

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois
Thursday, October 10, 2024 - 6:30 p.m.

Shields-Carter Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Eric Thorsland – Chair
Aaron Esry – Vice-Chair
Donald Owen

John Farney
Emily Rodriguez
Jilmala Rogers
Chris Stohr

Agenda	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. August 8, 2024 – Regular Meeting	1-8
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items For Information Only</u>	
A. Places may still be available for the Residential Electronic Collection Event at Parkland College from 8 a.m. to 12 p.m. on Saturday, October 12, 2024	
VIII. <u>New Business: Items to be Approved by ELUC</u>	
A. Recreation & Entertainment License for Gordyville USA, LLC d.b.a. Corner Concessions (under new ownership), 2205 CR 3000 N Gifford IL	9-14
B. Authorization for a public hearing on a proposed Zoning Ordinance text amendment to establish a safety moratorium on carbon sequestration activity in Champaign County	15-17
IX. <u>Other Business</u>	
A. Discussion of Solid Waste Hauler License Fees	
B. Monthly Reports -None	
X. <u>Chair's Report</u>	
XI. <u>Designation of Items to be Placed on the Consent Agenda</u>	
XII. <u>Adjournment</u>	

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.



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

0

MINUTES – Approved As Distributed

DATE: Thursday, August 8, 2024
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
John Farney	
	Donald Owen
Emily Rodriguez	
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator) and Liz Dillingham (Administrative Services)

Others Present: None

MINUTES

I. Call to Order

Committee Vice-Chair Esry called the meeting to order at 6:33 p.m.

II. Roll Call

Roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

MOTION by Ms. Rogers to approve the agenda and seconded by Mr. Esry.

Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

IV. Approval of Minutes

A. June 6, 2024 – Regular Meeting

MOTION by Mr. Farney to approve the minutes of the June 6, 2024, regular meeting, seconded by Mr. Esry. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

39 **V. Public Participation**

40
41 Mr. Norman Davis, Champaign County Township Supervisor spoke about the problems at 2306 S.
42 Mattis Ave, Champaign, IL. He would like the ELUC Committee to implement rules to help
43 circumvent situations like the issues at 2306 S. Mattis Ave, Champaign, IL. He spoke about the
44 previous rooster issue there and then the residents brought in hogs. He believes this wouldn't have
45 come this far if there had been policies and rules in place. He opposes keeping of livestock in a
46 residential area. He thanked the committee for looking into this issue. He spoke about diseases from
47 animals due to poor sanitation. He approves of small gardens to grow fruits and vegetables in
48 residential areas. He opposes farms in residential areas as barnyard animals are known to smell, cause
49 ground pollution, and diseases brought on by waste products. There are no rules in the County
50 currently, but the state does have current limitations which is outlined in the Livestock Management
51 Facilities Program. Dangerous animals are also covered. He believes the term "animal" should be
52 specially defined. Also, what is acceptable, unacceptable, and reasonable regarding what is considered
53 a residential area should be outlined. He urges the committee to continue working on these issues and
54 include County participation.
55

56 Andrew Rehn and Pam Richart presented a PowerPoint on our water from the Mahomet Aquifer which
57 serves a million people. Andrew is the Climate Policy Director for Prairie Rivers Network and Pam is
58 the Co-Director of the Eco-Justice Collaborative. Mr. Rehn stated if our precious water source is
59 impacted, the users would not have a reasonable alternative for drinking water. A threat to the
60 Mahomet Aquifer is carbon sequestration. There are four sequestration wells being proposed over the
61 next 25 years plus. Ultimately, Co2 is injected into the wells. The slideshow explains the existing
62 regulations, threats, leak risks, and processes. The PowerPoint is available to view in detail under the
63 ELUC August 8, 2024, meeting on the Champaign County website.
64

65 Ms. Richart expanded on the way this problem can be solved to protect the water. She indicated we
66 need an alternative to the Mahomet Aquifer as it is not uncommon for leaks to occur. She suggested
67 for Champaign County to adopt a 6-month moratorium on carbon sequestration to study the issues.
68 She also recommended the County to adopt a zoning ordinance text amendment for a special use permit
69 for carbon sequestration. She indicated the time can also be extended if needed.
70

71 Alison Harper, resident of 2306 S. Mattis, stated she moved her hobby farm 20 minutes from her
72 residence. She drives to the farm two times a day or 9.5 hours of commute time weekly to do her
73 chores. She is in support of agriculture on private property and defends Champaign County residents
74 raising their own chickens for nutritious reasons. She asked that the board to understand what they are
75 regulating. She thanked the ELUC committee.
76

77 Mr. Thorsland asked if anyone else wanted to speak and no one did so he closed Public Participation.
78

79 **VI. Communications**

80
81 Mr. Stohr asked if there were still available slots for the Household Hazardous Waste event.
82 Mr. Hall stated they are taking standby applications at this time since the event is full.
83
84
85

86
87 **VII. New Business: Items For Information Only**
88

- 89 **A. Places may still be available for the Household Hazardous Waste Collection Event at the State**
90 **Farm Center from 8 a.m. to 3 p.m. on Saturday, August 17, 2024. (See above VI.)**
91

92 **VIII. New Business: Items to be Approved by ELUC**
93

- 94 **A. Recreation & Entertainment License for Araceli Gutierrez for a Spanish**
95 **Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue,**
96 **Urbana, IL to be held on August 11, 2024**

97 **MOTION** by Mr. Farney to approve Recreation & Entertainment License and seconded
98 by Ms. Rodriguez. Upon voice vote, **MOTION CARRIED** unanimously.
99

- 100 **B. Recreation & Entertainment License for Araceli Gutierrez for a Spanish**
101 **Rodeo at the Champaign County Fairgrounds, 1302 North Coler Avenue,**
102 **Urbana, IL to be held on September 15, 2024**

103 **MOTION** by Ms. Rodriguez to approve Recreation & Entertainment License and seconded
104 by Mr. Esry. Upon voice vote, **MOTION CARRIED** unanimously.
105

- 106 **C. Review of livestock regulations in Residential Districts by other Illinois counties and guidance**
107 **for Zoning Administrator regarding possible Nuisance Ordinance and Zoning Ordinance**
108 **amendments to restrict keeping of livestock in Residential Districts**
109

110 Mr. Hall compiled a list of various Illinois counties summarizing regulation of livestock. The group
111 of three counties on the list which Champaign County is most comparable to are Mclean, Peoria,
112 and Sangamon counties. They allow keeping of livestock in residential areas although Mclean
113 County mandates their shelter is 150 feet from other properties. Piatt County has no limits, but they
114 are currently working on an amendment as problems have recently surfaced. Mr. Hall explained the
115 details of all the counties on the list. He stated he would possibly be able to come up with a draft
116 amendment proposal by October.
117

118 Mr. Farney expressed his concern in protecting the small residential areas which include 4 to 5
119 houses that are zoned AG1 that have plenty of space to house farm animals.
120

121 Mr. Hall used Seymour's previous problem of a rooster in a residential area as an example to ensure
122 zoning concerns are appropriate.
123

124 Mr. Esry explained these concerns are legitimate zoning issues. He stated government has its place
125 and he supports having more guidance for future concerns. He indicated most farmers around the
126 area do not want to raise livestock. He would like to regulate livestock in the country to where they
127 belong so neighboring properties are not intruded upon. He proposed implementing regulations so
128 there are guidelines to follow for possible future incidents.
129

Mr. Thorsland stated he understands firsthand how important it is to know where your food is coming from as he previously farmed his own food. Additionally, he intentionally farmed in an agriculture district and endured the 20–30-minute commute into work to do so. He agreed it is hard work and appreciates where Ms. Harper is coming from. He agrees there is no imminent need to address the livestock regulations but would like to see the issue addressed and regulated. He proposed to regulate the number of livestock for an ordinary residential lot to house 6 hens & 2 beehives. This does not include roosters, horses, goats, pigs, cows, sheep, or barnyard animals. The distance, location, and possible size could be determined and drafted for presentation in October. He provided many variables to consider.

Ms. Rogers believes there is a need to be regulate livestock. She prefers this to encompass the areas where there are problems as to not be too broad to affect those areas where there are no issues.

Mr. Stohr also has experience raising chickens. He stated he would like to see the number of chickens limited on a residential lot regulated. He does not want to allow roosters. He believes a few bee hives are acceptable. He did indicate he sympathizes with the people on a previous incident that could not sit outside due to the bees.

Mr. Hall explained in the R1 district, the minimum lot size is 9000 sq. feet, and the minimum lot size is 6500 sq. feet for a R2 district. It does not get any smaller than that.

Mr. Thorsland stated he believes bees should probably be left off the zoning ordinance.

Ms. Rodriguez would like to see a proposal in writing prior to making an opinion on the subject. She suggested consulting the proper entities to ensure animal humane issues are followed. She would like details of the proposal to take to constituents to answer the following questions:

- 1) Why can't you own a pig?
- 2) Why is it a bad idea?

Mr. Esry mentioned 1000 feet of a home rule municipality is a good starting point with possibility of expansion if needed. He stated he prefers a limit of six chickens.

Mr. Farney would like to see something in writing. He suggested seeking input from the Farm Bureau. He would like to see the legacy agriculture areas protected. He would also like the area around Seymour addressed since there have been complaints. This would require looking beyond 1000 feet.

Mr. Hall stated he has good direction from the board to draft a proposal for October. Bee keeping will be left off the proposal. Mr. Hall believes the proposal should include primarily within 1000 feet of a home rule municipality except for the Seymour problem with roosters in a small town. He was pleased the committee is interested in doing something for Seymour regarding prohibiting roosters in a residential district. Mr. Hall will draft a proposal and attempt to present it in October.

Mr. Thorsland also agreed it was best to leave the bee topic off the proposal.

D. Discussion regarding a Zoning Ordinance text amendment prohibiting Carbon Sequestration under or near a sole source aquifer

Ms. Rogers asked the two presenters if the leaks are occurring around the United States. She asked what other states are doing for the issue.

Ms. Richart explained the ADM project in Decatur is the only project which has been occurring in the area for the past 12 years. She stated there are more projects in process and you can expect to see more in the future. If there are leaks, there will be severe consequences.

Mr. Rehn stated the Manlove natural gas storage in Mahomet did leak.

Ms. Rodriguez asked if the Chevron decision had any impact on these topics.

Ms. Richart stated the Chevron has a broader application at the Federal level.

Mr. Rehn stated regulations are not a guarantee and has many failure points to threaten the aquifer.

Mr. Stohr asked about the Safe CCS Act allowing a certain amount of money for fire protection.

Ms. Richart stated the fees have not been addressed yet for pipelines.

Mr. Rehn stated the new state bill does require funds to be set up for emergency responders in place.

Mr. Stohr stated the boundaries of the Mahomet Aquifer which we depend on are not well known as well as the recharge of the Aquifer. The source of the gas leak at the Manlove storage area is also not known due to the lack of an independent investigation. The question remains as to why residents still get gas in their water if the well was repaired. This brings us to ask how the state regulators are assisting us as citizens and providing oversight. He also stated open loop geothermal wells also pose a risk to public health and safety. More and More threats are presenting to our sole source aquifer. He believes the time has come for a Mahomet aquifer water shed authority. In summary, he would like more government regulations to preserve our groundwater sustainability.

Mr. Stohr prepared and provided the board with a handout. (The handout is available to view in detail under the ELUC August 8, 2024, meeting on the Champaign County website). Mr. Stohr read from the handout as follows:

Concerns regarding Carbon Capture and Storage (CCS) near and beneath sole source Aquifers in Illinois. Carbon Capture and Storage/Sequestration [CCS] is one of several strategies wanted to reduce human-caused atmospheric carbon dioxide [CO₂] and climate change. Champaign County should support the state plan for CCS, but promote additional protections for planned projects over [beneath], affecting, or near sole-source aquifers such as the Mahomet Aquifer. However,

1. Protection of the groundwater quality and sustainable supply is paramount particularly for sole source aquifers. Sequestration of CO₂ beneath sole source aquifers poses an uncertain risk to water quality.

2. Boundaries of the sole-source Mahomet Aquifer are not well known yet although HTEM investigations are underway, and more are planned in coming years.

3. The geology and hydrogeology of the Mahomet Aquifer is not well-known nor is the recharge area (s) of the aquifer.

4. Subsurface geologic structures [bedrock faults, folds, etc.] in and around the Mahomet Aquifer Valley are insufficiently known.

What To Do:

1. Consult with state legislators to determine how to implement adequate protections including:
 - A. An independent investigation of the Manlove Gas Field leak is warranted.
 - B. Amend the Safety and Aid for the Environment in Carbon Capture and Sequestration Act to provide sufficient funding for both regulatory and independent geologic investigations and reviews, monitoring and reporting, and multiple public presentations with updated information and public input at least annually. CCS applications should include contingency plans for leakage from the geologic storage and pipelines with detailed plans and sufficiently funded bonds for the life of the storage.
 - C. Create a Mahomet Aquifer Watershed Water Authority with ability to raise funds and exercise legal regulation.
2. Accelerate HTEM and seismic studies of surficial and bedrock geology of the Mahomet Aquifer. Insufficient knowledge of structural, surficial and bedrock geology makes safety assessment of the CCS facilities problematic.
3. The county has concerns including: the need for extensive geologic investigations for safety analysis; special provisions are wanted for extensive monitoring, maintenance, and public reporting during and following CCS injections; and independent validation of modeling used for CCS predictions.

Resolution:

1. A six-month moratorium on the injection of CO₂ through a sole source aquifer, or the underground storage of CO₂ under a sole source aquifer, while the county looks at concerns, the feasibility of a prohibition, and need for a special use permit for those activities. (The moratorium can be renewed or extended if more time is needed.)

Conduct ZBA hearings and CB action the resolution.

Mr. Thorsland stated once profit can be established, this is going to happen. The act states that an alternative source of water must be provided by whoever will be injecting the CO₂. He does not feel this is practical. He supports a six-month moratorium. He suggested the ZBA should have hearings about this topic.

Mr. Farney agrees with Mr. Thorsland. The proposed plans are not currently in Champaign County. He asked if they should be activists to the neighboring counties and counterparts to follow suit.

Mr. Thorsland stated they have been activists for various topics with neighboring counties in the past.

Mr. Esry asked about the ZBA conducting hearings and their roles. He suggested the ELUC committee should support ZBA and show up for the hearings. He also believes ELUC should take on some of the hearings since they are the bigger board.

Mr. Hall stated he would not want to take anything to the ZBA the ELUC committee hasn't seen. He suggested doing as much as they can through zoning to prohibit the injection sites and create a moratorium in Champaign County. Thankfully, there are no wells proposed in Champaign County. The County Board will have to work at a state level as well.

Mr. Thorsland agrees with Mr. Esry. He feels ELUC should take on the brunt of the work. He suggested ELUC should recommend a six-month moratorium to the County Board. He suggested that eventually, as we learn more, then maybe ZBA can come up with conditions for a special use permit if someone were to apply for one. He does not feel this is an urgent concern.

Mr. Hall will check with the State Attorney's office to clarify if the moratorium is itself a zoning ordinance regulation that needs to go through a public hearing. He does not recommend ELUC to act as a public hearing body. He would like ZBA to be utilized for the public hearings and public participation. If a moratorium is not a zoning mechanism, that would be great to do on the ELUC level.

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

A. Revised contract of sale for County property at 2603 Campbell Drive, Champaign

Mr. Hall stated there was a contract going to the County Board for this property back in 2019 and was pulled off the agenda. It had been prepared assuming the County could do a warranty deed which the County is not allowed to do. It must be a Quit Claim Deed. The perspective purchaser is still interested in purchasing the property and has had 10% down this entire time. This is the first step of getting ahead in moving some properties.

MOTION by Mr. Esry to move to the full County Board for approval and seconded by Ms. Rogers. Upon voice vote, **MOTION CARRIED** unanimously.

B. Update on Dangerous Structures Enforcement

Mr. Hall clarified this is not an item for the County Board. It is an update for the Committee. He prepared a table that brings the committee up to date on dangerous structures since 2009. More dangerous structures have been taken care of by the private sector than the County. The property at 2603 Campbell Drive is for sale. He stated there have been three calls to purchase the property at 404 Dobson Dr. South for rehabilitation. It would be a quicker way to get the property back on the tax roll and better for the neighborhood versus demolishment. It will be for sale on the County website, and we might have an offer on it within the next month or two. He stated there is also a property at 202 Third St. in Foosland with a pending offer. There are some concerns regarding a few old mobile home parks in the county that have fallen into complete disrepair. They have not had proper approval, nor will they receive proper approval unless they are significantly rehabilitated. Notices have not been sent out yet, but we will be doing that in the next year. It will be a while before the County can get involved. There is a mobile home park just outside of Urbana. The owner is

attempting to deal with it, but the homeowners own the trailers that need demolished. Triangle trailer park south of Ludlow is currently shut down over water qualities with current litigation taking place.

Ms. Rogers asked how long an owner is given to bring a property up to code once it is purchased from the County.

Mr. Hall stated it depends on the situation. He added if the property is a dangerous structure, they give them two weeks to notify the County as to what they are doing with the property. A plan is not mandated within two weeks but necessary within a few months. A burn structure could easily take several years to resolve with Insurance. There should be an effort to make progress on improving the property.

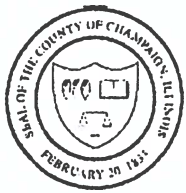
X. Other Business:

Monthly Reports-None.

XI. Chair's Report- None

XII. Designation of Items to be Placed on the Consent Agenda-IX. A.

XIII. Adjournment - The meeting adjourned at 8:15 p.m.



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County
Ordinance No. 55 Regulating Recreational &
Other Businesses within the County (for use
by businesses covered by this Ordinance other
than Massage Parlors and similar enterprises)

FILED
Filing Fee
SEP 24 2024
Champaign County Clerk

Per Year (or fraction thereof): \$ 100.00
Per Single-day Event: \$ 10.00
Clerk's Filing Fee: \$ 4.00

For Office Use Only

License No. 2024 ENT-19
Date(s) of Event(s) ANNUAL
Business Name: Gordville USA LLC
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: [Signature]

Checks Must Be Made Payable To: Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the
issuance of a license to engage a business controlled under County Ordinance No. 55 and makes
the following statements under oath:

- A. 1. Name of Business: Gordville USA LLC dba Corner Concessions
2. Location of Business for which application is made: 2205 CR 3000 N Gifford IL 61847
3. Business address of Business for which application is made: P.O. Box 462, Gifford IL 61847
4. Zoning Classification of Property: Business
5. Date the Business covered by Ordinance No. 55 began at this location: 5-15-2024
6. Nature of Business normally conducted at this location: Auctions, horse shows
7. Nature of Activity to be licensed (include all forms of recreation and entertainment
to be provided): Rodeos, horse shows, Auctions, receptions, meetings
8. Term for which License is sought (specifically beginning & ending dates): January 1 - December 31, 2024
(NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? yes
10. If you have a lease or rent the property, state the name and address of the owner and
when the lease or rental agreement expires: _____
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this
application showing location of all buildings, outdoor areas to be used for various
purposes and parking spaces. See page 3, Item 7.

**INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE
AND WILL BE RETURNED TO APPLICANT**

- B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: Lisa Banga Graham Date of Birth: REDACTED
Place of Birth: Watseka Illinois Social Security No.: _____
Residence Address: 2120 N 2500 East Rd Watseka IL 60970
Citizenship: USA If naturalized, place and date of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Lisa M. Graham
Date of Birth: REDACTED Place of Birth: Watseka
Social Security Number: REDACTED Citizenship: USA
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 2120 N. 2500 East Rd
Watseka, IL 60970
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Self employed - horse show announcer
Self employed - Retail Store
< 25 years >

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

- D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: _____ Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

* Provided

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent



Subscribed and sworn to before me this 2nd day of July, 2024.

Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Signature of President

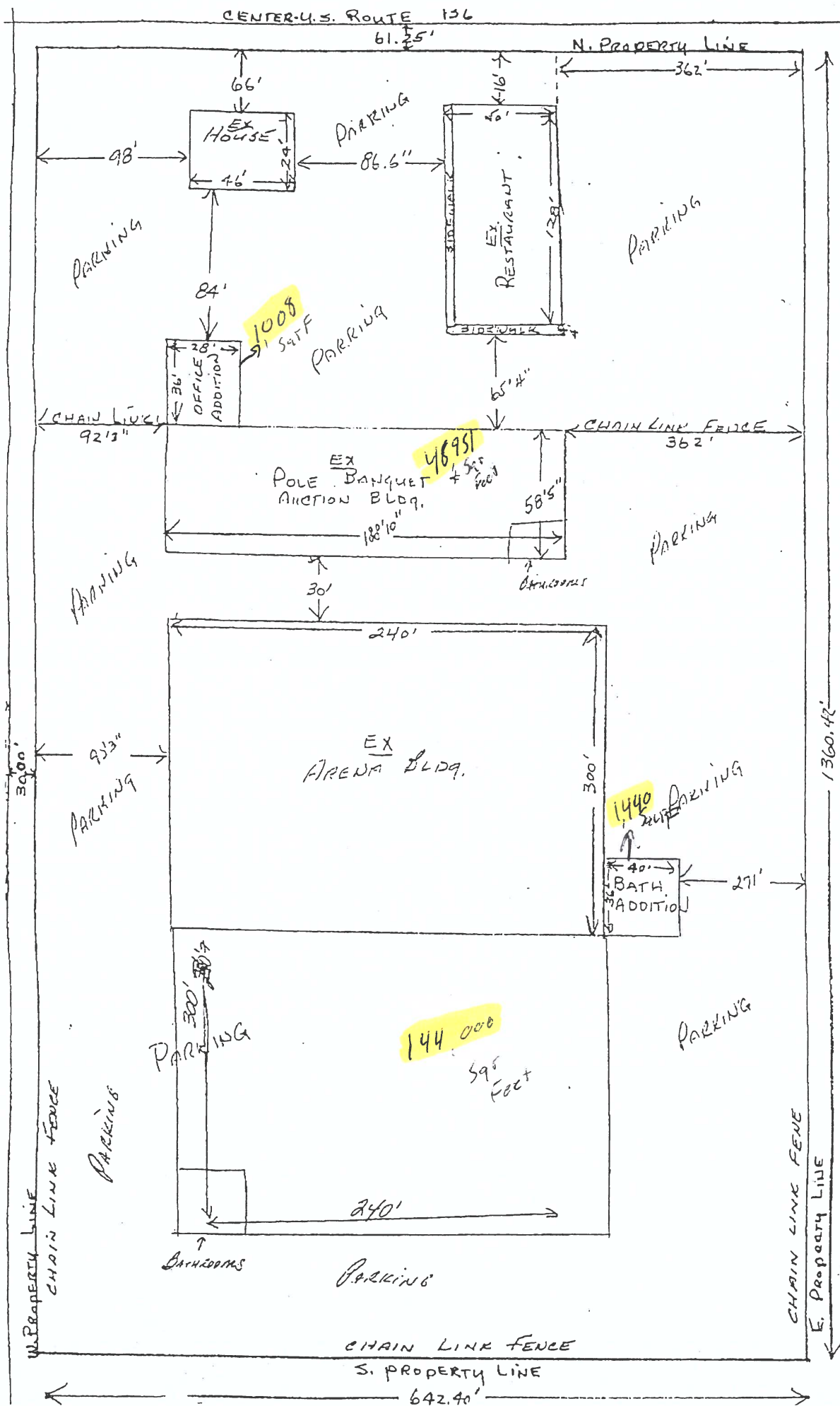
Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to _____, CHAMPAIGN COUNTY CLERK, _____, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.



Champaign County
Department of

**PLANNING &
ZONING**

TO: Environment and Land Use Committee

**FROM: John Hall, Zoning Administrator
State's Attorney's Office**

DATE: September 27, 2024

**RE: Authorization for a public hearing on a proposed Zoning Ordinance
text amendment to establish a safety moratorium on carbon
sequestration activity in Champaign County**

BACKGROUND

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

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

The Committee heard a presentation at the August 8, 2024, Meeting about the risks to the Mahomet Aquifer from proposed carbon sequestration activities.

With the help of the State's Attorney's Office, the attached text amendment has been drafted to establish a moratorium on carbon sequestration activities in Champaign County until a final text amendment can be drafted that would establish robust requirements for such activities.

The moratorium is proposed to last 12 months and may need to be extended depending upon how quickly the final text amendment can be completed.

TEXT AMENDMENT PUBLIC HEARING TIMELINE

The public hearing requires a legal advertisement in the newspaper and notice provided to all relevant municipalities. If the public hearing is authorized by ELUC on October 8, 2024, the anticipated timeline (*earliest possible dates) is as follows:

-
- | | |
|--|-------------------------------------|
| 1. Public Hearing opens at the Champaign County Zoning Board of Appeals (CCZBA) | Thursday, December 12, 2024 |
| 2. Public Hearing closes at CCZBA and the CCZBA makes recommendations to the Champaign County Board | *Thursday, January 16, 2025 |
| 3. Environment and Land Use Committee of the Champaign County Board (ELUC) affirms or amends CCZBA's recommendation | *Thursday, February 6, 2025 |
| 4. Environment and Land Use Committee of the Champaign County Board makes a recommendation to the Champaign County Board | **Thursday, February 6, 2024 |
| 5. Champaign County Board makes a final determination | *Thursday, February 20, 2025 |
-

* earliest anticipated dates of action

** this date presumes no need to hold the text amendment at ELUC for one month for municipal comment

ATTACHMENTS

A Proposed text amendment

ATTACHMENT A: PROPOSED TEXT AMENDMENT

1. Add the following to Section 3. Definitions:

CARBON SEQUESTRATION ACTIVITY: the injection of one or more carbon dioxide streams into underground geologic formations for long-term storage. This definition does not include carbon pipelines, as defined in the Illinois Safe CCS Act, found at 415 ILCS 5/59.

2. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-	AG-	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Industrial Uses: Miscellaneous Manufacturing and Industries															
CARBON SEQUESTRATION ACTIVITY	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹	M ³¹

M = Safety Moratorium
(temporarily prohibited)

Footnotes

31. See Section 5.5 for details on the Safety Moratorium on CARBON SEQUESTRATION ACTIVITY.

3. Add new Section 5.5 Safety Moratorium CARBON SEQUESTRATION ACTIVITY as follows:

5.5 Safety Moratorium on CARBON SEQUESTRATION ACTIVITY

5.5.1 Purpose and Intent

The purpose and intent of this Safety Moratorium on CARBON SEQUESTRATION ACTIVITY is as follows:

- A. Temporarily prohibit CARBON SEQUESTRATION ACTIVITY, as defined in Section 3, within the boundaries of Champaign County.
- B. For the purpose of allowing the Champaign County Board time to conduct research on the impact of carbon sequestration activity on the quality and safety of groundwater resources, so that the Champaign County Board may adopt comprehensive ordinance(s) regulating the sequestration of carbon within its borders.

5.5.2 Duration of this Moratorium

This Safety Moratorium on CARBON SEQUESTRATION ACTIVITY will expire 12 months, or 365 days, after its effective date.

5.5.3 Activities Impacted by this Moratorium

- A. Any CARBON SEQUESTRATION ACTIVITY, as defined in this moratorium, that is proposed after the effective date of this moratorium will not be approved by Champaign County until the expiration or revocation of this temporary moratorium.
- B. Any CARBON SEQUESTRATION ACTIVITY that is pending, as of the effective date of this moratorium, will be held in abeyance until the six month-long moratorium has expired or been revoked.