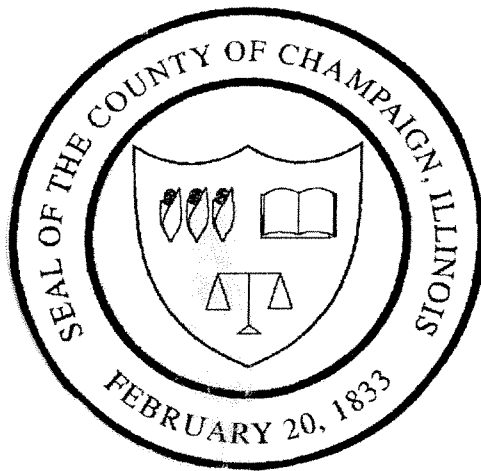


*Environment
& Land Use Committee
Agenda*

January 14, 2008



7:00 p.m.

*Lyle Shields Meeting Room
Brookens Administrative Center
1776 East Washington, Urbana, IL 61802
(217) 384-3708*

AGENDA

Champaign County Environment & Land Use Committee

Members:

*Jan Anderson, Chris Doenitz, Matthew Gladney,
Brad Jones, Ralph Langenheim, Carrie Melin, Steve
Moser, Jon Schroeder (VC), Barbara Wysocki (C)*

Date: *January 14, 2008*

Time: *7:00 p.m.*

Place: *Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St.
Urbana, Illinois*

Phone: *(217) 384-3708*

AGENDA

Old Business shown in Italics

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: July 26, 2007; September 20, 2007; November 13, 2007; December 10, 2007 (Regular Session); and December 10, 2007 (Study Session) 1 thru 45
4. Public Participation
5. Correspondence
 - A. Mahomet Aquifer Consortium Member Meeting No. 56 minutes 46 thru 47
 - B. Mahomet Aquifer Consortium Financial Report 48 thru 49
 - C. Seminar on Wednesday, January 16, 2008 entitled "*Sustainability and the Mahomet Aquifer*" 50
6. *Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and one-half miles from the municipality.* 51 thru 56
7. *Champaign County Land Resource Management Plan Update*
 - A. *Approval of Existing Conditions and Trends Report dated December 28, 2007* 57
8. *Request for County Board Resolution regarding Environmental Protection Agency's consideration of a proposed chemical waste landfill over the Mahomet Aquifer in Dewitt County.* 58 thru 65
9. *Champaign County Pre-Disaster Mitigation Plan Update*
(Information to be distributed at meeting)
10. Update on Enforcement Cases

ENVIRONMENT AND LAND USE COMMITTEE AGENDA
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11. Monthly Report (October; November; and December, 2007)

(Information to be distributed at meeting)

12. Other Business

13. Determination of Items to be placed on the County Board Consent Agenda

14. Adjournment

SUBJECT TO APPROVAL

MINUTES OF SPECIAL MEETING

Champaign County Environment & Land Use Committee	DATE:	July 26, 2007
Champaign County Brookens Administrative Center	TIME:	6:30 p.m.
Urbana, IL 61802	PLACE:	Meeting Room 2 Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Steve Moser, Carrie Melin, Jon Schroeder (VC), Barbara Wysocki (C)

**OTHER COUNTY
BOARD MEMBERS
PRESENT:**

None

DRAFT

MEMBERS ABSENT: None

STAFF PRESENT: John Hall, John Dimit (Champaign County Regional Planning Commission), Brent Rose (Champaign County Regional Planning Commission)

OTHERS PRESENT: Randall Moore, Scott Moore, Brian Stromley, Dennis McMillan, David Paulsen, Daniel Paulsen, Jim Meadows

1. Call to Order, Roll Call

The meeting was called to order at 6:30 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Langenheim moved, seconded by Mr. Schroeder to approve the agenda as submitted. The motion carried by voice vote.

3. Public Participation

None

4. CDAP Loan Request – Premier Printing of Illinois d/b/a Printec Press

Mr. Schroeder moved, seconded by Mr. Jones to recommend approval of the CDAP Loan Request – Premier Printing of Illinois d/b/a Printec Press.

1 Mr. John Dimit stated that there has been a lot of conversation regarding this delayed agenda item. He said
2 that it is a rare occasion for this Committee to review a CDAP Loan Request. He said that there has been
3 some misinformation regarding this loan and he would like to clear up some of those misconceptions.
4

5 Mr. Dimit stated that approximately 25 years ago the County started a revolving CDAP fund through the
6 Regional Planning Commission and within that time period 79 loans with a total of over \$10 million dollars
7 of our own financing has been leveraged over that time period by at least another \$50 or \$60 million dollars
8 of private investment. He said that the RPC operates the CDAP loan fund as a business and this loan would
9 come from the assets of that revolving loan fund which is specifically dedicated to lend loans to businesses
10 that provide employment to Champaign County. He said that for the last 15 years the default rate has been
11 2.11% and for the last five years it has been closer to 0%. He said that Busey Bank is a lender that the RPC
12 has done a substantial amount of lending with over the past years. He said that in all of the time that loans
13 have been done with Busey Bank they have been the bank that is most conscientious about bringing the RPC
14 loans which they have completed a thorough analysis upon and in turn the RPC does its own thorough
15 analysis before it is brought before ELUC for approval. He said that in 20 years no default has occurred with
16 any loan from Busey Bank.
17

18 Mr. Dimit stated that the proposal which is before the Committee tonight is one of the largest loan requests
19 that is proposed to be loaned to a single entity. He said that the RPC has done several other loans which
20 range from \$750 thousand to \$1.5 million dollars. He said that it is not that unusual for the RPC to deal with
21 this large of an amount of money and the concept of having larger loans is probably going to continue.
22

23 Mr. Dimit stated that the reason why the loan comes to ELUC is because this is a hold over from when
24 ELUC was the parent committee of the RPC. He said that Mr. Rose is present at tonight's meeting to answer
25 any detailed questions and additional information has been provided for the Committee's review. He said
26 that some information that was provided included the names of the businesses involved and was released to
27 the press. He invited ELUC to come to the office to review any protected information that is not available
28 by the *Freedom of Information Act* or to be disseminated to the general public. He assured the Committee
29 that Brent Rose, Loan Officer with a 0% default rate, has reviewed the information and is very confident in
30 recommending this loan proposal to the Committee for a recommendation for approval.
31

32 Mr. Dimit said that it is his understanding that there has been discussion that this is money which is being
33 taken from low income neighborhoods to be used for water and sewer and this information is completely
34 false. He said that this is money that is absolutely dedicated to small business.
35

36 Ms. Anderson asked how many jobs would be created with this large loan and said that other small printing
37 businesses were concerned that tax money was being used to benefit their competition and put them at risk.
38

39 Mr. Rose stated 78 jobs would be created in total by both loans.
40

41 Ms. Anderson asked if these would be full-time positions.
42

7/26/07

DRAFT SUBJECT TO APPROVAL DRAFT

ELUC

1 Mr. Dimit stated yes. He said that the State requires the RPC to either retain or create one new job for every
2 \$20 thousand dollars that we lend.
3
4 Ms. Anderson asked what type of wages would be involved with these jobs.
5
6 Mr. Dan Paulsen, President of Printec Press, LLC, stated that the average wage would range between \$35 -
7 \$85 thousand dollars per year.
8
9 Mr. Dimit stated that the average wage would be \$17 per hour.
10
11 Mr. Jones asked why Busey Bank was not taking on the whole loan.
12
13 Mr. Dimit stated that in using the RPC's program a lower interest rate is available which makes this deal
14 more bankable and it also allows them to be more aggressive on how they negotiate.
15
16 Mr. Jones asked if the entire deal goes away if the loan is not recommended for approval.
17
18 Mr. Dimit stated that at this point and time it is highly likely that the deal would go away if the loans are not
19 recommended for approval.
20
21 Mr. Jones asked if this is federal money.
22
23 Mr. Dimit stated yes.
24
25 Mr. Jones asked if the County is on the hook.
26
27 Mr. Dimit stated that the loan fund is on the hook. He said that the County government will never touch the
28 general revenue dollars. He stated that the RPC started with \$1.5 million in capital and it has been built up
29 to \$3.5 million. He said that the fund has grown by repeated lending and sometimes it is loaned to high risk
30 clients and sometimes it is loaned to businesses that are not so high risk. He said that this is what is done to
31 keep the money moving and to keep the integrity of the fund. He said that if the money is kept in the bank
32 and sits and collects interest it is not doing anyone any good. He said that when he hired Brent Rose he
33 charged him to get the money out and fully utilized.
34
35 Mr. Langenheim stated that he heard from a constituent regarding the competition and unfair advantage that
36 Printec Press will have if these loans are approved. He said that the constituent believed that this new
37 business could cause the demise of the University of Illinois Printing Services.
38
39 Mr. Dimit stated that the RPC occasionally uses the University of Illinois Print Services and some of the
40 companies that are included in this deal. He said that it is very interesting that the companies that are
41 involved in this deal came to the RPC and complained bitterly about the unfair competitive advantage that
42 the University of Illinois Printing office has therefore what we have is a leveling of the playing field. He

1 said that we all know that the University of Illinois Printing Office would have a tremendous advantage over
2 private sector printing and the reason that this deal may need to come out is because of the entry of the
3 University of Illinois Printing Office into this kind of competitive environment.
4

5 Ms. Melin asked if the reason that the three businesses needed to combine is because they were not able to
6 survive on their own.
7

8 Mr. Randy Moore, Vice-President of Premier Printing, stated that the U of I Printing Services does have a
9 very competitive advantage in comparison to the smaller companies. He said that when the information was
10 released Mr. Crouse was considerably worried and discussed the situation with his staff. He said that Mr.
11 Crouse's staff was extremely thrilled when they understood that after Mr. and Mrs. Crouse's retirement they
12 would be placed in a very stable situation. He said that the new company will be a stronger and more stable
13 company. He said that recently a Springfield printing company was bought out by an out-of-state of company
14 which kept the same clientele but dismissed the employees and disbursed the equipment. He said that they
15 would like to keep the taxes and employment within Champaign County.
16

17 Mr. Dimit stated that it is important to understand that the RPC is working with three locally owned
18 businesses and the surviving company will be locally owned and operated.
19

20 Mr. Gladney asked what the percentage was for loan approval by the County.
21

22 Mr. Dimit stated that to date no CDAP loan has been denied by the County and that is because they go
23 through a very stringent review process. He said that not every loan is brought before the Committee for
24 approval and that is because once it comes to ELUC it is in the public eye therefore they are screened before
25 they get here.
26

27 Mr. Dennis McMillan, Busey Bank, stated that the loan process includes two loan committees and the Small
28 Business Association and all three of these entities have to approve this loan structure. He said that Mr.
29 Moore previously mentioned that the approval of this loan would not include the disbursement of people.
30 He said that with this deal comes the purchase of approximately \$4 million in equipment which is equipment
31 that makes certain services available that are not currently available.
32

33 Mr. Dimit stated that he needs to amend his previous answer in that one loan has been denied.
34

35 Ms. Melin asked if there was any guarantee as to how long these jobs will be held in Champaign County.
36

37 Mr. Dimit stated that they have two years to create or retain the number of jobs that they require and if at
38 anytime the number of jobs drops the RPC reviews the outstanding amount of the loan versus the amount of
39 current jobs, using the 1 per \$20,000 calculation. He said that for instance if they reduce the loan down to
40 \$500,000 and they have less than 25 jobs then the RPC would have the right to call that portion of the loan.
41 He said that the company would have the right to appeal that decision due to market situations such as a
42 down time in the economy and all printing companies in town are experiencing a reduction in employment.

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Mr. Moser asked if the County is second in line for the loan are we also second in line for security.

Mr. Dimit stated yes.

Mr. Moser asked if Busey Bank is ahead of the County.

Mr. Dimit stated that the Small Business Association is ahead of everyone.

Mr. Schroeder asked how much will be left in the CDAP loan account if these loan requests are approved.

Mr. Dimit stated that there will be approximately \$400 thousand left in the loan fund and repayment will come back at a rate of \$20 thousand dollars per month. He said that there is additional money in Springfield which is available but this money has to be fully utilized prior to accessing up to an additional \$750 thousand dollars per year to place in the revolving loan fund.

Mr. Schroeder asked how many loan requests are anticipated in the future.

Mr. Rose stated that there are 3 or 4 solid requests that will use up the available funds therefore leaving opportunity for the RPC to request the additional \$750 thousand.

Mr. Dimit stated that once the RPC receives the additional \$750 thousand dollars that money stays with the RPC and becomes part of the revolving loan fund for future loans.

Mr. Schroeder asked if this money is State or Federal.

Mr. Dimit stated that it is federal money which comes from the Community Development Block Grant Funds. He said that it is called CDAP at the State level.

Ms. Wysocki asked the Committee if there were any additional questions for Mr. Dimit or Mr. Rose and there were none.

Ms. Wysocki asked for a roll call vote.

The roll was called:

Ms. Anderson-yes	Mr. Doenitz-yes	Mr. Gladney-yes
Mr. Jones-yes	Mr. Langenheim-no	Mr. Moser-yes
Mr. Melin-yes	Mr. Schroeder-yes	Ms. Wysocki-yes

The motion carried.

1 **5. CDAP Loan Request – Premier Printing of Illinois d/b/a Printec Press**
 2
 3 **Mr. Jones moved, seconded by Mr. Doenitz to recommend approval of the CDAP Loan Request –**
 4 **Premier Printing of Illinois d/b/a/ Printec Press.**

5
 6 Ms. Wysocki asked the Committee if there was any discussion regarding this loan request and there were
 7 none.

8
 9 **The motion carried by voice vote with one opposing vote.**

10
 11 Ms. Wysocki thanked the Committee for their great questions regarding the CDAP loan requests.

12
 13 **6. Other Business**

14
 15 **None**

16
 17 **7. Adjournment**

18
 19 The meeting adjourned at 6:57 p.m.

20
 21
 22

Respectfully submitted,

Secretary to the Environment and Land Use Committee

MINUTES OF SPECIAL MEETING

Champaign County Environment & Land Use Committee	DATE:	September 20, 2007
Champaign County Brookens Administrative Center	TIME:	6:00 p.m.
Urbana, IL 61802	PLACE:	Meeting Room 3 Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Steve Moser, Carrie Melin, Barbara Wysocki (C)

OTHER COUNTY BOARD MEMBERS PRESENT: None

MEMBERS ABSENT: Jon Schroeder (VC)

STAFF PRESENT: John Hall, Jamie Hitt, Susan McGrath (Senior Assistant State’s Attorney)

OTHERS PRESENT: None

DRAFT

1. Call to Order, Roll Call

The meeting was called to order at 6:00 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Langenheim moved, seconded by Mr. Doenitz to approve the agenda as submitted. The motion carried by voice vote.

3. Public Participation

None

4. Closed Session:

A. Discuss the offer pursuant to 5 ILCS 120/2 (c)(6) to discuss the setting of a price for sale or lease of property owned by the County Board.

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Mr. Moser moved, seconded by Ms. Anderson to enter into closed session pursuant to 5 ILCS 120/2 (c) (6) to discuss the setting of a price for sale or lease of property owned by the County Board. The motion carried by voice vote.

The roll was called:

Anderson-yes	Doenitz-yes	Gladney-yes
Jones-yes	Langenheim-yes	Moser-yes
Melin-yes	Wysocki-yes	Schroeder-absent

The Committee entered closed session at 6:05 p.m.

The Committee re-entered open session at 6:14 p.m.

5. Recommendation of the approval of a contract for the sale of property owned by Champaign County located at 1101 E. Perkins Road, Urbana, Illinois and authorization for the Champaign County Board Chair to execute said contract.

Mr. Moser moved, seconded by Mr. Doenitz to recommend the approval of a contract for the sale of property owned by Champaign County located at 1101 E. Perkins Road, Urbana, Illinois and authorization for the Champaign County Board Chair to execute said contract. The motion carried by voice vote.

6. Other Business

None

7. Adjournment

The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

MINUTES OF REGULAR MEETING

Champaign County Environment & Land Use Committee	DATE:	November 13, 2007
Champaign County Brookens Administrative Center	TIME:	7:00 p.m.
Urbana, IL 61802	PLACE:	Lyle Shields Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Steve Moser, Carrie Melin, Barbara Wysocki (C), Jon Schroeder (VC)

**OTHER COUNTY
BOARD MEMBERS**

PRESENT: C. Pius Weibel, (County Board Chair)

MEMBERS ABSENT: None

STAFF PRESENT: John Hall, Leroy Holliday, Susan McGrath (Senior Assistant State's Attorney), Susan Monte (Regional Planning Commission)

OTHERS PRESENT: Matt Varbel, David Holt, David Taylor

1. Call to Order, Roll Call

The meeting was called to order at 7:00 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Langenheim moved, seconded by Mr. Doenitz to approve the agenda.

3. Approval of Minutes (August 17, 2007 / September 10, 2007 / October 9, 2007)

Ms. Anderson moved, seconded by Mr. Doenitz to approve the August 17, 2007, September 10, 2007, October 9, 2007, minutes as submitted. The motion carried by voice vote.

4. Public Participation

Matt Varble of the Dewitt County Regional Planning Commission and Watchclintonlandfill.com President spoke regarding the referendum for the United States Environmental Protection Agency's consideration of a

1 proposed chemical waste landfill permit over the Mahomet Aquifer in Dewitt County. He said that it is his
2 understanding after talking with administration that this is not the appropriate venue for a referendum
3 question to be considered so instead the issue that would be before you is whether or not you would want to
4 discharge a resolution question to the full County Board then the County Board would be able to vote yes or
5 no as to whether or not there is a sense of supporting or not supporting this proposed chemical waste landfill
6 in Dewitt County.

7
8 Mr. Schroeder arrived at 7:05pm.

9
10 Mr. Varbel said that he had given each committee member a handout going over what's happening in Dewitt
11 County and also there are two other members of their organization here tonight David Holt, Former
12 President of Mahomet Valley Water Authority and David Taylor, Secretary, Treasurer and Trustee of
13 Wapella. Mr. Varbel said that a chemical waste landfill has no place being put over the Mahomet Aquifer.
14 He said that he is not anti-storage of PCB waste but he feels that location is not appropriate and that as a
15 community that issue does not stop at the borders of Dewitt County and he thinks that this is a regional issue
16 not only because of the potential contamination of the ground water of the aquifer but also because of
17 transporting of PCB chemical waste by rail and truck through central Illinois to this landfill should it be
18 approved. He said that the question the Board may have in their mind is what does Champaign County have
19 to do with this. He said that he is here this evening because a referendum or resolution will have an impact
20 on the EPA permitting process.

21
22 Mr. Varbel said that he had received confirmation from the United States EPA that public sentiment
23 expressed through resolutions and referendum does impact whether or not the EPA will approve or deny the
24 permit. He said that on October 18th the Dewitt County Board passed an advisory referendum question on
25 page two of this handout and it shows how it will appear on the February 5th ballot. He said that would be
26 taken under consideration by the EPA. He said that the application is to turn a portion of the municipal
27 landfill located outside of Clinton, Illinois on US Route 51 and Champaign County sends some of its waste
28 to this landfill now. He said that there is a couple of different issues besides the transportation issue and the
29 aquifer issue and in addition, if this chemical waste landfill is approved it will limit the capacity of the
30 municipal waste landfill therefore it means less of your waste will be stored at this existing landfill. He said
31 that the concern is that there are about 10 chemical waste landfills in the United States and this one would
32 be eleven if approved. He said that there is a pattern of these landfill holding companies that focuses on
33 economically depressed areas and Dewitt County is in that category and that's why they are at our door step.
34 He said that they tried to expand a hazardous waste landfill in Peoria County which was denied in May of
35 this year. He said they had an appeal last week in front of the Illinois EPA and our concern is that they would
36 not only try to turn this into a chemical waste landfill but because the hazardous waste landfill expansion
37 was denied in Peoria County they will consider converting this landfill into a hazardous waste landfill which
38 is the worst of the worst.

39
40 Ms. Wysocki asked to hold off all questions until we reach item 10.

41
42 Mr. Holt said that he would wait until the review of item 10.

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5. Correspondence

Mr. Langenheim moved, seconded by Ms. Melin to accept and place on file the minutes of the Mahomet Aquifer Consortium Meeting June 6, 2007 and October 22, 2007. Motion carried by voice vote.

6. Proposed Intergovernmental Agreement regarding development pursuant to Municipal annexation that is more than one-and-one half miles from the municipality.

Ms. Wysocki said that this item was kept on the agenda not knowing what if anything we would hear from the City of Champaign. She said that she received an email from Ms. Crowley of the City of Champaign and she said that there is a meeting scheduled with representatives from Champaign, Urbana, Rantoul and Savoy for November 14, 2007, to review what would be the final draft of a proposal of principles. She said that after the meeting tomorrow Ms. Crowley said that the participants should be able to go to their councils for direction. She said that Ms. Crowley indicated that if they are able to agree or agree to disagree and seek input from policy makers then she would forward the document that they are working on after tomorrows meeting.

Mr. Moser asked Ms. Wysocki if there has been any communication with RPC about input from the smaller towns. He said that at the Savoy meeting there were several of them there.

Mr. Hall said that there has been none.

Ms. Wysocki asked if the smaller towns are not reaching out to us should we reach out to them and how can we communicate what transpired at the annexation meeting and how can we communicate the position of the four municipalities.

Mr. Hall said that once the committee has a chance to view the response from the municipalities and if the committee cares to take a position on that we could draft something to send to the smaller villages.

Ms. Melin asked if we know if the smaller municipalities were invited and if not maybe a letter of invitation could be sent.

Mr. Moser said that it may be futile to pursue this if we can't get St. Joseph, Mahomet and Tolono involved with it. He said that he talked to the Village Administrator of Rantoul and he said that he didn't believe that they will go with it either.

Ms. Wysocki said that Mahomet, St. Joseph and Tolono were at the meeting.

Mr. Weibel said why don't we wait to see what happens tomorrow.

- 1 Ms. McGrath said what could be done is if the draft comes through tomorrow then it could be sent to all of
2 the municipalities who may or may not attend if they have questions or comments.
3
- 4 Ms. Wysocki said that we need to keep the dialog going and for some of the smaller villages to just be at the
5 Savoy meeting and then fade off is not constructive for the purposes of this topic. She said that she doubts
6 that the smaller villages look at it the same as the larger ones look at it.
7
- 8 Mr. Langenheim said that if so little interest is shown for this why are we front and center beating the drum
9 for it.
10
- 11 Ms. Melin said that maybe it would be helpful if we outline some of the advantages of this communication
12 with the County.
13
- 14 Ms. Wysocki said that she feels we may have to do some hand holding and coaching because they are not
15 used to engaging in this way in conjunction with other communities so the county may have to help them
16 along.
17
- 18 Mr. Hall asked if it is the committee's preference to send whatever we get from the municipal effort without
19 being reviewed before hand.
20
- 21 Mr. Doenitz said that we would rather see it first.
22
- 23 Mr. Moser said that he would like to know if Rantoul is going to go along with this because they are the only
24 ones along with St. Joseph and Tolono that would have the capability to jump on something outside a mile
25 and a half.
26
- 27 Mr. Hall said that Rantoul is one of the villages that are working on this.
28
- 29 Mr. Moser said that if they are in favor of it then it may influence St. Joseph and Mahomet because they are
30 the ones that worry me other than Tolono.
31
- 32 Mr. Gladney asked out of those communities meeting tomorrow night are any of them going to be getting the
33 word out and are they putting as much thought into it as we are.
34
- 35 Ms. Wysocki said that her guess is maybe not and perhaps once we see something from this group of five we
36 might want to make that suggestion to them.
37
- 38 Ms. Melin said that due to the issues that we have heard about Clinton Landfill tonight maybe it would be
39 good for the other communities to have an intergovernmental agreement in place to have something to fall
40 back on
41
- 42 Ms. Wysocki said let's see what happens tomorrow.

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7. City of Champaign Request for Increase County Contribution to Offset Cost of Drop-Off Recycling Site Update

Ms. Monte said that she had left five messages for Tom Schuh, Operation’s Manager for the City of Champaign and he had not returned her calls as of today. She said we may need to continue this.

Mr. Doenitz said that this had been on the agenda for about three or four months so why don’t we drop it.

Ms. Monte said that there is not a big pot to draw from so it’s a limited amount of money and they are asking for help from the county and in short the county will be asking for a city contribution towards the electronics recycling so it’s like passing back and forth the little funds that are available.

Mr. Moser said that he thinks that it is opening the door for all the towns to set up their own recycling. He said that Urbana is taxing their citizens for it.

Ms. Monte said that there are five other drop off sites in the county that are financed in part by the village or township together.

Mr. Weibel asked Ms. Monte if she could list the drop off sites.

Ms. Monte said that she doesn’t have the list with her but she believes it is St. Joseph, Philo, outside the City of Urbana at Allied and that is not a24hour facility like the rest are and Sidney.

8. Champaign County Land Resource Management Plan Update

Ms. Monte said that since the last steering committee meeting on September 13, 2007, the RPC staff had drafted the preliminary draft of the conditions and trends report which all of you have received and is currently under review and comment period. She said that on Thursday they will meet with the Steering Committee and had revised the meeting location due to bad acoustics so now it is at the Savoy Recreational Center.

Ms. Monte said that in regards to modifications and additions to the Preliminary Draft, the Land Resource Management Plan has several required elements which include descriptions of sewer and water systems, natural resources, public safety facilities, energy distribution, and those types of chapters are required and they had found that there are still some missing pieces of information that are relevant such as transportation, information related to township roads, maintenance jurisdiction, road capacity limitation. She said that she will include information graphics with regards to safety zones outside of the airport runway areas in the County. She said that they will identify scenic view sheds and asked if anyone has heard of the Seven Hills. She said that it is located near Broadlands along a ridge. She said that they will improve the readability of the maps especially the township maps toward the end of the report and further refine selectively and add more

1 information with regards to natural resources and land uses.

2
3 Ms. Monte said that there will be a County Board Study Session on December 10, 2007, at the next ELUC
4 meeting and the format would be a short ELUC regular meeting for a half an hour or so before the Study
5 Session which would begin at 7:00PM. She said that ELUC will finally consider this report at the January
6 meeting.

7
8 Mr. Doenitz asked Ms. Monte if the committee will see the final version of this before the meeting.

9
10 Ms. Monte said that the preliminary draft which you have is the one we will review on December 10, 2007,
11 and we will show all the changes on the report prior to the meeting. She said that she had received over one
12 hundred comments so far.

13
14 Ms. Melin asked Ms. Monte whom did she receive comments from.

15
16 Ms. Monte said that she received comments from Mr. Hall and two members of the Steering Committee.

17
18 Ms. Wysocki said that the committee is more than welcome to give their comments as well.

19
20 **9. Resolution Regarding County Board Acceptance of IEMA State-Local Pre Disaster Mitigation**
21 **Program Grant Agreement for Planning**

22
23 Ms. Monte said that the county has a formal process in place to receive grant monies that are awarded. She
24 said that on page 42 is a resolution that describes that we had been awarded federal funds through the state
25 agency to develop a pre Disaster Mitigation Plan that meets the FEMA requirements. She said that this is
26 something that we have applied for previously and applied for again this time and have received it. She said
27 that the plan will be developed by herself and also other RPC Staff. She said that she had additional
28 information and charts if the committee wishes to see them. She said that this will occur over the next two
29 years and be completed about the same time as the Land Resource Management plan in October 2009. She
30 said that she would work with the existing taskforce support that's in place and Bill Keller is a member of
31 that task force and other representatives from municipalities that are interested in participating could be
32 involved.

33
34 Ms. Anderson asked Ms. Monte if this plan is an update of the old plan or is this a new plan.

35
36 Ms. Monte said that there was a plan submitted in 1997 but it does not meet the requirements set out by
37 FEMA either with regards to public participation or implementation sections that are missing but it does set
38 a good ground work for the effort.

39
40 Mr. Jones asked Ms. Monte what was the grant amount and what amount does the county have to pay.

41
42 Ms. Monte said that the grant amount is for \$41,165.00 from the federal government and the county will

1 provide a matching share of 25%. She said that the \$41,165.00 is 75% for a total amount of \$54,888.00. She
2 said that the matching funds will come in the form of hours from staff.

3
4 Ms. Wysocki asked Ms. Monte why has this been routed through ELUC instead of going to Justice since that
5 is Mr. Keller’s parent committee.

6
7 Ms. Monte said that the request was made to the RPC for planning assistance.

8
9 Ms. Monte said that Sangamon County is also working on a disaster mitigation plan. She said funds are
10 made to counties to develop these plans.

11
12 Ms. Wysocki asked Ms. Monte if all she wants from this committee is to approve the resolution.

13
14 Ms. Monte said yes.

15
16 Mr. Jones asked Ms. Monte if the County would receive FEMA funds if we don’t approve this.

17
18 Ms. Monte said that this is a required procedure and Deb Busey informed her that this is a formal process of
19 reviewing the grant receiving and accepting it and Mr. Weibel will sign a contract once this happens.

20
21 Ms. McGrath said that Mr. Jones is correct that we could not get FEMA funds without this mitigation plan
22 being in place and that’s what’s talked about in an intergovernmental planning agreement which is all the
23 documents you received at the November Board Meeting from the Policy Meeting. She said these are set up
24 so that we can coordinate our efforts for disaster plan assistance which is required by FEMA and this is in
25 place so we can receive funds. She said that the Board Chair will sign the contract if this passes.

26
27 Ms. Monte said that the City of Urbana is the only municipality in the County that has a plan like this and
28 they have the option of participating with us to update their plan or not.

29
30 **Ms. Anderson moved, seconded by Mr. Langeheim to approve the Resolution regarding County**
31 **Board Acceptance if IEMA State –Local Pre-Disaster Mitigation Program Grant Agreement for**
32 **Planning. Motion carried by voice vote.**

33
34 Mr. Schroeder asked Ms. Monte if this is to approve a grant that we already received.

35
36 Ms. Monte said yes.

37
38 Mr. Schroeder asked Ms. Monte if she spoke about the Steering Committee.

39
40 Ms. Monte said that there is not a Steering Committee per-se there will be a working taskforce that would be
41 identified that would be associated with Bill Keller’s work.

42

1 Ms. McGrath said that actually there are two groups associated with putting that agreement together and that
2 is the Technical Committee which consists of all the emergency management staff from municipalities,
3 counties, representatives of fire protection districts and others that do disaster planning. She said that also
4 there is the Policy Group which composed of the County Board Chair, the Mayors and other village
5 representatives.
6

7 **10. Request for a referendum regarding United States Environmental Protection Agency's**
8 **consideration of a proposed chemical waste landfill over the Mahomet Aquifer in Dewitt**
9 **County.**

10
11 Ms. Wysocki said that this should be a resolution and not a referendum.
12

13 **Ms. Anderson moved, seconded by Mr. Gladney to approve a request for a resolution regarding**
14 **United States Environmental Protection Agency's consideration of a proposed chemical waste landfill**
15 **over the Mahomet Aquifer in Dewitt County.**
16

17 Mr. Doenitz asked what is the resolution.
18

19 Dave Holt said that he volunteers with the watch group and did serve as chairman and president of the
20 Mahomet Valley Water Authority for the first three years of its existence and that is the water authority that
21 covers Piatt and Dewitt Counties except for a square mile which is in Macon County.
22

23 Mr. Holt said that the question of a resolution verses a referendum and the person who contacted him said
24 this was concerning a referendum but he thinks this committee is saying they prefer a resolution and so it
25 may be a shift from what the agenda says. He said that the resolution language is not there at this point but
26 the committee was sent a copy of the Dewitt County referendum language. He said that there is much more
27 time to develop a resolution than a referendum. He said the point of getting to a committee, county board or
28 the entire county to referendum is for that to be part of the Federal EPA review process for this landfill. He
29 said that the permit request is not a guarantee and they do take the public's opinion and concerns into
30 consideration and that is part of the packet that you will see tonight. He said that if it was a referendum type
31 question the timing is more critical because December 3rd is the date to certify the question. He said the
32 resolution would apply more to the hearing process and that date had not been set yet and it could be six to
33 twelve months. He said the feedback that he is getting is that the landfill would like to see the permit process
34 accelerate as much as possible which could take six to seven months to a hearing date and that application
35 was submitted three weeks ago. He said that if you look at your timing and when to have the resolution
36 language there is some time to work on that and it is something you don't have to adopt tonight although you
37 can adopt the idea. Mr. Holt said that it is a regional issue and not just Dewitt County because we all share
38 the transportation risk as well as the water and the further west you go the more that risk would be but that's
39 why we are going to the surrounding counties and are asking them to express their interest or have a
40 referendum so the public could express interest so the EPA can get that feedback.
41

42 Ms. Anderson asked Mr. Holt what does the pink color represent on the handout.

- 1
2 Mr. Holt said that the pink layer represents the top of the aquifer and that is the main valley and it shows all
3 the towns that get their supply from it.
4
- 5 Mr. Holt said that if you look at Normal it is not over the aquifer at all but they have wells west of town and
6 they pump water like Decatur.
7
- 8 Ms. Anderson asked if they are going to the other counties.
9
- 10 Mr. Holt said yes but they are in the same dilemma with the timing of getting the referendum by December
11 3rd.
12
- 13 Ms. Melin asked Mr. Holt if any other municipalities expressed interest of either referendum or resolution.
14
- 15 Mr. Holt said that this committee is the first one he has been to since we received the Dewitt County Board
16 vote to put the question on a referendum. He said that he spoke to Max Olson of McClean County and he is
17 coordinating that along with Macon County so the time frame has been very tight. He said that they are
18 talking with them but the time frame is very tight but that process has just started.
19
- 20 Mr. Schroeder said that he is not sure of the motion and asked what is the motion we are making and is it a
21 motion to support.
22
- 23 Ms. Wysocki said that as she understands the resolution is pretty much as it's worded in Dewitt County.
24
- 25 Mr. Holt said that resolution was to certify a question for the ballot.
26
- 27 Mr. Schroeder asked if the resolution is on page 44.
28
- 29 Ms. Wysocki said yes.
30
- 31 Mr. Schroeder asked is that what Champaign County is supposed to adopt.
32
- 33 Ms. Wsocki said yes except that the motion on the table is not including a referendum it's just a resolution.
34 She said that as you get beyond all the whereas that section one would not apply we would just authorize the
35 County Board Chair to sign a resolution in support of the action taken by Dewitt County.
36
- 37 Mr. Schroeder said that he knew that Ms. Anderson made the motion but he was unclear what the motion
38 was and what is the resolution that we are voting on.
39
- 40 Ms. Anderson said that she thought that she was just making the motion to put it on the floor for discussion.
41
- 42 Ms. Wysocki asked Ms. McGrath to clarify the sequence of events.

1
2 Ms. McGrath said that there are many considerations here and one is an Advisory Referendum, this can be
3 passed by the County Board this month and that is the last time the County could take action because the
4 referendum question has to be certified by December 3rd. She said that the referendum also could be placed
5 on the ballot by petition which also has to be certified by December 3rd. She said that the resolution that is in
6 the packet has language specific to Dewitt County and if the Committee wishes to do a resolution then it
7 should be one different than what is in the packet and speaks specifically to Champaign County.

8
9 Mr. Langeheim asked if it would possible to make a motion endorsing the intent and content of Resolution
10 16 of Dewitt County in regards to this.

11
12 Mr. Holt said that what he thinks would be useful for the EPA process is for the Board to express their intent
13 relative to if they support or do not support the permitting of a chemical waste landfill because that will
14 speak to your interest as a user of this aquifer. He said that the resolution used was presented as a model for a
15 ballot question and he knows it was a basic working document but it seems that the County Board has
16 indicated that it preferred to avoid a referendum question. He said that he thinks that if you have a resolution
17 that language needs to be first drafted and a discussion whether you support or oppose the idea of a chemical
18 waste landfill being permitted for the Clinton, Illinois site and that is the question you need to address in the
19 resolution and that language you need to work on.

20
21 Ms. Wysocki said if this committee was inclined to develop a resolution she thinks the members would
22 rather see the actual wording rather than something that resembles the model we have here. She asked Mr.
23 Holt if we direct staff to construct such a motion and address it again at our December meeting would that fit
24 your timeline.

25
26 Mr. Holt said yes and with the resolution approach we have a much longer time frame and even from the
27 landfill perspective they felt it would be six or seven months before the public hearing on the landfill and
28 maybe even a year. He said it would be time to get together with staff and go over that language and decide
29 what are the issues that affect Champaign County residents with regards to this landfill and incorporate that
30 into the language. He said that the referendum dictated that something be processed for December 3rd.

31
32 Mr. Moser asked Mr. Holt if he had spoken with Piatt, McClean, Macon and Logan County.

33
34 Mr. Holt said yes, he had coordinated with Max Olson of Piatt County and sent them a packet much like this
35 committee's and he has not confirmed to me what committee it needs to go to but he said that since they
36 have a much smaller board he would prefer that the entire Board be familiar with it. Mr. Holt said that he is
37 not sure if they are leaning toward a referendum because they are closer and may be more impacted by this
38 than Champaign County. Mr. Holt said that he had not approached Logan County because there seems to be
39 some political issues on that as far as a referendum. He said their thought was to concentrate on the areas
40 where the referendum may be most useful and informative in the process and where we knew that was not an
41 option then the resolution idea came up but that was secondary because we have more months to work with
42 county boards on resolutions.

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Ms. Anderson said that she preferred the resolution due to the ethanol plants using a lot of water and if the water gets contaminated then that would be another issue.

Ms. Melin said that she suggests to direct staff to draft a resolution that pertains to Champaign County for review in December.

Ms. Wsocki asked Ms. Melin if that is in the form of a motion.

Ms. McGrath said that the previous motion has to be withdrawn.

Ms. Anderson withdrew her motion.

Mr. Gladney said he concurs.

Ms. Melin moved, seconded by Ms. Anderson to direct staff to draft a resolution regarding the proposed chemical waste landfill over the Mahomet Aquifer in Dewitt County for the committee's review for the December 10, 2007, meeting. Motion Carried with Mr. Moser voting no.

Mr. Moser said that he will not support this unless Logan, Piatt, Mclean and Macon Counties are in support because they would be more affected by this. He said that since the flow of the aquifer is east to west those counties that are in that path should be most concerned.

Mr. Langenheim said Mr. Moser is correct that the dominant natural flow is east to west but the cone of depression in the Aquifer causes a local reversal of flow from west to east.

Mr. Weibel said that the cone of depression gives out at out near Allerton Park but the proposed wells may move the cone of depression out further towards the Macon / Piatt County line and additional wells in the future could augment those numbers as well.

Ms Wysocki asked Mr. Holt why it was not a unanimous decision in Dewitt County.

Mr. Holt said the opposition was that the full Board approved an amended agreement supporting the landfill before it goes to EPA and that was an eleven to zero decision. Mr. Holt said that half of the members had not seen the agreement until they walked in the door and there was no aspect of the chemical waste landfill that had been made public during August. He said that there were no copies of the agreement during the month of August however the finance committee did have copies of the agreement during August. Mr. Holt said that at the August 21st Finance Committee meeting the reference to the chemical waste landfill aspect of the agreement was omitted from the minutes and was not made available to the Board members until the meeting on the 23rd. Mr. Holt said that the EPA walked into the meeting on the 23rd and said this would allow rail access and will get \$50,000.00 and everyone was on board. He said only afterwards during the next month when they started to investigate what a chemical waste landfill was then there was a split in the

1 Board. He said that in that vote it really represented the Board members that took the idea of allowing the
 2 public to vote on a question as reversing their vote in August so five of them decided to stand behind their
 3 vote and they saw that if the public had a right to vote on it, it would essentially be reversing their own vote
 4 and they felt they should not be able to do that. He said that the County Board Chairman made the motion to
 5 put the referendum on the ballot and six of them decided to let the public have a say which some of the
 6 Board members have changed their minds about it but they did not want to reverse the original vote and five
 7 of them will stand behind their vote.

8
 9 Mr. Weibel asked Mr. Holt if anyone knew where the waste would be coming from.

10
 11 Mr. Holt said that there are no restrictions and waste could easily come from out of state. He said that the
 12 Clinton Landfill had conversations with AmerenIP concerning the contaminated soil sites around the old
 13 City Gas Plants, transformers and storage sites so they have an immediate prospect through AmerenIP where
 14 they are cleaning up all their sites throughout Illinois and that is the catalyst that's prompting them to look at
 15 this.

16
 17 Mr. Weibel asked Mr. Holt if he knew the location of the nearest site.

18
 19 Mr. Holt said the nearest site is Detroit, Michigan and they were told that they have ample capacity and this
 20 is more or less a business question and do we want to put our aquifer at risk for this company.

21
 22 Ms. Wysocki asked all those in favor of the motion. All ayes with Mr. Moser voting no.

23
 24 **11. Zoning Administrator's proposed Zoning Ordinance amending adding conditions under which**
 25 **Township highway Maintenance Garages may be authorized by right rather than as a Special**
 26 **Use Permit**

27
 28 **Mr. Moser moved, seconded by Mr. Jones to open discussion for Zoning Administrator's proposed**
 29 **Zoning Ordinance amendment adding conditions under which Township Highway Maintenance**
 30 **Garages may be authorized by right rather than as a Special Use Permit. Motion carried with voice**
 31 **vote.**

32
 33 Mr. Hall said there is a one page memo tonight regarding the proposed amendment and the biggest question
 34 in his mind is, if this is going to be a conditional use what is the threshold separation between a proposed
 35 highway maintenance garage and the nearest residence or residential district. He said what distance is so
 36 great that there are no concerns that we need to be concerned about. He said that the table in the new memo
 37 reviews all of the required separation distances in the Zoning Ordinance and you will note that for a
 38 government building there are no separation distances required for residences. He said however, when we
 39 approve something under the Zoning Ordinance we have to think about what we are approving and a
 40 highway maintenance garage is most like a contractor's facility but again the Ordinance does not have any
 41 minimum separation distance between a contractor's facility and a residence or a residential district. Mr. Hall
 42 said that the most similar thing to a highway maintenance garage that has a separation distance would be a

1 truck terminal and there is a required 200 feet separation. He said that again given the separation in the
2 existing Ordinance it looks like maybe you don't need a required separation between a highway maintenance
3 garage and an existing residence. He said to a Zoning Administrator it may sound odd because some people
4 are going to be very concerned about any non-residential non-agricultural use that could go in next to them.
5

6 Mr. Hall said in the Zoning Ordinance Revision they were proposing a 500 feet separation and he had to
7 confess even though he was a part of the group who put that together there was not a lot of justification for
8 the 500 feet separation. He said that this is an arbitrary dimension and when he considered the impacts that a
9 highway maintenance garage may have he thinks it may be dust related to moving of the road materials that
10 are kept in stock piles and the separation for minimizing the dust depends on where the maintenance garage
11 is located. Mr. Hall said that he thinks most highway maintenance garages generate less dust than the
12 standard in the rural area which is row crop agriculture so if you think about what a rural resident would
13 have to put up with he thinks a highway maintenance garage is less problematic than agriculture.

14 Mr. Hall said that if it's a separation of 200 feet or more the two maintenance garages that need Special Use
15 Permits that are mentioned in the memorandum would continue to need Special Use Permits. He said that if
16 it is going to be 150 feet or less these two facilities won't need Special Use Permits but what should control
17 your decision is what does the Board think should be the requirement for a highway maintenance garage that
18 has to be in a rural area. Mr. Hall said that it's very hard to locate one where there are no residences and both
19 of the maintenance garages that are coming up are existing facilities that wer there before zoning anyway.
20 Mr. Hall asked the committee for direction on this.

21
22 Mr. Moser asked Mr. Hall if he knows if any townships want to do something.

23
24 Mr. Hall said that these are the only two that he knew about but he would suspect that there are more out
25 there.

26
27 Mr. Doenitz said that dust would be a non-issue in his opinion it would be more noise than anything else
28 because sometimes we are moving at three o'clock in the morning.

29
30 Mr. Weibel asked Mr. Doenitz what types of petroleum products are usually stored at those sites.

31
32 Mr. Doenitz said that in his case there is approximately a couple thousand gallons of diesel fuel, hydraulic
33 fluid and oil.

34
35 Mr. Weibel asked Mr. Doenitz if he thinks that is standard.

36
37 Mr. Doenitz said yes.

38
39 Ms. Melin said that what she is concerned about is hydraulic fluid and other types of materials leeching into
40 the ground and those residents who have private garden plots may be effected.

41
42

1 Mr. Doenitz said that we all store hydraulic fluid, we use it and most times it's kept in the shop anyway so it
2 would be a non-issue.

3
4 Mr. Schroeder said that there has been more than three of these structures built in the past ten years and
5 believes it is at least four because the Pesotum Township garage is not in the city limits of Pesotum and they
6 built without a permit and if you want to see an abuse of a township facility come see Pesotum. He said that
7 the Township Road Commissioner has a cottage industry going on in the building and Ms. Melin brought up
8 a good point about hazardous waste because he doesn't know what his road commissioner does with the
9 solvents and the paint left over from repainting of equipment. Mr. Schroeder said also that there all sorts of
10 storage out there like parking semi trailers and campers and the facility should not be used for anything other
11 than the intended use.

12
13 Mr. Hall said that if someone is effectively operating as something else then that is an enforcement issue. He
14 said that the first thing is we would have to know about it.

15
16 Mr. Hall said that he was not aware of the amount of fuel storage at the highway maintenance garage, but he
17 would like to get a copy of the permit to make sure the fuel is being stored properly. He said that as far as he
18 knew there are no setbacks for a couple thousand gallons in the state regulations and it is mostly using the
19 proper tank.

20
21 Mr. Doenitz said that since the two facilities that are coming up are existing facilities why would they need
22 the 200 feet separation.

23
24 Ms. Wysocki said that the one case is a township garage that burned and they are replacing it, the other case
25 is an existing township garage that they want to expand.

26
27 Mr. Doenitz said that it should be a no brainier since they are already there.

28
29 Mr. Hall said right now they are non-conforming and the expansion is beyond what is considered
30 insignificant and in Raymond Township they are re-building a whole new building. He said that right now
31 both of them need a Special Use Permit and he did not see it as being problematic and it probably won't
32 slow Raymond Township down since they may not be building during the winter but this was an opportunity
33 to get this before the committee.

34
35 Mr. Doenitz asked if he should abstain from voting.

36
37 Ms. McGrath said yes.

38
39 **Ms. Melin moved, seconded by Mr. Langeheim to approve the proposed Zoning Ordinance**
40 **amendment under which Township Highway Maintenance Garage may be authorized by right rather**
41 **than as a Special Use Permit with a 200 feet separation distance. Motion carried by voice vote .**
42

1 Mr. Doenitz said that he abstained because to he is a Township Road Commissioner.
2
3 Mr. Hall said that he would recommend adding township maintenance to the ordinance and then it would be
4 a more specific instance and would take precedence over a government building anytime there is a township
5 maintenance garage.
6
7 Mr. Hall asked Ms. Melin if she thinks these uses should have a 200 foot separation from residences.
8
9 Ms. Melin said yes.
10
11 Mr. Hall asked Ms. Melin if she would recommend having the same requirement for the contractor's facility.
12
13 Mr. Weibel said that one of the concerns he sees with the contractor's facility and the 200 foot separation is
14 that a number of contractors in the country have a residence next to their building so that would be a conflict
15 and a pain to deal with all the contractors that have their residence next to them.
16
17 Mr. Doenitz said that he agrees with Mr. Weibel and if you use 200 feet you just drive them away from
18 where they are located.
19
20 Mr. Hall said that they would still continue needing a Special Use Permit just like they do now so it would
21 not help their case at all and would still be a Special Use Permit.
22
23 Ms. Wysocki asked Mr. Hall if it would be a by-right arrangement.
24
25 Mr. Hall said that anytime there is a highway maintenance garage more than 200 feet from a residence they
26 will become a by right so it's a help but it wouldn't help these two cases.
27
28 Mr. Langenheim said that this would not prevent the construction of the two facilities presently but will put a
29 requirement on the Special Use Permit so you can still do it.
30
31 Mr. Hall said yes.
32
33 Ms. Anderson asked Mr. Hall if there were any requirements for the gasoline storage.
34
35 Mr. Hall said that there are no standard requirements in the Ordinance for gasoline storage right now but it
36 would make sense to add a requirement to document that the fuel storage meets the state requirements. He
37 said that part of the Special Use Permit is that the neighbors get a notice and then they can come and raise
38 any concerns they may have.
39
40 Ms. McGrath said that the concern she has about adding fuel storage is that the County is being arbitrary and
41 would have an indefensible position to say that you would require that in certain facilities and not in others.
42 She said that the 200 feet distinction in her opinion does not matter if leeching is an issue it would be an

1 issue for all of them not just those with in 200 feet of a residence. She said that she does not think it makes
2 sense for the Zoning Ordinance to require it for a few and either you should require it for all or none.
3
4 Mr. Jones asked Ms. Melin if the extra 50 feet of separation was going to matter.
5
6 Ms. Melin said it's more for consideration for future buildings because the ones that are there now won't
7 require a Special Use Permit. She said that Ms. Mcgrath is also correct because if you are going to have
8 leeching you are going to have leeching but still it's different than if you have a facility that has strong
9 chemicals.
10
11 Mr. Doenitz said that he can say that they have more of a problem with people encroaching on them than
12 them encroaching on the people so he was not following Ms. Melin's point.
13
14 Ms. Melin said that you are right but it goes both ways.
15
16 Ms. Wysocki asked Ms. Melin to explain her position again.
17
18 Ms. Melin said that she understands that the one that burned could not be built on that spot.
19
20 Mr. Hall said that it would need a Special Use Permit, it is non-conforming and it was never authorized and
21 under the current Ordinance it needs a Special Use Permit in order to be re-built. He said likewise with the
22 expansion, it has been there since before zoning was adopted but now that they are expanding and it's more
23 than a couple hundred feet in area and it's a big enough expansion that they now are going to need a Special
24 Use Permit. He said that he has no doubt that both of these would get a Special Use Permit but it's just
25 having the recent experience of the Comprehensive Zoning Review where we try to make things possible by
26 right he wanted to bring that up as an option for the Board to consider at this time in case it would make a
27 difference in these cases or not it would be there in the future for others.
28
29 Mr. Moser said that most of the facilities are outside of town except maybe in a case like Mahomet where
30 they got a chance to go and buy a facility that was already there and he can see that happening in Ayers or
31 Raymond where somebody would walk away from a machine shed that would make a lot better facility than
32 what those townships have because they don't have any money. He said that he thinks it should be by-right
33 and all of these places have been diked for diesel fuel some had not but if it is a public facility then it may
34 have.
35
36 Mr. Doenitz said that he suggests that if we are going to place restrictions on highway garages and not
37 contractor's buildings and like operations then you might as well leave the Special Use Permit because you
38 are singling out one group where there are maybe one or two a year that ever does anything as far as building
39 a new facility. He said that he has 90% of the same type of chemicals at his farm shop that he has at the road
40 district.
41
42 Mr. Jones asked Ms. Melin if she would accept a friendly amendment to change her regulation to 150 feet so

1 we don't have to have Special Use Permits for these two facilities.

2
3 Ms. Melin said yes.

4
5 Mr. Langeheim concurred.

6
7 **12. Zoning Administrator's Proposed Zoning Ordinance amendment adding standards for**
8 **exterior lighting for certain land uses**
9

10 Mr. Hall said for some time the Zoning Board has been regularly adding a condition regarding exterior
11 lighting for Special Use Permits. He said that recently they had expressed some frustration that they have to
12 keep adding that as a special condition and it has not been added to the Zoning Ordinance so he decided to
13 float this proposed amendment to add exterior lighting requirements for Special Use Permits and again the
14 issue comes up about separation. He said that he assumed the County Board is not ready to add a significant
15 lighting segment to the Zoning Ordinance and he assumed that they are most concerned about uses that are
16 within a certain proximity of a residential zoning district or a residence. He said that the same old question is
17 raised, what is the distance that the Board is concerned about. He said that in this landscape night lighting is
18 effective at a much greater distance. He said that the outdoor storage requirement in the Ordinance already
19 contains a separation distance of a thousand feet so if you are doing outdoor storage within a thousand feet of
20 a residence or a residential district you have to screen the outdoor storage. He said the proposed amendment
21 in front of you is to add a requirement for certain kinds of exterior lighting for any Special Use Permit within
22 a thousand feet of a residential district or within a thousand feet of a residence and it is very difficult to be
23 more than a thousand feet from a residence in Champaign County. He said that would require that all
24 exterior light fixtures be the full cut-off-type. He said that full-cut off type are very easy to find and very easy
25 to buy but it is not the kind that the light company provides for dusk to dawn security lighting and those are
26 not full-cut-off-type. He said that they can provide a full-cut-off-type for that but they generally do not. He
27 said that this proposal also requires a maximum lamp size of 250 watts but he thinks it would be rare if
28 anyone would use anything larger than that and it specifies that the locations of the fixtures have to be
29 indicated on the site plan approved by the Zoning Board and it recognizes that the Zoning Board may require
30 special conditions for outdoor recreational uses or other large outdoor lighting installations. He said that you
31 can't use full-cut-off lighting to light a playing field and the best you can do is put in requirements for lamp
32 size but in general it requires limited operations. Mr. Hall said that for any of this the Zoning Administrator
33 has to have documentation of this when you come to get the Zoning Use Permit. Mr. Hall said that this
34 proposal is something that the ZBA is already requiring with the exception of the limits. He said that he
35 really does not know what distances apply in the cases where they do Special Use Permits but it is rare for
36 them to approve a Special Use Permit without a condition for exterior lighting but the thousand feet would
37 probably be an expansion of that. He said that if the thousand feet is too much we could set a different
38 standard.

39
40 **Mr. Langenheim moved, seconded by Mr. Schroeder to approve the Zoning Administrator's proposed**
41 **Zoning Ordinance amendment adding standards for exterior lighting for certain land uses. Motion**
42 **carried by voice vote.**

1
2 Mr. Schroeder said that he commends Mr. Hall for tackling this and trying to be fair to everybody he
3 understands that it is difficult. He said that he remembers the Seymour Fire Protection District where they had
4 a new fire station built and there were no requirements for the Special Use Permit for outdoor lighting and
5 the neighbors across the road could have used the side of their house for a movie theater. He said that part of
6 the problem was exterior lighting but also the signage they had. Mr. Schroeder asked Mr. Hall if anything
7 could be put in the Ordinance regarding exterior illumination of signs.

8
9 Mr. Hall said that was a big problem in that case. He said that lighting on signs is more difficult and he
10 would be willing to look into something on that because it would be difficult to identify what type of sign
11 lighting would be acceptable.

12
13 Mr. Schroeder said that some of the lighting could be really obnoxious and maybe even limit the number of
14 exterior lighting. He said that he has no problem with the thousand feet requirement. Mr. Schroeder asked
15 Mr. Hall if security lights could be considered as exterior lighting.

16
17 Mr. Hall said yes but again this would only apply for Special Use Permits.

18
19 Mr. Schroeder asked Mr. Hall if timers could be put on the exterior lights.

20
21 Mr. Hall said that makes sense but this amendment only anticipates timers in regards to dusk to dawn or
22 outdoor recreational uses but it could easily incorporate some standard that parking lots could only be lit up
23 to a certain amount of time after the facility closes. He said that security lighting around a building would be
24 one thing and for the last Special Use Permit with big outdoor lighting at the ZBA they were going to have
25 timers on them because they did not want to pay for unnecessary energy. He said that this would only apply
26 to the unincorporated areas.

27
28 Mr. Jones asked Mr. Hall if the City of Champaign has anything regarding exterior lighting.

29
30 Mr. Hall said that he is sure they do and it would be something we would like to do for the public during the
31 public hearing but he did not have time to see what their standards were before tonight.

32
33 Mr. Schroeder said that in places like Seymour, Longview, and Penfield the County has zoning jurisdiction
34 and generally in the rural areas it would have a minimal effect if any.

35
36 Mr. Hall said that given those rural areas where you have pockets of business zoning by right, this ordinance
37 does nothing for exterior lighting this is strictly for Special Use Permits.

38
39 Ms. McGrath said there is one establishment formally called the Brick House now called TK Wendell's
40 where there were several complaints from the Sheriff's Office regarding the exterior lighting and our
41 Ordinance did not really address that.

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13. Update on Enforcement Cases

Mr. Hall said that there are no updates available at this time.

14. Monthly Report

Mr. Hall said that there is no report available at this time.

Ms. Wysocki said with the committee’s approval she would like to move to item 17.

It was the consensus of the committee to move to item 17.

17. Determination of Items to be placed on the County Board Consent Agenda

Ms. Wysocki said that item 9 would be on the County Board Consent Agenda.

Ms. Wysocki said with the committee’s approval she would like to move to item 16B

16 B. Review of Closed Session Minutes:

- 1. December 12, 2005**
- 2. August 17, 2007 (Performance Appraisal Subcommittee)**
- 3. September 17, 2007, (Performance Appraisal Subcommittee)**

Ms. McGrath said that it would be her recommendation that since the Closed Session minutes deals with personnel issues these minutes should remain closed.

Mr. Doenitz moved, seconded by Mr. Schroeder to keep Closed Session Minutes of December 12, 2005, August 17, 2007 and September 17, 2007, closed. Motion carried by voice vote.

16. A. Closed session pursuant to 5ILCS 120/2 (c) 1 to consider the employment, compensation, discipline, performance, or dismissal of an employee.

Mr. Schroeder moved, seconded by Mr. Moser to enter Closed Session pursuant to 5ILCS 120/2 (c) 1 to consider the employment, compensation, performance, or dismissal of an employee all elected officials, states attorney and recording secretary can remain.

The roll was called:

Ms. Anderson-Yes	Mr. Doenitz-Yes	Mr. Jones-Yes
Mr. Langenheim-Yes	Ms. Melin-Yes	Mr. Moser-No
Mr. Schroeder-Yes	Mr. Gladney-Yes	Ms. Wysocki-Yes

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The Committee entered Closed Session at 8:48pm.

Ms. Wysocki declared Open Session at 8:54pm.

20. Adjournment

Ms. Wysocki adjourned meeting at 8:55pm.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

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SUBJECT TO APPROVAL

MINUTES OF REGULAR MEETING

Champaign County Environment & Land Use Committee	DATE:	December 10, 2007
Champaign County Brookens Administrative Center	TIME:	6:30 p.m.
Urbana, IL 61802	PLACE:	Lyle Shields Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Carrie Melin, Jon Schroeder (VC), Barbara Wysocki (C)

OTHER COUNTY BOARD MEMBERS PRESENT: None

DRAFT

MEMBERS ABSENT: Ralph Langenheim, Steve Moser

STAFF PRESENT: John Hall, Leroy Holliday, Susan Chavarria (Regional Planning Commission), Susan Monte (County Planner), Susan McGrath (Senior Assistant State's Attorney)

OTHERS PRESENT: Hal Barnhart, Bruce Stickers

1. Call to Order, Roll Call

The meeting was called to order at 6:30 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Doenitz moved, seconded by Ms. Anderson to approve the agenda as submitted. The motion carried by voice vote.

3. Approval of Minutes (November 13, 2007)

The November 13, 2007, minutes were not available for review.

4. Public Participation

None

5. Correspondence

A. Siting and Taxing Wind Farms in Illinois Conference

1
2 Ms. Wysocki stated that she requested that the correspondence be included in the ELUC packet because
3 there is talk of a wind farm within Champaign County within one or two years. She said that if anyone is
4 interested in finding out more about wind farms in anticipation of one being established in our County then
5 this might be a good conference to attend.
6

- 7 **6. A. Recreation and Entertainment License: Alto Vineyards, 4210 N. Duncan Rd, Champaign,**
8 **IL January 01, 2008 through December 31, 2008.**
9
10 **B. Recreation and Entertainment License: Elmer's Club 45, Inc. d.b.a. Club 45 Banquet Hall,**
11 **3515 N. Cunningham Av, Urbana, IL January 01, 2008 through December 31, 2008.**
12
13 **C. Recreation and Entertainment License: Curtis Orchard LTD, 3902 S. Duncan Rd,**
14 **Champaign, IL January 01, 2008 through December 31, 2008.**
15
16 **D. Recreation and Entertainment License: Gordyville, LLC, 2205 CR 3000N, Gifford, IL**
17 **January 03, 2008 through January 05, 2008. (tractor pulls)**
18
19 **E. Recreation and Entertainment License: Hideaway of the Woods Bar & Grill, 809 S.**
20 **Prairieview Rd, Mahomet, IL January 01, 2008 through December 31, 2008.**
21
22 **F. Recreation and Entertainment License: Honeybee Productions, Inc d.b.a. Malibu Bay**
23 **Lounge, 3106 N. Cunningham Av, Urbana, IL January 01 ,2008 through December 31,**
24 **2008.**
25
26 **G. Recreation and Entertainment License: Lake of the Woods Bar and Grill, 204. S.**
27 **Prairieview Rd, Mahomet, IL January 01, 2008 through December 31, 2008.**
28
29 **H. Recreation and Entertainment License: Last Call for Alchol, Inc, 105 Main St, Penfield,**
30 **IL January 01, 2008 through December 31, 2008.**
31
32 **I. Recreation and Entertainment License: Kams of Illinois LLC, d.b.a. Pink House, 2698 CR**
33 **1600N, Ogden, IL January 01, 2008 through December 31, 2008.**
34
35 **J. Recreation and Entertainment License: Rock the Shed, Inc, 552 CR 2425N, Dewey, IL**
36 **January 01, 2008 through December 31, 2008.**
37
38 **K. Recreation and Entertainment License: Shirley's Oasis, 2705 CR 3000N, Penfield, IL**
39 **January 01, 2008 through December 31, 2008.**
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1 L. Recreation and Entertainment License: Tincup RV Park Inc, 1715 E. Tincup Rd,
2 Mahomet, IL January 01, 2008 through December 31, 2008.

3
4 M. Recreation and Entertainment License: Uncle Buck’s Sports Bar Inc, 215 Lake of the
5 Woods Rd, Mahomet, IL January 01, 2008 through December 31, 2008.

6
7 N. Hotel/Motel License: Motel 6, 1906 N. Cunningham Ave, Urbana, IL January 01, 2008
8 through December 31, 2008.

9
10 Ms. Anderson moved, seconded by Mr. Schroeder to approve the Recreation and Entertainment
11 Licenses which are included in Item #6A. thru #6N.

12
13 Ms. Melin asked if the Recreation and Entertainment license are renewed yearly.

14
15 Ms. Wysocki stated yes.

16
17 Ms. Anderson asked if any complaints have been filed regarding any of the establishments requesting the
18 Recreation and Entertainment License renewals.

19
20 Mr. Hall stated no.

21
22 **The motion carried by voice vote.**

23
24 **7. *Proposed Intergovernmental Agreement regarding development pursuant to municipal***
25 ***annexation agreement that is more than one-and-one half miles from the municipality.***

26
27 Mr. Hall distributed a memorandum dated December 10, 2007, regarding Item #7, to the Committee for
28 review. He stated that attached to the memorandum is the resolution which the City of Champaign City
29 Council will consider during a study session on December 11, 2007, and a Report to the City Council
30 regarding the attached resolution. He said that the proposed City Council Resolution has three substantive
31 sections. He said that Section 1 states that the City will work for legislative change to limit the geographic
32 jurisdiction of annexation agreements and includes an example of the proposed legislative change. He noted
33 that this is consistent with County Board Resolution 5942 adopted on April 19, 2007. He said that Section 2
34 states that intergovernmental agreements should be developed between the City, County and surrounding
35 municipalities after passage of the legislative change. He said that at this time the City has not proposed an
36 alternative intergovernmental agreement and are suggesting that such an alternative should wait for
37 legislative change. He said that section 3 states that until there is an intergovernmental agreement between
38 the City and County the jurisdictional authority should continue as outlined in a Champaign County States
39 Attorney memo dated January 11, 2006.

40
41 Mr. Hall stated that Section E.8 of the City Council Report makes it clear the Resolution does not anticipate
42 intergovernmental agreements prior to legislative change. He said that the City’s position appears to prohibit

1 the City from being party to any interim intergovernmental agreement unless specifically rescinded in the
2 future. He said that the background to the Report of the City Council starts out very positive in support of an
3 intergovernmental agreement but when you reach Section 8 on page 5 the Report criticizes the County's
4 proposed intergovernmental agreement.

5
6 Mr. Hall reviewed Section 8 of the Report of the City Council with the Committee. He said that according
7 to the Report, the proposed intergovernmental agreement would limit the City's jurisdiction and so limiting
8 the City's jurisdiction "...when other municipalities are not so limited could hamstring the City's economic
9 development efforts and force development away from the City to other areas of the county which were not
10 so limited." He said that it is not clear if this comment recognizes that the County was seeking an agreement
11 with all municipalities in the County. He said that, as it has been discussed for the past four months, this
12 Committee was anticipating a single agreement amongst all municipalities and it was presented as an
13 agreement among all or none.

14
15 Mr. Hall stated that Section 8 of the Report faults the proposed intergovernmental agreement for not
16 recognizing City interests. According to the Report "it is not reasonable that cities would voluntarily limit
17 their authority unless they know, in advance, with a reasonable degree of certainty what standards the County
18 Board would apply..." in any given instance. He said that from his view as the Champaign County Planning
19 and Zoning Director it seems unreasonable to expect the County Board to identify what would be approved
20 in a particular instance. He said that this makes him wonder if it would be possible to identify some
21 principals that both parties could agree to, which is what he has been trying to get municipalities to do, but
22 none are proposed in the City Council Report.

23
24 Mr. Hall stated that Section 8 of the Report faults the proposed intergovernmental agreement for not
25 addressing municipal concerns with County approved development such as Scottswood and Dobbins Downs.
26 He said that both of these developments were approved prior to the adoption of the *Zoning Ordinance*
27 therefore what possible relevance that those two developments would have to this effort are beyond him and
28 it is unproductive to even bring this subject up. He said that it may be possible to get some clarification on
29 two of the criticisms in Section 8 but the third criticism is mute. He said that the one thing that the proposed
30 City Council Resolution does is makes it clear that the City is willing to work with the County to achieve
31 legislative change and that would be very helpful. He said that as far as proposing a change to the
32 intergovernmental agreement the report makes it clear that the City of Champaign is not interested until there
33 is legislative change. He said that an e-mail that originally accompanied the report did invite County Board
34 members to the City Council study session so that their views could be heard. He noted that, to date, no
35 information has been received from the City of Urbana, Village of Savoy, Village of Rantoul or the Village
36 of St. Joseph and they were all involved in the same background effort.

37
38 Mr. Doenitz asked if the City of Champaign is interested in the legislative changes or do they desire to draft
39 their own.

40
41 Mr. Hall stated that the changes that have been proposed by the City of Champaign are more or less identical
42 to what ELUC has been working on.

1
2 Mr. Doenitz asked if the City of Champaign and the City of Urbana had one-and-one half mile jurisdiction
3 when Dobbins Downs and Scottswood were developed.
4

5 Mr. Hall stated that he does not know if they had one-and-one half mile jurisdiction over those areas at that
6 time. He said that the *Zoning Ordinance* had not been adopted when those two developments were created.
7 He said that Dobbins Downs has always been close enough to the City of Champaign's municipal area that
8 he would have thought that it would have always been part of the City's subdivision jurisdiction. He said
9 that the criticism about developments which are very old would require research.
10

11 Mr. Schroeder stated that what appears troubling to him is the City of Champaign's staff. He said that Mr.
12 Hall stated that he has not received any information from the other involved municipalities and perhaps they
13 are just waiting to see what the City of Champaign does. He said that it seems as though the staff of the City
14 of Champaign is a real stranger to the truth. He said that when he and Mr. Moser attended the pubic hearing
15 held by the City Council for the Illinois-American Water Company development there were some comments
16 stated by a planner at the City of Champaign that were false and untrue. He said that the planner stated that
17 the County has nothing in their *Ordinance* requiring any type of buffer which is absolutely untrue. He said
18 that the County did not have any zoning when Dobbins Downs and Scottswood were developed therefore it
19 should not have been mentioned. He said that he does intend to attend the study session. He said that there
20 has to be cooperation between the municipalities and the County or we are not going to get anywhere with a
21 County Comprehensive Plan. He said that it may be unproductive but if the municipalities are not willing to
22 have good dialogue with the County then perhaps the County should take over the one-and-one half mile.
23 He said that some of the comments which come from the Land Planning and Farm Land Use Committee,
24 which was developed during *big.small.all*, indicate that the County has a need for power to take over
25 everything, which is not the truth.
26

27 Ms. Anderson asked if the County Board could send an e-mail to the City Council members regarding their
28 comments.
29

30 Ms. McGrath stated yes. She said that almost 20 years ago a fringe agreement was developed and the
31 primary lesson that was learned was that we cannot negotiate in public. She said that the fringe development
32 agreement began with the same type of procedure in that there was passage of a resolution indicating the
33 principals and intentions that we want the City Council to work with. She said that a Committee was
34 appointed who met with representatives from the City of Champaign, City of Urbana, Champaign-Urbana
35 Sanitary District and the Village of Savoy to develop this fringe agreement. She said that it took a
36 considerable amount of time, approximately two years, before the final agreement was drafted. She said that
37 she is not an advocate of negotiations in public until there has been the opportunity for an actual plan to be
38 developed by a smaller group saying what needs to go forward for a larger group to consider. She said that
39 the memorandum tonight is what was first heard at the initial informal meeting with Chair Weibel, Chair
40 Wysocki, Mr. Hall, Ms. Crowley, Mr. Schroeder and herself. She said that the policy makers need to have
41 early input into this type of agreement in order for it to be effective. She said that in trying to do it as it is
42 currently being done is somewhat backwards and will not come to a productive end. She said that she

1 suggested to Mr. Hall that an e-mail be sent to the City Council and staff thanking them for their invitation
2 and suggesting what procedure ELUC would feel appropriate so that productive discussions could continue.
3 She said that these discussions could occur through a small committee appointment or through some other
4 way that ELUC chooses. She encouraged the Committee to follow the same pattern that was followed years
5 ago in the development of the fringe agreement.

6
7 Mr. Gladney asked Mr. Hall to review once again his interpretation of Page 5 of the Report to City Council.
8 He asked Mr. Hall if he would say that it is not as cooperative as he might have hoped.

9
10 Mr. Hall stated that in reviewing the first four pages of the report he was reading items which seemed
11 familiar and supportive but then when he got to Page 5 he heard a view that had not been expressed to
12 ELUC, when City of Champaign staff was present. He said that he believes that the Report to City Council
13 may be a consensus report from not just Champaign but from a working group including Urbana, Rantoul,
14 Savoy and St. Joseph. He said that Page 5 gives the impression that there was no awareness that the County
15 wants an agreement amongst all or none. He said that there was a discussion that the County Board should
16 be able to identify when they are going to be for development and when not and therefore does that mean
17 that municipalities have identified when they are going to be for development and when not. He said that the
18 municipality would probably say that they will go to be for development when it conforms to their plan but
19 we are primarily concerned with things outside the boundary of their plan. He asked if the municipality has
20 the characteristics of something that they would be willing to approve. He said that the criticism regarding
21 the older subdivision development is not relevant and is not a fair criticism. He said that the view on Page 5
22 indicates that there is no interest in some kind of voluntary intergovernmental agreement.

23
24 Mr. Gladney stated that his district encompasses a great deal of the City of Champaign therefore he must
25 consider his constituency. He said that he has, in good faith, tried to put thought into these matters and it
26 appears that the City of Champaign is not putting forth the same thought in good faith. He said that he
27 brought up the concern a few months ago about the County being involved in a lawsuit against the City of
28 Champaign and Illinois-American Water Company, which ultimately the County decided not to support,
29 because he did not feel that it would help matters regarding the intergovernmental process. He said that it
30 bothered him that the City of Champaign decided to make a major decision and then afterwards asked to
31 discuss the issue with the County and have dialogue regarding an intergovernmental agreement. He said that
32 he felt suspicious then and feels the same now.

33
34 Ms. Melin stated that the County needs to let the municipalities know that we are interested in good planning
35 for development.

36
37 Mr. Doenitz stated that one thing that we cannot forget is that Illinois-American Water Company is a public
38 water supply that is privately owned and has nothing to do with the government. He said the City of
39 Champaign wants to help that privately owned company because that is where they get their water from and
40 no crisis exists. He said that he does not believe that the City of Champaign will negotiate because
41 according to his interpretation of the report it appears that the City of Champaign wants everything in their
42 favor without having to ask anyone else.

1
2 Ms. Wysocki asked Ms. McGrath if, rather than sending an e-mail, it would be more effective if someone
3 was at the study session to explain the Committee's concerns with Page 5.
4

5 Ms. McGrath stated that it would probably be better if an e-mail was sent because the Committee was only
6 presented this information tonight and has not been able to fully review the report. She said that if someone
7 attends the study session they would be expected to respond to questions that may come forward and that
8 person may not be prepared to answer those questions. She said that from the discussion tonight it appears
9 that the Committee would like to have more time to review the distributed material. She said that it would
10 not be a good idea to become involved in a study session discussion when the Committee is not well
11 prepared to participate in such discussions. She said that the Committee should research the agreement and
12 then respond.
13

14 Ms. Wysocki asked Mr. Hall when he received the City of Champaign's comments.
15

16 Mr. Hall stated that he received the e-mail on December 6th at 8:00 p.m. He asked Ms. McGrath if the
17 Committee should at least let the City of Champaign know that they would like the chance to submit a
18 considered opinion to the Council before they actually vote on this matter. He said that after tomorrow
19 night's study session the matter is to be forwarded to the City Council on January 8th. He said that ELUC
20 would need the City Council to postpone that vote until after the ELUC meeting in January.
21

22 Ms. McGrath stated that such a response from ELUC would be useful. She said that asking them to
23 postpone their vote until ELUC has time to respond appropriately would be a good thing to do.
24

25 Mr. Doenitz stated that he does agree with Ms. McGrath in that we cannot negotiate in public. He said that
26 there should be some sort of dialogue started from Mr. Weibel to the Mayor of the City of Champaign. He
27 said that ELUC does not know how much information has been submitted to the City Council. He said that
28 if the City Council receives this information at tomorrow night's meeting they will be as unprepared as
29 ELUC is tonight.
30

31 Ms. Anderson stated that perhaps both entities need time to review and study the issues.
32

33 Ms. Wysocki stated that having the dialogue in a public forum is probably not conducive to a good process.
34 She said that an e-mail may help the City Council understand why no one from the County will be at the
35 study session. She said that she does not want it to appear that the County is not interested.
36

37 Ms. McGrath reminded the Committee that if more than two ELUC members attend the study session then a
38 majority of a quorum would be present. She said that because of this rule it makes it hard for people to
39 attend without proper notice.
40

41 Mr. Doenitz suggested that the e-mail regarding the City Council study session be sent to the Mayor and City
42 Council members and not to staff.

1
2 Ms. Melin asked if a subcommittee could attend the study session.
3
4 Mr. Hall stated that the subcommittee would have to be identified and that subcommittee would have its own
5 notice requirement for meetings.
6
7 Ms. McGrath stated that the Policy Committee would have to approve an ELUC subcommittee and any
8 meetings of the subcommittee would need to be noticed. She said that the subcommittee could be more
9 informal and be comprised of Mr. Weibel (County Board Chair), Ms. Wysocki (ELUC Chair), and Mr.
10 Schroeder (ELUC Vice-Chair) and approval of formation or notice of meetings would not be required.
11
12 Mr. Doenitz stated that an informal subcommittee comprised of Mr. Weibel, Ms. Wysocki and Mr.
13 Schroeder should be formed.
14
15 Ms. Melin asked if someone from the City of Champaign would be included on this informal subcommittee.
16
17 Ms. Wysocki stated that it is the responsibility of the City of Champaign to choose who they want to speak
18 in their behalf. She said that the County is only responsible for their representatives.
19
20 Mr. Doenitz stated that we need to get the ball rolling therefore an informal subcommittee would be
21 appropriate.
22
23 Ms. Wysocki asked the Committee if they were agreeable to have Mr. Weibel, Mr. Schroeder and herself
24 represent ELUC and informally discuss different avenues with the City of Champaign.
25
26 Mr. Doenitz stated that the discussions should be with all of the involved municipalities and not stop with
27 just the City of Champaign.
28
29 **The consensus was to have Mr. Weibel, Mr. Schroeder and Ms. Wysocki represent ELUC and**
30 **informally discuss different avenues with the City of Champaign and all other applicable**
31 **municipalities.**
32
33 Mr. Hall asked if the Committee wants someone to request that the City of Champaign not take action until
34 after the January, 2008 ELUC meeting so that ELUC does have a chance to go on record regarding this
35 matter. He asked such a request is to come from staff or the Chair of ELUC.
36
37 Ms. Wysocki stated that she would be happy to prepare such a request and forward that request to the Mayor
38 of the City of Champaign.
39
40 Ms. McGrath stated that it would be appropriate if the request came from Ms. Wysocki as Chair of ELUC.
41 She recommended that the request be sent to the Mayor and all City Council members. She stated that the e-
42 mail should include the following: "Please do not hit the reply all button but direct your comments to me."

12-10-07

DRAFT SUBJECT TO APPROVAL DRAFT

ELUC

1 She said that this statement will prevent any violation of the rules.

2
3 **8. Monthly Report (October; and November, 2007)**

4
5 Mr. Hall stated that the October and November, 2007 monthly reports were not available for review.

6
7 **9. Other Business**

8
9 None

10
11 **10. Determination of Items to be placed on the County Board Consent Agenda**

12
13 None

14
15 **11. Adjournment**

16
17 **Mr. Doentiz moved, seconded by Mr. Anderson to adjourn the meeting. The motion carried by voice**
18 **vote.**

19
20 The meeting adjourned at 7:12 p.m.

21
22 Respectfully submitted,

Secretary to the Environment and Land Use Committee

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MINUTES OF STUDY SESSION

**Champaign County Environment
& Land Use Committee
Champaign County Brookens
Administrative Center
Urbana, IL 61802**

**DATE: DECEMBER 10, 2007
TIME: 7:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

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MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Carrie Melin, Jon Schroeder, Matthew Gladney, Barbara Wysocki (C)

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MEMBERS ABSENT: Ralph Langeheim, Steve Moser, Brad Jones

17

18

STAFF PRESENT: John Hall, Leroy Holliday, Pius Weibel, (County Board Chair), Susan Mcgrath, (Senior Assistant States Attorney), Susan Monte, (Regional Planning Commission), Susan Chavarria, (Regional Planning Commission)

19

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21

22

OTHERS PRESENT: Hal Barnhart, Bruce Stickers

23

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26

1. Call to Order

27

The meeting was called to order at 7:15 p.m.

28

29

30

2. Roll Call

31

The roll was called and a quorum declared present.

32

33

34

3. Presentation and discussion regarding the Champaign County Land Resource Management (LRMP) Existing Conditions and Trends Report

35

36

Ms. Wysocki said that the Land Resource Management Plan Steering Committee had three meetings so far with one on this Thursday morning. She said that so far the committee spent time getting familiar with the documents that had to do with land resource management which gives them some history about where all of this has been coming from. She said at the last meeting we were given an Existing Conditions and Trends Report and was asked for their comments and both Susan Monte and Susan Chavarria has been logging the comments as they come in and now have over 200 comments. She said that they were here to give this committee a status report. Ms Wysocki said that she had hoped that other members of the County Board would be here so they would know what topics are considered appropriate topics for this committee's work and also give this committee a chance for input as well.

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Susan Chavarria, Project Manager (Regional Planning Commission) said that she was there to answer any questions this committee may have and also asked the Committee to think about anything that may be

48

1 missing from the Conditions and Trends Report.

2
3 Ms. Chavarria gave a power point presentation regarding the Land Use Resource Management Plan Existing
4 Conditions & Trends Report. She said that during the presentation the Committee should consider if there
5 are any Conditions and Trends missing from the draft Report, how does the identified Conditions and Trends
6 relate to one another and how might they relate to perspectives that different County Board members and
7 different Steering Committee members have on future land use and the decisions that will follow.

8
9 For the power point titled Discussion and Themes, Ms. Chavarria said that what will be discussed tonight
10 will be the Condition and Trends, Getting to Where We Are in the Process, People, Infrastructure and
11 Services, Natural Resources, Land Use and The Bigger Picture. She said that this was not just for now but
12 for the next twenty or more years in the County.

13
14 For the slide titled Definitions, Ms. Chavarria said that Conditions are existing policies, general
15 understandings and facts about the current situation while Trends are more data driven statements based on
16 what has happened over time. She said in some cases she will be referring to Conditions in the presentation
17 and in other cases she will be referring to Trends.

18
19 For slide Getting to Where We Are, Ms. Chavarria said that Chapter 1, Existing Conditions and Trends
20 Report is the Background of the Land Resource Management Plan process. She said this talks about how the
21 County decided to come together to develop the Land Use Resource Management Plan and the other land
22 use planning and regulations that occurred over time. She said that in Chapter 2, Plans and Policy Review
23 they tried to look at the many documents that had been created that might affect the Land Resource
24 Management Plan. Ms. Chavarria said that in Chapter 3 Defining the Plan Area, she wanted to show what
25 kind of inputs would be made to make their primary boundaries in the County which would exclude the
26 municipal areas but they are still working on what those primary boundaries should be. She said the purpose
27 of getting to where we are is to use history to help shape the future, learning from mistakes and promoting
28 our strengths as a County.

29
30 Ms. Chavarria said that one of the Conditions and Trends identified is that there are inconsistencies between
31 existing policies and regulations. She said the current Land Use Regulatory Policy from 2005 and the current
32 Zoning code is contradictory in some elements and thus cannot be used in conjunction. She said that some
33 existing plans contradict one another. She said that as they were going forward in the policy creation and the
34 future land use map creation they need to remedy these contradictions.

35
36 Ms. Chavarria said that another of the Condition & Trends is a condition of overlapping jurisdictions. She
37 said municipalities with comprehensive plans and the County both have planning discretion within the one-
38 and-one half-mile extraterritorial jurisdiction that are outside the municipalities corporate limits. She said
39 there are some cases where zoning site and city land use planning conflict so we try to resolve those issues
40 through this process.

41
42 Ms. Chavarria said that Chapter 4 deals with the people in the county. She said that Chapter 4 provides a

1 demographic profile of the County, employment, economic profile, population and employment projections.
2 She said that the purpose is to tell us what population we are planning for, what our economic strengths are
3 and provide a basis for determining how populated we want our County to be.
4

5 Ms. Chavarria said that another of the Condition & Trends pertains to the population growth trend. She said
6 that since 1980, decennial growth rates have stabilized around 3% countywide. She said that since 1970,
7 urban areas in Champaign County have increased in population by 20%, and rural areas decreased in
8 population by 25%.
9

10 Ms. Chavarria asked the Committee if there were any questions and there were none.
11

12 Ms. Chavarria turned the presentation over to Susan Monte.
13

14 Ms. Monte said that regarding Infrastructure and Services, Chapter 5 pertains to Public Sanitary Sewer,
15 Private Wastewater Disposal, Public Water Service and Private Wells. She said Chapter 6 deals with Energy
16 Distribution Systems and Chapter 7 deals with Public Facilities and Services such as drainage districts,
17 school districts, fire protection and forest preserve districts. She said Chapter 8 is Parks and Recreation and
18 Chapter 9 is Transportation. She said that Chapter 11 covers Agricultural Infrastructure. She said that the
19 purpose for these chapters is that the Land Resource Management Plan is required to include this
20 information and it provides a baseline of information regarding availability and possible gaps in the
21 infrastructure and services provided as we move forward.
22

23 Ms. Monte said the Trend identified in Chapter 5 which pertains to public water and public sewer systems in
24 the County is that since 1985 the water rate consumption per capita has remained constant even though the
25 population growth has increased by approximately 7% which results in a greater withdrawal from the ground
26 water of the Mahomet Aquifer which is the primary source of ground water. She said for instance, in 1995
27 the region wide withdrawal from the aquifer was estimated at over thirty million gallons per day and today,
28 regionally, over fifty six million gallons per day are withdrawn for municipal use only. Ms. Monte said that
29 the withdrawals from the Champaign-Urbana area reached an estimated level of twenty five million gallons
30 per day usage and is increasing based on the population increase.
31

32 Ms. Monte said a Condition from Chapter 6 would be that today's population primarily depends on
33 electricity generated by coal, natural gas and nuclear facilities located regionally. She said that Champaign
34 County is rated as having a fair potential for wind energy at a height of fifty meters which is 164 feet. She
35 said that there are no wind turbines located in the County but some agencies and municipalities are studying
36 the feasibility of this energy source. She said that in siting a wind turbine they need to be near existing
37 substations and transmission lines. She said the impact of this type of development on existing uses in the
38 County needs to be considered as well.
39

40 Ms. Monte said that a Condition in Chapter 7 is that dredging of existing channels, ditches and streams is a
41 prevalent means of maintaining drainageways within the County. She said that over several thousand miles
42 of drain tiles lead to outlet pipes into drainage channels and the effectiveness of land drainage also the

1 impacts agricultural productivity and economic return largely depends on these drain tiles and their outlets.
 2 She said that the field drainage system tiles ends in tile outlets that need to remain above normal water levels
 3 in the drainage channel to ensure free drainage. She said that Drainage Districts may occasionally remove
 4 built up sedimentation within drainage channels or streams by dredging or straightening of drainage ways.
 5 Ms. Monte said in the process, natural vegetation and trees along drainageways are clear cut, and
 6 biodiversity of the stream is compromised. She said that with this form of stream maintenance the cycle of
 7 sedimentation, erosion, tile outlet blockages or other problems gradually repeats itself over time.

8
 9 Ms. Monte said that a Trend in Chapter 8 is that parks acreage continued to grow in Champaign County over
 10 a thirty five year span. She said although the principal growth in park acreage has doubled it has not
 11 necessarily been close to where the population growth occurred. She said that Champaign, Savoy and Urbana
 12 had participated in conducting an Open Space Needs Study over the past two years and it has shown that
 13 there was a need for additional parks.

14
 15 Ms. Monte said that a Trend in Chapter 9 pertains to changes in transportation modes. She said that over a
 16 twenty year period, focusing on persons over the age of sixteen, she said that the dark blue bar graph
 17 represents motorized vehicle use and has experienced the greatest increased over the twenty year period
 18 increasing from 72% to approximately 81%. She said that walking decreased the most as a transportation
 19 mode over the past twenty years from 17% to 10% of the population.

20
 21 Ms. Monte said that Chapter 11 describes agricultural related infrastructure and that is important to
 22 acknowledge because those systems and uses related to agriculture impact adjacent land uses. She said that
 23 noted in Chapter 11 are grain elevators and the primary transport routes to and from them. She said that the
 24 proposed ethanol plant sites and known locations of confined animal operations are also included.

25
 26 Ms. Monte said that Chapter 10 pertains to Natural Resources and in that chapter we covered several topics
 27 ranging from physical geography, water resources, mineral resources, water quality, soil resources,
 28 floodplain areas, woodlands and grasslands and a summary of sites included in the Illinois Natural Area
 29 Inventory. She said this chapter provides a baseline of information regarding natural resources in the County
 30 that could be useful as discussions occur about natural resources related policies. She said that aTrend
 31 derived from Chapter 10 is that today the rural areas in the County are dominated by commercial agriculture
 32 whereas in pre-settlement times prairie was the dominate land cover.

33
 34 Ms. Monte said that tonight they passed out a summary of the power point presentation and a draft of
 35 Chapter 13. She said that on page 7 there is a graphic that shows the reduction of wooded areas over the past
 36 century and a half. She said today it is about 4% of the County’s land cover so pre-settlement was prairie and
 37 today shifting to agriculture and only a trace amount of about one acre of un-degraded prairie remains today
 38 in the County.

39
 40 Ms. Monte said that Chapter 12 is a description of land use trends in the County which are broken down by
 41 townships so that trends could be discussed for each township and information could be reviewed at the
 42 township level. She said that as an example there are two Trends in Chapter 12. Ms. Monte said that the Big

1 Small All identified farmland conversion in the period from 1988 to 2005. She said that on an annual
2 average 563 acres which is almost a square mile of farmland was converted to other land uses each year. She
3 said that another Trend in regards to new residential development that had occurred in that 18 year period
4 was that rural residential development on lots over 30,000 square feet in area comprised just 8% of the total
5 of new single family dwelling permits issued but consumed 21% of the farmland converted during that
6 period.

7
8 Ms. Monte asked if anyone had any questions.

9
10 Hal Barnhart said that there is a number that is 41% or 46% he is not sure of what it is and asked Ms. Monte
11 what that number represents.

12
13 Ms. Monte said that rural residential development on lots that were 30,000 square feet in area or larger was
14 responsible for 46.6% of land converted for single family development and 21% of all farmland land
15 converted.

16
17 Ms. Chavarria said that Chapter 13 also pertains to the compilation of many of the existing Trends and is
18 also meant to promote thoughts from everyone participating in this process about how the identified
19 Conditions and Trends are interrelated and is also a segue to Stage 2.

20
21 Ms. Chavarria said that right now they are in Stage 1 and moving to Stage 2 which is the Policy Framework.
22 She said that this stage would be the creation of policy statements which will guide land use decisions for the
23 future. She said everything that is created now regarding data information and maps will have some sort of
24 influence on the policy creation.

25
26 Ms. Chavarria said that Stage 3 is the Future Land Use Map. She said they are going to take what they
27 learned from Stage 1 and Stage 2 and create a Future Land Use Map. She said that it also takes into
28 consideration local knowledge and input from interested parties. Ms Chavarria said during Stage 2 they will
29 be holding a public workshop to get input from interested residents to help them create the future land use
30 map and policies.

31
32 Ms. Chavarria said that Stage 4 is the implementation plan that is based on the previous 3 stages and
33 everything they have learned to date will be used to identify responsible parties, time frames and other
34 logistics of actually implementing this Land Resource Management Plan.

35
36 Ms. Chavarria said that time frame wise, Stage 1 is through January 6, 2008. She said that the Study Session
37 for Stage 1 was today. She said Stage 2 the Policy Framework is from December 2007 to September 2008
38 and the Study Session would be August 2008 and the Public Workshop would be in April 2008. Ms
39 Chavarria said Stage 3 is June 2008 to January 2009 with a Study Session in December 2008. She said that
40 Stage 4 is in August 2008 to March 2009 with a Study Session in February 2009.

41
42 Ms. Chavarria said that they are asking the County Board members to think about the Trends and

1 Conditions, provide comments, ask questions and attend some of the meetings and help us maintain the
2 schedules set by noting comments they may have and resolving any conflicts that may arise before the
3 approval date come along.
4

5 Ms. Chavarria said that the next Steering Committee Meeting for Stage 1 will be December 13, 2007, at
6 7:30AM at the Savoy Recreational Center. She said that all comments on the draft would be sent to ELUC
7 for approval in January and are due by December 21st. She said that they would continue steps to finalize the
8 committee's visions based on everything received before December 21st and on January 10th there will be a
9 Steering Committee Meeting to present the final draft before it goes to ELUC on January 14th. She said that
10 at January the 14th meeting they will ask for a recommendation for approval of Stage 1.
11

12 Ms. Chavrrria said that in Stage 2 Steering Committee Meetings 4 through 10 would be held between
13 December and August next year and meeting 8 in early April would be a community workshop. She said that
14 they will be conducting Township and Municipal interviews between December 2007 and February 2008.
15 She said that they are working on workshop design, logistics and outreach between now and April and may
16 have some ad hoc Meetings between January and May of next year if necessary. She said that they will work
17 on the Policy Framework from February 2008 to June 2008 and there would be a County Board Update like
18 tonight and the Board would have an approval between August and September of next year.
19

20 Ms. Chavarria asked the Committee if there any questions about the process.
21

22 Mr. Doenitz said that he talked to Mr. Hall about this when he saw this and it seems that the township roads
23 had been left out. He said that there are about 1700 miles of it and it should be included.
24

25 Ms. Chavarria said that she will include it in the draft.
26

27 Mr. Weibel asked if anyone here could attend.
28

29 Ms. Wysocki said that yes anyone could attend and the ELUC members understand that they're ex-officio
30 members anyhow.
31

32 Ms. Chavarria said anyone could stop in, call or email any comments they may have. She said that the
33 deadline for the Stage 1 draft is December 21st.
34

35 Ms. Wysocki asked the Committee if there were any questions.
36

37 Mr. Schroeder said that in Chapter 13 Trends and Conditions for Chapter 7 on page 9 the Condition states
38 that the dredging of existing channels, ditches and stream is a prevalent means of maintaining drainage ways
39 within the County. He asked if the word dredging could be replaced by maintenance because in forty five
40 years of his life he has only seen dredging done once and he believed that maintenance would be more
41 appropriate.
42

1 Mr. Schroeder said that in Chapter 13 for Chapter 10 on page 16 under Trend it states that today the rural
2 areas of the County are dominated by commercial agriculture. He said that is true. He went on to say whereas
3 in pre-settlement times, prairie was the predominate land cover. He said that it is fair to say that commercial
4 was out there too but before pre-settlement times there were no cities, towns or villages either so he thinks
5 that should be included.

6
7 Mr. Weibel asked Mr. Schroeder about the interpretation with regards to dredging.

8
9 Mr. Schroeder said that it is left to interpretation of that condition and he thinks that it's a wide open
10 interpretation to say that dredging of channels, ditches and streams are prevalent means, although it does
11 exist it implies that it is daily, weekly, monthly or whenever and maybe the term maintenance of the streams
12 and ditches should be used rather than the word dredging.

13
14 Ms. Monte said that what they were trying to achieve was a neutral way of describing the phenomena of
15 dredging. She said that she thinks the comment about the word prevalent is fair and that discussion needs to
16 be refined.

17
18 Mr. Doenitz said that he didn't think dredging or stream maintenance is a phenomena.

19
20 Ms. Wysocki said that she invites the Committee to look over the presentation and if there are questions or
21 comments please feel free to ask your question or air your comments.

22
23 Mr. Doenitz said the stream maintenance helps keep the agricultural industry vital. He said that this is a
24 billion dollar industry and it should be in the draft as well.

25
26 Ms. Anderson said that she agreed with Mr. Doenitz but on the other hand sometimes there are new ways of
27 doing things.

28
29 Mr. Weibel said that he could not attend the meeting earlier because of a CUPHD Meeting that ran long and
30 he could not get here.

31
32 Ms. Anderson said that she appreciates what has been done so far and we have a lot of information we can
33 use. Ms. Anderson asked Ms. Chavarria if this draft is available online.

34
35 Ms. Chavarria said that it is not online and it was only given to Committee members.

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38 **4. Public Participation**

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40 There was no public participation.

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5. Adjournment

The meeting adjourned at 7:52pm.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

eluc\minutes\minutes.fm

Mahomet Aquifer Consortium
Member Meeting No. 56
October 22, 2007
Minutes

1. A meeting of the members of the Mahomet Aquifer Consortium (MAC) was held on October 22, 2007 at the offices of Illinois State Water Survey (ISWS) in Champaign, IL. Chairman Mel Pleines called the meeting to order at 10:05 a.m. Twenty-three people were in attendance.
2. Roll Call was accomplished by signing the MAC mailing list but introductions were also made.
3. Approval of Agenda – Motion to approve the agenda was made by Ralph Landenheim and seconded by Paul DuMontelle. Motion carried.
4. Minutes of the June 6, 2007 meeting (Meeting No. 54) were e-mailed and distributed to all in attendance. Members were asked to look them over for a few minutes. Motion to accept and approve the minutes of the previous meeting was made by Gale Jamison and seconded by Al Wehrmann. Motion carried.
5. Treasurer's Report made by Dorland W Smith for the period ending September 30, 2007 was distributed showing a balance in the amount of \$516.93. He also reported on the IDNR grant which has a balance of \$44,546.32 (Copy of this report is filed with these minutes). Motion to approve the Treasurer's Report was made by Barry Suits and seconded by Nancy Erickson. Motion carried.
6. Committee Reports
 - a) Funding – Barry Suits reported on talks with Ray LaHood's staff and efforts to get some Federal Funds to assist with the studies being done thru the Regional Water Supply Planning effort.
 - b) Education and Public Relations – Ed Mehnert reported on the field trip that was held near Bondville this past August. Ed also discussed the Regional Water Supply Planning Committee (RWSPC) web site www.rwspc.org that is up and running.
 - c) Data & Scientific Assessment – There has been work done this summer by the State Geological Survey along with some new test wells in the area where geophysics work is being conducted. George Roadcap has been measuring observation wells in the Champaign County area to obtain information on interaction of the Glassford and Mahomet aquifers.
 - d) Progress of the RWSPC – The RWSPC's last meeting was held on September 20th with Bill Mullican from the Texas Water Board as the featured speaker. Whitman and Associates reported on the results of the multi-county meetings held over the last two months. They will be touring Dynergy's Generating plant in Havana at their meeting on October 30th.
7. Presentation – The cities of Bloomington, Springfield, Danville and Champaign gave updates on their water systems, projected needs and some future plans. Copies of their presentations are attached to these minutes.
8. Old Business - There was no old business to come before the meeting.

9. New Business – There was no new business to come before the meeting.

10. The next meeting will be held on December 10th at the IL State Water survey.

11. Paul DuMontelle moved that the meeting adjourn and Barry Suits seconded the motion. Meeting adjourned at 12:15 p.m..

Respectfully submitted,

Dorland W. Smith
Secretary-Treasurer

MAHOMET AQUIFER CONSORTIUM

FINANCIAL REPORT FOR MONTH ENDING November 30, 2007

Balance as of September 30, 2007 ----- \$516.93

RECEIPTS

Interest Earned (Oct & Nov)----- \$0.32

Total Receipts -----
===== \$0.32

Total Funds Available -----
===== \$517.25

EXPENDITURES

Total Expenditures -----
===== \$0.00

Balance as of November 30, 2007 -----
===== \$517.25

/s/ Dorland W Smith
Secretary-Treasurer

MAHOMET AQUIFER CONSORTIUM

FINANCIAL REPORT FOR MONTH ENDING

4th Quarter November 30, 2007

IDNR Grant Accounts

Year 1	\$100,000.00	Funded	12/29/2006
Year 2	\$145,000.00	Funded	10/24/2007
Year 3	\$140,000.00		

Balance as of September 30, 2007 ----- \$44,546.32

RECEIPTS

Year Two Grant from IDNR -----	\$145,000.00
Interest Earned (Oct & Nov) -----	\$388.50
	=====
Total Receipts -----	\$145,388.50

=====

Total Funds Available ----- \$189,934.82

EXPENDITURES

Wittman Hydro Planning Assoc. (Demand Scenarios) -----	\$3,925.00
Melinda Tidrick (Website, Domain Registration & Web Hosting) -----	\$400.00
Wittman Hydro Planning Assoc. (Demand Scenarios) -----	\$7,265.00
Tazewell County Health Dept. (Secretary Service) -----	\$1,000.00
Mason County Farm Bureau (Lunch October 26th) -----	\$152.11

=====

Total Expenditures ----- \$12,742.11

=====

Balance as of November 30, 2007 ----- \$177,192.71

Checking Account -----	\$4,434.87	
High Yield Money Market Account -----	\$87,757.84	@3.42%
Petefish-Skiles CD #101077 (3 month)---	\$35,000.00	@4.20%
Petefish-Skiles CD #101078 (6 month)---	\$50,000.00	@4.50%
	=====	
Total -----	\$177,192.71	

/s/ Dorland W Smith
Secretary-Treasurer

Totals by Budget Item	Expenditures	Balance
Task 1 & 4 -----	\$8,696.50	\$31,303.50
Task 2 -----	\$51,390.00	\$93,610.00
MAC Admin Support -----	\$10,478.63	\$52,279.21
	=====	=====
	\$70,565.13	\$177,192.71



Illinois Waste Management and Research Center

One E. Hazelwood Drive, Champaign, Illinois 61820
(217) 333-8940 Fax (217) 333-8944 www.wmrc.uiuc.edu



WMRC Seminar Series on *Sustainability*

This is a year-long series of seminars, usually one or two per month, presented by researchers, policy makers, and corporate executives on various topics related to Sustainability, Energy, and the Environment. This series will be an opportunity to share scientific research with peers in a relaxed, informal environment. Please feel free to bring a lunch. Seminars usually last about an hour and questions are welcome. The seminars will be broadcast live and also archived on the WMRC website at www.wmrc.uiuc.edu.

Sustainability and the Mahomet Aquifer

Presented by:

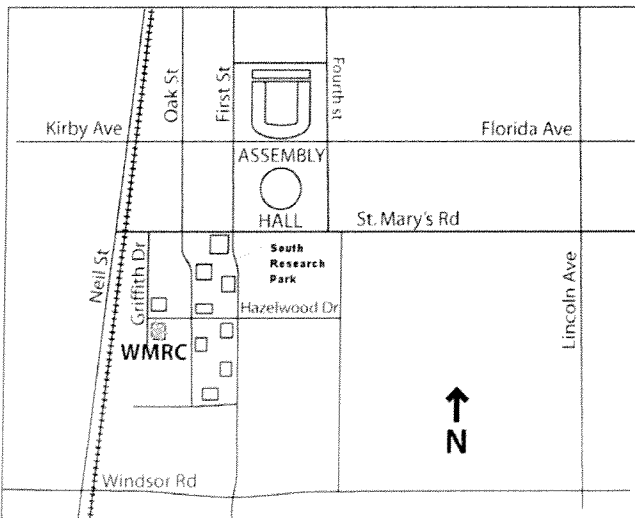
*Allen Wehrmann, P.E., Director
Center for Groundwater Science
Illinois State Water Survey*

The Mahomet Aquifer stretches beneath all or parts of 15 counties in east-central Illinois from the Indiana border near Hoopston to the Illinois River at Havana. The aquifer is the source of water to over 100 communities, about two thousand irrigation systems, and tens of thousands of domestic wells. Approximately 55 million gallons of water per day (mgd) are pumped from the Mahomet or aquifers directly overlying the Mahomet to community water systems of which 23 mgd are pumped locally to Champaign-Urbana and other Illinois-American Water Co. satellite communities. During the summer, over 340 mgd is pumped to irrigate crops on the sandy soils of Mason and Tazewell Counties.

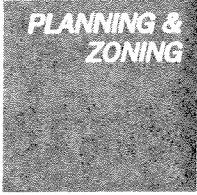
Are such withdrawals sustainable (and what do we mean when we use the word "sustainable")? What about future water demands? We will explore what is known and not known about the aquifer, the impacts of current and future aquifer development, and ongoing research and grass-roots planning efforts.

WHEN: Noon to 1 p.m. Wednesday, January 16

WHERE: Stephen J. Warner Conference Room



Champaign
County
Department of



Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
FAX (217) 328-2426

TO: **Environment and Land Use Committee**
FROM: **John Hall, Director of Planning and Zoning**
DATE: **January 9, 2008**
RE: **Proposed intergovernmental agreement regarding development pursuant to municipal annexation agreement**

STATUS

The Committee reviewed the response from the City of Champaign that was included in a memo that was handed out at the December 10, 2007, meeting. As recommended by the Committee, an informal meeting between the County and the City has been scheduled and an update will be available at the meeting.

A response was also received from the Village of St. Joseph in December and is attached. The Village is supportive of the same legislative change as proposed by the City of Champaign and, like the City, recommends an intergovernmental agreement after the legislative change.

ATTACHMENTS

- A Village of St. Joseph Resolution #2007-4 received on December 14, 2007

VILLAGE OF ST. JOSEPH

207 EAST LINCOLN STREET, P.O. BOX 716 • ST. JOSEPH, ILLINOIS 61873-0716
PHONE 217-469-7371 • FAX 217-469-7019

December 13, 2007

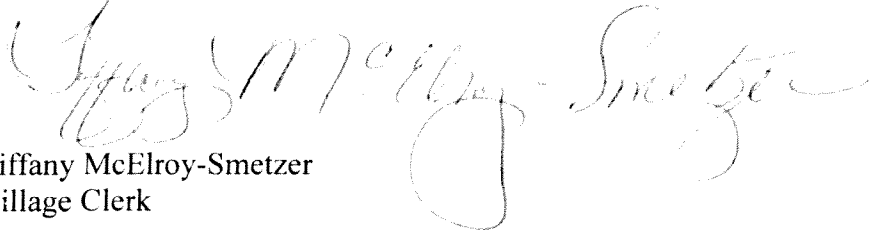
Mr. C. Pius Weibel
County Board Chair
1776 East Washington Street
Urbana, IL 61801

Ms. Barbara Wysocki
Environmental and Land Use Chair
1776 East Washington Street
Urbana, IL 61801

Dear Mr. Weibel and Ms. Wysocki,

Please find attached Village of St. Joseph Resolution # 2007- 4 Concerning Annexation Agreements Principles passed by the Village of St. Joseph on December 11, 2007 by an unanimous vote of 5-0. If you have any questions, please feel free to contact me.

Sincerely,


Tiffany McElroy-Smetzer
Village Clerk

RECEIVED
9 11
ADMINISTRATIVE
SERVICES

RECEIVED

DEC 14 2007

CHAMPAIGN CO. P & Z DEPARTMENT

MAYOR CLERK TREASURER TRUSTEES
J. Hackler Tiffany McElroy-Smetzer Debbie Routh Forrest Chism Bill Crawford Tami Fruhling-Voges James Haake Todd Hitt Terry Hitt

RESOLUTION No. 2007- 4

CONCERNING ANNEXATION AGREEMENTS PRINCIPLES

WHEREAS, Development in the urban fringes of the cities, towns and villages of Champaign County is of significant public interest to the residents of those cities, villages and towns, the landowners in the urban fringes and to the municipalities and Champaign County; that the best way to address those issues begins with the adoption by the Illinois legislature of legislation which adds Champaign County to the list of developing Illinois counties with geographic restrictions on annexation agreements; and

WHEREAS, the County Board of Champaign County has requested input from the municipalities in the County concerning annexation agreements and intergovernmental agreements between the County and such municipalities; and

WHEREAS, intergovernmental agreements between the County and municipalities can promote good planning by encouraging the preparation of up-to-date and compatible comprehensive plans for the County and for municipalities; intergovernmental agreements can promote good planning by encouraging boundary agreements between municipalities; and such intergovernmental agreements will be most effective only after legislation limiting geographic jurisdiction has been approved by the Illinois legislature; and

WHEREAS, intergovernmental agreements which voluntarily limit municipal authority will be acceptable to municipalities only if such agreements address both the interests of municipalities and of the County such as recognizing the municipalities' interest in the County voluntarily modernizing its zoning and land use codes, and requiring that land developed in the

County is built to reasonable urban building standards since it may ultimately be annexed into a municipality; and

WHEREAS, the Principles Regarding Fringe Development and Annexation which have previously been adopted by Champaign County and the Cities of Champaign and Urbana remain the best basis for further intergovernmental cooperation. Those principles state that:

1. It is in the best interests of all citizens to provide for the orderly development of the urbanized fringe;

2. Municipalities have the ability to provide public services within the developed areas more effectively and economically than the County, while the County has the ability to provide public services more effectively and economically within rural areas;

3. In order to preserve agricultural land and provide necessary public services to developed areas as effectively as possible, new developments should be encouraged to locate contiguous to the existing developed areas;

4. Development on the urban fringe but outside municipal limits shall be built, to the extent possible, consistent with plans established for growth and standards acceptable to the municipality;

5. Information sharing between the municipalities and the County is critical and should provide notice to municipalities of applications of zoning use permits and zoning changes in the County and notice of public hearings on annexation agreements to the County; and

WHEREAS, a clear understanding of jurisdictional authority after approval of an annexation agreement by a municipality is essential to development.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF ST. JOSEPH, CHAMPAIGN COUNTY, ILLINOIS as follows:

Section 1. That the Village supports legislation limiting the geographic jurisdiction of annexation agreements in the form attached hereto as Attachment 1 and shall make all reasonable efforts towards the passage of such legislation by the Illinois Legislature and shall cooperate with other Champaign County governmental bodies to that effect.

Section 2. That, after passage of legislation, Intergovernmental Agreements between the County and surrounding municipalities should be developed provided that such agreements recognize that both municipalities and the County have mutual responsibilities and interest in land development outside municipal boundaries.

Section 3. That the Village Clerk shall forward this Resolution to the Champaign County Board Chair Pius Weibel, and Environment and Land Use Chair Barbara Wysocki, 1776 East Washington Street, Urbana, IL 61801.

PASSED:

12/16/04
[Signature]

APPROVED:

[Signature]
Village President

ATTEST:

[Signature]
Village Clerk

ATTACHMENT 1

Proposed 65 ILCS 5/11-15.1-2.1). Additions in bold.

§ 11-15.1-2.1. Annexation agreement; municipal jurisdiction.

(a) Except as provided in subsections (b) and (c), property that is the subject of an annexation agreement adopted under this Division is subject to the ordinances, control, and jurisdiction of the annexing municipality in all respects the same as property that lies within the annexing municipality's corporate limits.

(b) This Section shall not apply in (i) a county with a population of more than 3,000,000, (ii) a county that borders a county with a population of more than 3,000,000 or (iii) a county with a population of more than 246,000 according to the 1990 federal census and bordered by the Mississippi River, unless the parties to the annexation agreement have, at the time the agreement is signed, ownership or control of all property that would make the property that is the subject of the agreement contiguous to the annexing municipality, in which case the property that is the subject of the annexation agreement is subject to the ordinances, control, and jurisdiction of the municipality in all respects the same as property owned by the municipality that lies within its corporate limits.

(c) In the case of property that is located in Boone, **Champaign**, DeKalb, Grundy, Kankakee, Kendall, LaSalle, Ogle, or Winnebago County, if the property that is the subject of an annexation agreement is located within 1.5 miles of the corporate boundaries of the municipality, that property is subject to the ordinances, control, and jurisdiction of the annexing municipality. . If the property is located more than 1.5 miles from the corporate boundaries of the annexing municipality, that property is subject to the ordinances, control, and jurisdiction of the annexing municipality unless the county board retains jurisdiction by the affirmative vote of two-thirds of its members. **Provided, however, application of this Section may be modified by intergovernmental agreement between the County and municipality**

(d) If the county board retains jurisdiction under subsection (c) of this Section, the annexing municipality may file a request for jurisdiction with the county board on a case by case basis. If the county board agrees by the affirmative vote of a majority of its members, then the property covered by the annexation agreement shall be subject to the ordinances, control, and jurisdiction of the annexing municipality.

LRMP

LAND RESOURCE
MANAGEMENT PLAN

TO: Environment and Land Use Committee
FROM: Susan Chavarria, CCRPC Community Development Manager
DATE: January 8, 2008
RE: LRMP Existing Conditions and Trends Report
REQUESTED
ACTION: **Recommend Approval of the LRMP Existing Conditions and Trends Report**

ELUC members, as ex-officio members of the LRMP Steering Committee, were sent the final draft Existing Conditions and Trends Report and related attachments on January 3, 2008.

The final draft Existing Conditions and Trends Report for the Land Resource Management Plan is a culmination of six months of data collection, analysis, mapping, and writing about past and current conditions and trends in Champaign County. This third and final draft takes into account approximately 160 comments and questions posed by the LRMP Steering Committee, ELUC members, CCRPC Technical Committee members, and other CCRPC staff members. The majority of these requested revisions were integrated; only a few were unable to be included due to data collection constraints.

The LRMP Steering Committee has the approval of this document on its January 10th meeting agenda. In anticipation of the LRMP Steering Committee recommending the final draft for your consideration, staff is requesting that ELUC approve of this final draft so that we can begin to focus on Stage 2, Policy Framework. Having an approved Existing Conditions and Trends document allows us to distribute it to the public, which is crucial to this next stage in the planning process. Approving of this document does not close the door to further changes being made; all reports comprising the final LRMP document are open for revision until near the end of the planning process in late 2009.

We will send out an update memo to ELUC members after this Thursday's LRMP Steering Committee meeting so that you are aware of its proceedings before your meeting on Monday.

Champaign
County
Department of

**PLANNING &
ZONING**

TO: **Environment and Land Use Committee**
FROM: **January 9, 2008**
DATE: **John Hall, Zoning Administrator**
RE: **Proposed chemical waste landfill over the Mahomet Aquifer in
DeWitt County**

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
FAX (217) 328-2426

STATUS

This item was deferred at the November meeting and was not included on the December agenda due to time constraints. See the November 13, 2007, minutes that are attached separately for a review of the discussion.

On December 18, 2007, Logan County passed a Resolution opposed to the landfill. An unapproved version of that Resolution is included as Attachment A. A newspaper article about the meeting is included as Attachment B.

A newspaper article about a public forum on the proposed landfill is also included as Attachment C.

Attachment D is a Draft Resolution of opposition based on the Logan County Resolution.

ATTACHMENTS

- A Logan County Resolution (subsequently adopted on December 18, 2007)
- B Lincoln Courier article of December 19, 2007, regarding the Logan County vote
- C Decatur Herald-Review article of November 28, 2007
- D Draft Champaign County Board Resolution



- Job
 - Car
 - Home
 - Rental property
 - Coupon
 - Classified Ad
 - Newspaper Ad
-
- Local Headlines
 - Calendar
 - Obit Listings
 - AP ASAP
 - AP Wire
 - AP MoneyWire
 - Search Archives
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- Local Forecast
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Board opposes chemical landfill

Area Disposal targets DeWitt site for facility above aquifer

BY MATT WILLIAMS
THE COURIER

Published Wednesday, December 19, 2007

The Logan County Board took a stand Tuesday, telling the U.S. Environmental Protection Agency it doesn't want a chemical waste landfill constructed in neighboring DeWitt County.

The board voted 7-4 in favor of a resolution against Peoria-based Area Disposal's proposal to place the landfill in Clinton, which would store PCB-containing substances above the massive Mahomet Aquifer.

Environmental group WATCH Clinton Landfill, which stands for We're Against Toxic Chemicals, is trying to get public support against the landfill in an attempt to show EPA residents don't want the facility located on top of the aquifer, which is tapped by municipalities and rural homes in the region for drinking water.

The watchdog group contends the chemicals could leach over time into the groundwater, even through Area Disposal plans to line the landfill with 150 feet of clay.

Varble said the EPA would hold a public hearing within the next 12-18 months on whether to issue Area Disposal a permit.

Walt Landers, a representative with Area Disposal, asked the board to delay the vote until the company could provide more information.

"Allow us to come to you with our facts, our plans and to show you what we have in store just so you can hear both sides of the issue," Landers said.

But Varble contended that Area Disposal's information has already been presented.

"A lot of the information that I provided on Thursday is information the landfill has on file with the EPA, so it's their information that I presented to you, along with my response to a lot of it," Varble said. "There aren't two sides to this."

A few board members, Bill Sahs, Chuck Ruben, Vicki Hasprey and Bob Farmer, tried to table the issue to discuss the matter further, but that effort was rejected by a 7-4 vote.

"I think it is critical that we know the whole story," Sahs said.

Logan County Health Department Administrator Mark Hilliard reminded the board that 700,000 people in Illinois receive their drinking water from the Mahomet Aquifer or other private wells that tap into the aquifer.

The county health board voted unanimously Monday to oppose the landfill.

"The manufacture of PCBs was stopped in 1977 because of evidence that they build up in the environment and cause harmful health affects," Hilliard said. "They have been implicated in

cancers, premature births, low birth weight, a myriad of health problems."

There is an advisory referendum on the landfill in the Feb. 5 primary in DeWitt County and the Champaign County Board will be voting on the issue next month, Varble said.

Ruben said although he is opposed to having the landfill in that location, he doesn't believe the county board is qualified to make that decision.

"Some things you have got to let science be the boss," he said. "You have got to try to take emotions out of it. The EPA will look at this and make a judgment on this."

Varble said the landfill meets IEPA regulations, but public support could sway the IEPA toward denying the permit application.

"Obviously your vote does matter," Varble said. "That's why (Area Disposal is) here. If it didn't matter, they wouldn't be sitting here and they wouldn't be lobbying you."

County Board Chairman Dick Logan said the board owed it to the people to vote against the landfill proposal.

"Do we gain revenue? Do we gain economic development? Do we gain anything from it?," Logan asked. "We are here to serve public safety and to do our job as elected officials representing every citizen in Logan County."

On an unrelated matter, the board appointed Gail Apel-Sasse, Paul Gleason, Charles Ott and Shirley Bartelmay to the Abraham Lincoln Tourism Bureau of Logan County.

Brian Leonard was appointed to the Housing Authority of Logan County.



RESOLUTION

WHEREAS, the majority of Logan County residents and businesses obtain their groundwater from the Mahomet Aquifer; and

WHEREAS, the availability of adequate groundwater for the residential and commercial uses of Logan County, including that provided from the Mahomet Aquifer, is critical to the continued prosperity and growth of Logan County, and

WHEREAS, alternate groundwater sources to the Mahomet Aquifer for Logan County are not readily available without significant investment and possible adverse environmental considerations; and

WHEREAS, Clinton Landfill, Inc., of Clinton, Illinois, through its parent company, Peoria Disposal Company of Peoria, Illinois, as well as its affiliated companies, have applied to the United States Environmental Protection Agency for a permit to establish a Chemical Waste Landfill as a portion of the site known as Clinton Landfill 3, located just south of Clinton, Illinois; and

WHEREAS, said site is immediately over the Mahomet Aquifer; and

WHEREAS, if permitted, the proposed Chemical Waste Landfill would allow the burying of a Polychlorinated Biphenyl (PCB) solid waste; and

WHEREAS, such PCB materials are considered toxic chemical waste under the laws of the United States, are suspected to be carcinogenic, are linked to numerous health issues including cancer and non-cancer effects on the endocrine, reproductive and immune systems; and

WHEREAS, the design the proposed Chemical Waste Landfill cannot guarantee containment of the toxic materials forever, or for a length of time consistent with Logan County being used as a viable location for its present and future residents and businesses, and

WHEREAS, the present withdrawals of water from the Mahomet Aquifer have introduced a hydrologic condition known as a "cone of depression" defining an area from which water from the aquifer is drawn for the use of Logan County residents and businesses, as well as other communities and their residents and businesses throughout Central Illinois; and

WHEREAS, said cone of depression can be expected to naturally expand, extending to an area closer, if not under the site of said proposed landfill as growth of residential and commercial uses of water from the Mahomet Aquifer dictates over the next decades in Logan County as well as other users throughout Central Illinois; and

BE IT HEREBY RESOLVED that the County Board of Logan County, Illinois opposes the permitting by the United States Environmental Protection Agency of the Proposed Chemical Waste Landfill to be located south of Clinton, Illinois.

Above Resolution acted on by a roll call vote of the Logan County Board in open meeting on December 18, 2007.

AYES _____
NAYS _____
PRESENT _____
ABSENT _____

Richard E. Logan
Chairman of Logan County Board

(SEAL)
Sally J. Litterly
Logan County Clerk

Mitchell hosts landfill forum in Clinton to discuss proposed expansion of chemical waste storage

By KEVIN BARLOW - For the Herald & Review

CLINTON - A state lawmaker said Tuesday he will continue to investigate the application process involving a controversial effort to store additional chemical waste at Clinton Landfill.

State Rep. Bill Mitchell, R-Forsyth, hosted an informational forum Tuesday night at the Vespasian Warner Public Library in Clinton. About 20 people, including representatives from the landfill, attended.

"I've had some calls on this from the Clinton area, as well as from other parts of DeWitt County in addition to Logan County and Macon County," Mitchell said. "People are concerned that the landfill sits on top of the Mahomet Aquifer, which provides drinking water for several communities around the area."

Area Disposal Service Inc. has started the process of applying for a permit to convert a portion of the landfill to a chemical waste landfill.

While the DeWitt County Board has gone on record in support of the plan, Clinton-based We're Against Toxic Chemicals, or WATCH, has organized to oppose it.

The Illinois Environmental Protection Agency will make the decision on issuing the permit, and that is not expected for several months.

Mitchell arranged for representatives from the IEPA to address the audience. Phil Child, a representative of the IEPA Land Division addressed the main issue: the potential storage of PCBs (polychlorinated biphenyls), a category of now-banned toxic compounds used chiefly as coolants and insulation in electrical equipment.

"PCBs are manmade and can be solids or liquids and they have no taste," Child said.

"They can be in the food you eat or the liquids you drink," he said. "They are in the steaks you eat as well as the fish you eat. PCBs like soil and is not easily mixed into water unless it is mixed with chemicals."

Child said there are no 100 percent guarantees that a problem wouldn't arise from a landfill that stores PCBs, but he expressed confidence that the landfill has enough checks and balances to ensure public safety.

"What I told Representative Mitchell was that if you are going to have me live near a landfill, put me near one that stores PCBs," he said. "Because the PCBs would go into the soil and would be stored there."

Mitchell said he has not made a decision on whether or not he would support the plan for the permit at the landfill.

RESOLUTION NO. _____

RESOLUTION REGARDING A PROPOSED CHEMICAL WASTE LANDFILL OVER THE MAHOMET AQUIFER IN DEWITT COUNTY ILLINOIS

WHEREAS, the Mahomet Aquifer is the source of water for most Champaign County residents and businesses; and

WHEREAS, the availability of adequate groundwater for the use of Champaign County residents and businesses including that provided by the Mahomet Aquifer is critical to the continued prosperity and growth of Champaign County; and

WHEREAS, alternative water sources to the Mahomet Aquifer for most Champaign County residents and businesses are not readily available without significant investment and possible adverse environmental considerations; and

WHEREAS, Clinton Landfill, Inc. of Clinton, Illinois, through its parent company Peoria Disposal Company of Peoria, Illinois, as well as its affiliated companies have applied to the United States Environmental Protection Agency for a permit to establish a Chemical Waste Landfill as a portion of the site known as the Clinton Landfill 3, located just south of Clinton, Illinois; and

WHEREAS, said site of the proposed Chemical Waste Landfill at the Clinton Landfill 3 is located immediately over a portion of the Mahomet Aquifer; and

WHEREAS, if permitted by the United States Environmental Protection Agency, the proposed Chemical Waste Landfill at the Clinton Landfill 3 would accept and bury Polychlorinated Biphenyl (PCB) solid waste; and

WHEREAS, such PCB materials are considered toxic chemical waste under the laws of the United States and are suspected to be carcinogenic and are linked to numerous health issues including cancer and non-cancer effects on the endocrine, reproductive and immune systems; and

WHEREAS, the proposed design of the Chemical Waste Landfill at the Clinton Landfill 3 cannot guarantee containment of the toxic materials forever or for a length of time consistent with Champaign County being a viable location for its present and future residents and businesses; and

WHEREAS, any contamination of the Mahomet Aquifer by PCBs from the proposed Chemical Waste Landfill at the Clinton Landfill 3 can be expected to have deleterious effects on the quantity of water available from the Mahomet Aquifer for use by most Champaign County residents and businesses.

NOW, THEREFORE, BE IT RESOLVED by the Champaign County Board, Champaign County, Illinois, as follows:

1. The County Board of Champaign County, Illinois opposes the permitting by the United States Environmental Protection Agency of the proposed Chemical Waste Landfill as a portion of the site known as the Clinton Landfill 3 to be located just south of Clinton, Illinois; and
2. The Champaign County Clerk is hereby authorized to provide a copy of this Resolution to the United States Environmental Protection Agency.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of January, 2008.

C. PIUS WEIBEL, CHAIR
CHAMPAIGN COUNTY BOARD

ATTEST:

MARK SHELDEN, COUNTY
CLERK and *ex officio* CLERK
OF THE CHAMPAIGN COUNTY BOARD

