



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

**MINUTES – APPROVED AS DISTRIBUTED ON AUGUST 9, 2018**

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DATE: Thursday, July 5, 2018  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**Committee Members**

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

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)

**Others Present:** None

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**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:34 p.m.

**II. Roll Call**

A verbal roll call was taken and a quorum was declared present.

**III. Approval of Agenda and Addenda**

**MOTION** by Petrie to approve the agenda with changes; seconded by Goss. Upon vote, the **MOTION CARRIED** unanimously.

Chair Esry requested Item IX be discussed ahead of Item VIII.

**IV. Approval of Minutes**

A. ELUC Committee meeting – June 7, 2018

**MOTION** by Petrie to approve the minutes of the June 7, 2018 ELUC meeting; seconded by Goss. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Barney Bryson discussed the documents he provided to the committee regarding the issue with the bees his neighbor keeps.

Patrick Brown discussed the proposed solar farm language in the ordinance the Zoning board is working on. Mr. Brown stated letters of credit are most often used in solar projects, as opposed to the escrow account.

Yvonne Sadler stated homeowners are moving out of Scottswood neighborhood and being replaced by renters. Ms. Sadler complained that many properties have back yards full of junk. She requested a time limit for disabled cars on property. She expressed disappointment the neighbor's school bus has not been removed.

Michael Van Pelt displayed photographs of the Scottswood neighborhood comparing a year ago to today. He said nothing has been done. He thanked Mr. Esry for touring the neighborhood with him. Mr. Van Pelt asked the committee to help develop regulations that can be enforced regarding the maintenance of these properties.

Tim Montague commended the work performed on the ordinance with regard to solar farms. He asked the committee to pass it to the County Board for approval.

## **VI. Communications**

None

## **VII. For Information Only**

### *A. Champaign County Hazard Mitigation Planning Team Update*

Ms. Monte stated she last updated the plan in 2015. Ms. Monte plans to apply for funds to do another update in 2020. According to Ms. Monte, the IEMA application process takes six months. She plans to identify as many in-kind services as possible, to minimize cost to the County.

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

Ms. Monte summarized the memo in the agenda packet. She noted the IEPA provides administrative support.

### *C. Comment Period Regarding Coal Ash in Middlefork Floodplain*

Ms. Monte explained the efforts to protect the floodplain began in 2012, when the EPA first investigated. She noted the EPA expects to reach its decision in October 2018. Ms. Monte encouraged all to contact public officials.

## **VIII. Items to Receive & Place on File by ELUC to Allow a 30-Day Review Period**

### *A. Case 895-AT-18. Amend the Champaign County Zoning Ordinance to add "Solar Farm" as a new principal use under the category "Industrial Uses Electric Power Generating Facilities" and indicate that Solar Farm may be authorized by a County Board Special Use Permit in the AG-1 Zoning District and the AG-2 Zoning District; Add requirements and fees for "Solar Farm"; add any required definition; and make Certain other revision to the Ordinance as detailed in the full legal description*

Mr. Hall reviewed the handout provided to committee members. Mr. Hall's Power Point presentation reviewed the Zoning Case, including the timeline, proposed revisions to the language of the Ordinance, and potential actions by this committee. Mr. Hall noted most of the discussion at the ZBA revolved around use of best prime farmland.

The committee discussed the pros and cons of letter of credit and escrow. Mr. Hall noted there has been a recommendation to require a minimum Standard & Poor's quality rating of BBB or better

for a letter of credit. Mr. Hall agreed to work with the State's Attorney's Office to provide language regarding bank credit rating at the next committee meeting.

**MOTION** by Petrie; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

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

- A. *Case 905-AM-18. A request by Peter Folk, d.b.a. Gargoyle Technologies, to amend the Zoning Map to change the zoning district designation from AG-2 Agriculture and B-3 Highway Business Zoning District to the B4 General Business Zoning District in Order to establish and operate a business office on a two-acre tract in the Northeast Quarter of the Southwest Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township with an address of 3310 North Cunningham Avenue, Urbana*

Mr. Hall stated the ZBA recommended it unanimously. Mr. Esry noted Gargoyle Technologies is a wireless internet company.

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

**X. Other Business**

Ms. Petrie commented the County does not have the tools at its disposal to provide the help requested by the public participants who spoke regarding the Scottswood neighborhood. Mr. Goss stated he drove through that neighborhood this evening and understands the frustration voiced by those public participants.

**XI. Chair's Report**

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

IX A

**XIII. Adjournment**

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

There being no further business, Mr. Esry adjourned the meeting at 8:42 p.m.