterprise" as a Special use Permit in related Zoning Case 925-S-19, on a 10.2 acre tract of land in the East half of the Northeast Quarter of Section 28 of Township 21 North, Range 10 East of the Third Principal Meridian in Compromise Township and commonly known as the farmstead at 2079 CR2600N, Gifford.*

Hall explained the change to the AG-2 zoning district allows for the Special Use Permit for the Event Center. He noted the ZBA continued the case regarding the event center until March 28. In response to a question by Thorsland, Arik Miller responded he is working to develop a life safety plan. Miller noted he does not have any other intended use for the barn, if the special use is not granted. Eisenmann asked how Miller intends to comply with the noise restriction in the nuisance ordinance. Miller responded he intends to monitor noise levels and is willing to work with neighbors if there is a problem.

**MOTION** by Thorsland; second by Patterson. Upon vote, the **MOTION CARRIED** unanimously. Per a request by Thorsland, this item will not be on the consent agenda.

**X. Old Business**

- A. *Resolution Appointing Recycling Coordinator for Champaign County REVISIT – not taken to Feb CB meeting*

Hall stated this was not taken to the February board meeting due to concerns raised by the County Executive, Darlene Kloeppel. Monte commented the language in the resolution changes from the Coordinator being “appointed” to being “designated”.

**MOTION** by Fortado; second by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

**XI. Other Business**

- A. *Semi-annual Review of CLOSED Session Minutes*

Esry noted the minutes recommended for opening have been distributed for the committee members to review.

**MOTION** by Goss; second by King-Taylor. Upon vote, the **MOTION CARRIED** unanimously

- B. *Monthly Report – January 2019*

**XII. Presiding Officer’s Report**

None

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

IX A, IX B, X A

**XIV. Adjournment**

There being no further business, Esry adjourned the meeting at 7:36 p.m.