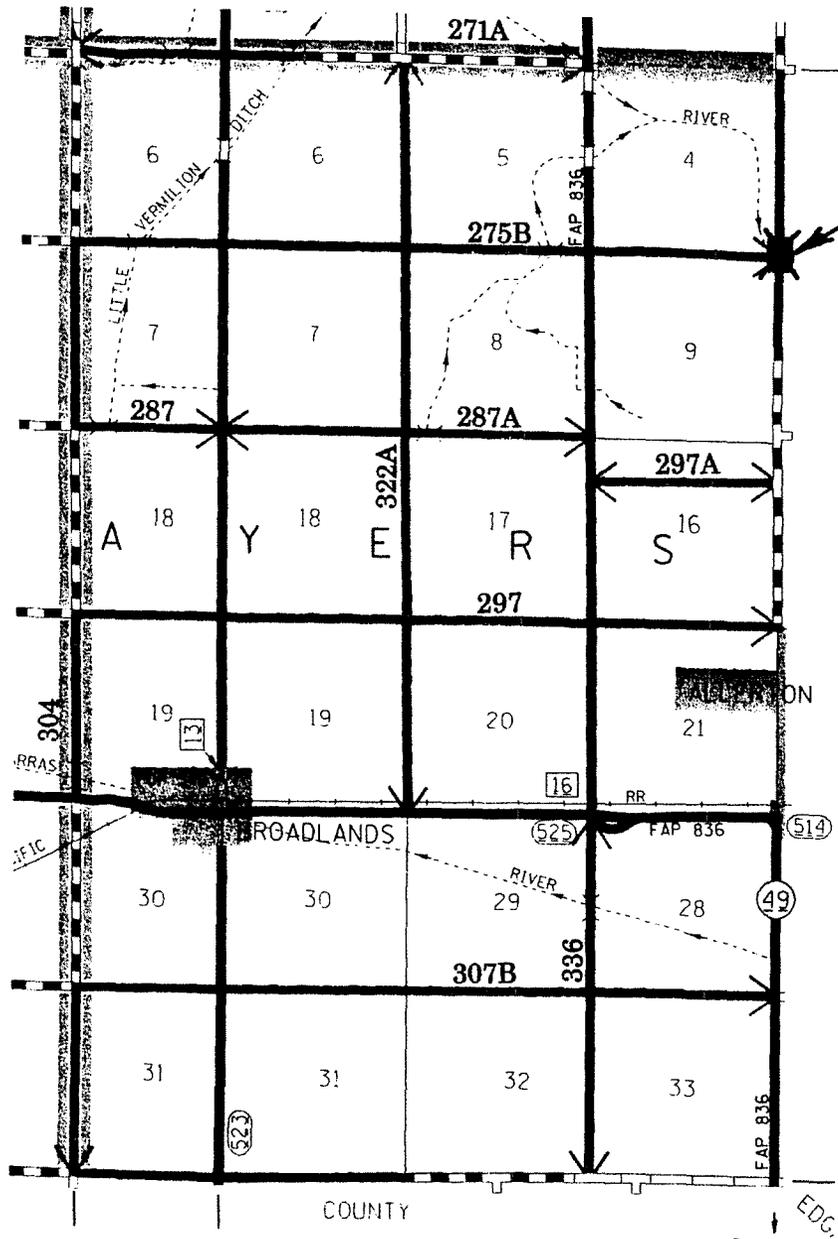


**DOCUMENTS DISTRIBUTED  
TO THE COUNTY BOARD  
AT THE MEETING**

**COMMITTEE OF THE WHOLE  
JANUARY 5, 2010**

Contents:

1. Map of Bridge Location – Agenda Item VIII.B.1
2. State’s Attorney Opinion on GHR Contract Amendment –  
Agenda Item IX.A.2
3. Report on South Side Replacement – Agenda Item IX.B.2
4. Comparison of Programs Related to Property Maintenance  
– Agenda Item X.B
5. Summary of Current Planning in FY2009 – Agenda Item  
X.C



CHAMPAIGN/VERMILION CO. BRIDGE  
Sec. 08-01949-00-BR  
Structure No. 010-4547

AYERS

LOCATION MAP

## Deb Busey

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**From:** David DeThorne  
**Sent:** Wednesday, December 30, 2009 1:19 PM  
**To:** Deb Busey; 'Steve Beckett'  
**Cc:** Alan Reinhart; Steve Beckett  
**Subject:** RE: Legal Opinion for January 5th COW

Based on the information provided to me in this e-mail chain, a review of the documents provided me by Deb, and Steve's e-mail of Monday (It is engineering "oversight" in that they design the HVAC, provide specifications for the equipment needed and assure proper installation once the project is bid.), I am of the opinion that the anticipated contract would qualify for the professional-services exception. As the firm will be advising, overseeing, preparing specifications for bidding of the chiller, which will in turn be built by another firm, and generally using its expertise to serve as the Board's agent in the process, the services provided would be considered professional services under the statute. However, I respectfully suggest that someone with more information/history with the matter compare that knowledge with the list of factors considered by the Shively court, below. It is my understanding that the anticipated duties have not been documented or recorded anywhere other than through these e-mails at this point in time.

The Counties Code, which generally requires advertising for competitive bidding, does permit contracting without such bidding for professional services. 55 ILCS 5/5-1022(a). Additionally, the statute permits contract without advertising for bids in the case of an emergency if authorized by the County board. 55 ILCS 5/5-1022(b). Therefore, if the services sought are professional services under the law, then the mandate for advertising and consequent competitive bidding is inapplicable.

The Professional Engineering Practice Act, 225 ILCS 325/4(o), defines professional engineering practice as the consultation on, conception, investigation, evaluation, planning, and design of, and selection of materials to be used in, administration of construction contracts for, or site observation of, an engineering system facility, where such consultation, conception, investigation, evaluation, planning, design, selection, administration, or observation requires extensive knowledge of engineering laws, formulae, materials, practice, and construction methods. The Act further notes that examples of the practice of professional engineering include, but are not limited to, "boilers; refrigeration plants, air-conditioning systems and plants; heating systems and plants...." The Local Government Professional Services Selection Act, 50 ILCS 510/3(3) defines engineering services as any professional service as defined in section 4 of the Professional Engineering Practice Act, or the similar section 5 of the Structural Engineering Practice Act. Mr. Gleason's letterhead identifies him as a "P.E." which supports reliance on the professional-services exception.

In addressing a similar statutory bidding requirement in the School Code and its corresponding professional services exception in the hiring of a construction manager, the appellate court noted that deciding whether a contract justifies the professional services exception is necessarily a fact-driven inquiry. 105 ILCS 5/10-20.21, Shively v. Belleville Township High School Dist. No. 201, 329 Ill.App.3d 1156 (5th Dist. 2002), reh'g denied. The court noted that where the services require the exercise of professional and significant business judgment and providing important services on behalf of the government body, then the award of those contracts is exempt from the competitive bidding process pursuant to the relevant professional services exception. Relevant were the facts that the manager was hired to serve as a consultant and advisor, was vested with considerable discretion in managing all phases of the project, and the services to be provided required a high degree of professional skill. The court concluded that the construction manager's services went well beyond those which are normally provided by a general contractor, a general contractor apparently not generally considered a professional for purposes of the statutory exception. Specific duties identified by the court are enumerated here for purposes of illustration and for consideration by those individuals who have been part of this process and are therefore aware of the expectations of Mr. Gleason's firm:

1. advise the Board on site selection and the selection of materials, building systems, equipment,
2. make recommendations regarding the availability of materials and labor and advise on the cost of alternative materials and systems,
3. update cost estimates and recommend corrective action if the costs might exceed the budget,
4. make recommendations whenever design details might adversely affect costs schedule, or constructability,

12/30/2009

5. advise on how to divide the construction work among the bid packages,
6. assist the Board in selecting special consultants and testing laboratories,
7. analyze the types and amounts of labor needed, review the availability of labor for critical aspects of the project, and make recommendations accordingly,
8. analyze the contractor's bids and make recommendations to the board on contract awards,
9. assist the board in advertising for bids in publishing the specifications,
10. make recommendations to the board any architect for corrective action if the construction falls behind schedule,
11. make recommendations to the board of the contractors not performing satisfactorily,
12. develop cash flow reports and forecasts and advise the Board regarding very its is between actual estimated or budgeted costs,
13. review contractor pay applications and certify amounts due,
14. assist the architect in resolving contractor requests for interpretations, and
15. review and evaluate contractor claims.

While the list is not directly applicable to the decision regarding hiring the Gleason firm, it is instructive. It appears that the duties anticipated satisfy, analogously, the duties found to support the professional-services exception found in *Shively*. To the extent that the anticipated agreement is similar to the Memorandum of Agreement drafted for CCNH smoke barrier work with GHR Engineers, services for which include, "design, construction documentation, bidding, construction administration, and partial on-site observation along with necessary submittals to and meetings with IDPH and the Owner," such similarities also support application of the exception.

If you need anything further, or wish further discussion regarding the specific duties anticipated, please let me know.

**David L. DeThorne**  
**Senior Assistant State's Attorney**  
**Champaign County State's Attorney, Civil Division**  
**Brookens Administrative Center**  
**1776 East Washington Street**  
**Urbana, IL 61802-4581**  
**(217) 384-3832**  
**fax: (217) 384-3896**

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Date: December 29, 2009

**Mr. Alan Reinhart**  
**Champaign County Administrative Services**  
1776 E. Washington Street  
Urbana, IL 61802

**RE: Champaign County Courthouse Masonry Stabilization & Restoration Project**  
**Urbana, Illinois**  
**W&B 07-09-057/089**

Dear Mr. Reinhart:

In response to the pricing submitted by Roessler Construction to the Owner & A/E on 12/17/09 (at Progress/Pay Meeting No. 19) for Proposal Request PR-32:

Our office has reviewed Roessler's pricing and it appears acceptable for the work required. It is the recommendation of the A/E that the proposed removal & replacement work included in Items 1., 3., 4. & 5. be accepted in lieu of the patching work (Items 2. & 6.). With the large amount of patching that would be required to provide acceptable results, the replacement of the stone should provide a longer-term solution requiring less maintenance, be more aesthetically pleasing and be in line with the other work performed on the project. The small pricing difference between the replacement & the patching also appears to make the removal and replacement work a more viable option.

The pricing for Items 1., 3. & 5. are attached. The pricing for Item 4. is \$0.00. If all of these changes are accepted the total change amount would be: \$42,028.91 (Item 1.) + \$28,040.95 (Item 3.) + \$0.00 (Items 4.) + \$5,924.50 = \$75,994.36.

**Mr. Alan Reinhart**  
**Champaign County Administrative Services**  
December 28, 2009  
Page 2

This is a sizeable amount of work to be added this late in the project. There are several factors which contributed to the situation. There has been some additional weathering/deterioration of the stone on the south side between the time the field work was performed in 2007-2008 and the present. Additionally, the scope of the project was expanded by change order to replace some marginal stone on the north and west sides. Part, but not all, of the south stone banding in question was called out to be patched as part of the contract documents. The condition of the stone in question on the south side is similar to the stone that was replaced by change order on the north and west sides. It is felt that the masonry restoration would appear more uniform if the south stone is replaced instead of patched. The south side was not included with the north and west banding change orders earlier because the primary push was to complete the north side and the tower first.

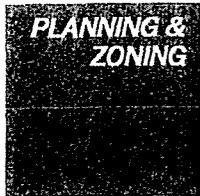
Please advise our office on how the Owner would like proceed in regards to these proposed changes. Call or e-mail if you have any questions.

Sincerely,  
**White & Borgognoni Architects, P.C.**

A handwritten signature in black ink that reads "Gail White". The signature is written in a cursive, flowing style.

Gail White, AIA, LEED AP  
Principal Architect

Champaign  
County  
Department of



TO: **Champaign County Board**  
FROM: **January 5, 2010**  
DATE: **John Hall, Zoning Administrator**  
RE: **Property maintenance complaints and relevant County ordinances and codes**

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

(217) 384-3708

***FOR INFORMATION ONLY***

The types of property maintenance programs in place in Champaign County are compared to the types of programs in other selected nearby jurisdictions.

The summary of enforcement activities for the period 6/01/08 through 12/01/09 has also been corrected and a revised summary is attached. The corrections do not change any general trend.

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**COMPARISON OF PROGRAMS RELATED TO PROPERTY MAINTENANCE**

The attached table compares the types of property maintenance programs in Champaign County with the types of programs in selected other Illinois counties and Champaign County municipalities. The following points are worth noting:

- McLean County has never adopted a nuisance ordinance even though nuisance ordinances have been adopted by Champaign, Kankakee, Macon, and Sangamon Kankakee counties. It is not clear if Peoria and Iroquois counties have nuisance regulations.
- Neither McLean nor Champaign Counties have adopted building codes but building codes have been adopted by Iroquois, Kankakee, Macon, Peoria, and Sangamon counties.
- Macon County is the only one of the five counties that has adopted a building code without also adopting a property maintenance code.
- Champaign, Urbana, and Rantoul have each adopted building codes and property maintenance codes but only Urbana and Rantoul have rental property inspection programs with regularly scheduled compliance inspections. Champaign's rental inspections are in response to complaints from renters.

**ATTACHMENTS**

- A Regulatory Programs Related to Property Maintenance in Champaign County and Other Selected Jurisdictions**
- B A Summary of Enforcement Activities For The Period 6/01/08 Through 12/01/09 (REVISED 12/30/09)**

**Regulatory Programs Related to Property Maintenance in Champaign County and Other Selected Jurisdictions**

*DRAFT* Jan. 5, 2010

Jurisdiction	Nuisance Ordinance	Zoning Ordinance	Building Code	Property Maintenance Code	Rental Inspection Program	Notes
Champaign County	YES	YES	NO	NO	NO	
<b>OTHER SELECTED ILLINOIS COUNTIES</b>						
Macon County	YES	YES	YES	NO	?	
McLean County	NO	YES	NO	NO	NO	
Peoria County	?	YES	YES	YES	?	
Sangamon County	YES	YES	YES	YES	NO	Property Maintenance Code admin. by County Dept. of Public Health
Kankakee County	YES	YES	YES	YES	?	
Iroquois County	?	YES	YES	YES	?	
<b>CHAMPAIGN COUNTY MUNICIPALITIES</b>						
City of Champaign	?	YES	YES	YES	NO	Rental property inspections are complaint driven.
City of Urbana	NO	YES	YES	YES	YES	
Village of Rantoul	?	YES	YES	YES	YES	

ATTACHMENT B: A SUMMARY OF ENFORCEMENT ACTIVITIES FOR THE PERIOD  
6/1/08 THROUGH 12/01/09 (*REVISED 12/30/09*)

1. 175 new complaints were received. Multiple complaints totaling 15 complaints were received on 10 properties.
2. ~~23~~ 19 of the complaints (~~13.1~~ 10.8% of the total) included some aspect of building maintenance; 18 of these were dangerous structures. Complaints about dangerous structures resulted in the following actions:
  - Inspections were made on ~~20~~ 16 of the ~~23~~ 19
  - Notices have been sent to 11 of the ~~23~~ 19 owners
  - ~~3~~ 4 dangerous structure complaints were resolved
  - 2 complaints await referral to the State's Attorney's Office
3. Other complaints involving other aspects of property maintenance:
  - 41 complaints (23.4%) were only about garbage and debris; an additional 27 complaints included garbage and debris with other complaints.
  - 24 complaints (13.7%) were only about inoperable vehicles; an additional 31 complaints included inoperable vehicles with other complaints.
4. 42 other complaints consisted of various other zoning and floodplain violations.
5. Overall enforcement actions for complaints received in this period consisted of the following:
  - Enforcement cases were initiated on 73 of the 175 new complaints (40.6%)
  - Inspections or phone calls were made on an additional 60 complaints (34.3%)
  - ~~42~~ 44 of the complaints (~~24.0~~ 25.0 %) have received no enforcement action
  - ~~50~~ 52 of the 175 complaints (~~28.6~~ 29.7 %) have been resolved
  - 4 of the complaints have been referred or are awaiting referral to the State's Attorney's Office
6. 100 other enforcement cases (not included in the above numbers) were also resolved during this time period



## ***SUMMARY REPORT for FISCAL YEAR 2009***

Fiscal Year 2009 reflected the lowest numbers of zoning cases and zoning use permits since the Champaign County Zoning Ordinance was adopted in October 1973. Progress was made during the year in reducing the backlog of incomplete zoning compliance inspections and the backlog of unresolved enforcement cases.

### **Effectiveness of Current Planning in FY09**

#### **Brookens**

**Administrative Center**  
1776 E. Washington Street  
Urbana, Illinois 61802  
  
(217) 384-3708

In terms of workload, the total of only 17 new zoning cases for FY09 is the fewest number of zoning cases ever received since the Champaign County Zoning Ordinance was adopted in October 1973. The previous low was 20 cases in FY89. The five-year average for cases filed is 39.5.

The low number of zoning cases allowed the ZBA to focus on only the wind farm text amendment in the months of January and February.

The ZBA completed 23 cases in FY09 which is also an all-time low. The five-year average for cases completed is 31.8.

The fiscal year ended with six cases pending on the ZBA docket.

### **Permitting Effectiveness for FY09**

In terms of workload, FY09 ended with a total of 190 permits for 164 structures which is the lowest number of permits since the Champaign County Zoning Ordinance was adopted in October 1973. The previous low was 209 permits in FY82.

The effectiveness of zoning permitting for FY09 compares favorably with the FY09 budget projections, as illustrated by the following comparisons:

- The FY09 budget had projected an average permit turnaround time of 10.0 days and the actual turnaround time was never more than 8.5 days (only for January 2009) and for all other months the average turnaround time was less than 7.0 days.
- The FY09 budget had projected a total of 461 zoning compliance inspections and the actual number of zoning compliance inspections was 460. Thus, compared to the 164 permits for structures the backlog of incomplete compliance inspections was reduced by nearly 300 inspections in FY09.

### **Enforcement Effectiveness in FY09**

The effectiveness of zoning and nuisance enforcement for FY09 compares favorably with the FY09 budget projections, as illustrated by the following comparisons:

- The FY09 budget had projected four complaint referrals to the State's Attorney for the year but only three referrals were actually made.

## Summary Planning & Zoning Report for FY09

NOVEMBER 2009

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- The FY09 budget had projected 248 inspections and contacts prior to written notice which was slightly exceeded by the actual total of 250.
- The FY09 budget had projected 30 first notices for the year but that goal was not achieved with only 21 first notices for the fiscal year.
- The FY09 budget had projected 124 resolved cases and was slightly exceeded by the actual total of 131 resolved cases.
- The FY09 budget had projected a backlog of 587 unresolved cases at the end of the fiscal year and the fiscal year ended with a backlog of only 573 cases.

## MONTHLY REPORT for NOVEMBER 2009

Champaign  
County  
Department of



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

(217) 384-3708

### Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in November and only one case was filed in November 2008. The five-year average for cases filed in November is 2.4. A total of only 17 cases have been filed this fiscal year.

One ZBA meeting was held in November but no cases were finalized. One ZBA meeting was held in November 2008 and two cases were completed and one case was dismissed. The five-year average for cases finalized in November is 2.4.

By the end of November there were still six cases pending. By the end of November 2008 there were 10 cases pending.

**Table 1. Zoning Case Activity in November 2009**

Type of Case	November 2009 1 ZBA meeting		November 2008 1 ZBA meeting	
	Cases Filed	Cases Completed**	Cases Filed	Cases Completed
Variance	0	0	1	1
SFHA Variance	0	0	0	0
Special Use	0	0	0	1
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	1†
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	0	0	1	3
Total cases filed (year to date)	17 cases		38 cases	
Total cases completed (year to date)	23 cases		39 cases	
Case pending*	6 cases‡		10 cases	
* Cases pending includes all cases continued and new cases filed **Four ZBA meetings in February and March 2009 were reserved for the wind farm amendment and no other cases were heard during those months; one meeting was canceled in November 2009 † Case 639-AV-08 was dismissed as unnecessary in November ‡ An anticipated wind farm case was deleted from cases pending. The case is still anticipated but will not be indicated as pending until the application is received.				

### **Subdivisions**

There was no subdivision approval in November and no applications. One municipal subdivision was reviewed for compliance with County zoning.

### **Zoning Use Permits**

A detailed breakdown of permitting activity appears in Table 2. A list of all Zoning Use Permits issued for the month is at Appendix A. Permitting activity in November can be summarized as follows:

- There were 11 permits for 8 structures (including one rural home occupation) approved in November compared to a total of 11 permits for 9 structures in November 2008. The five-year average for permits in the month of November is 15.2. The number of permits in November was about 72% of the five-year average.
- The average turnaround (review) time for complete initial residential permit applications was 2.7 days.
- The reported value for construction authorized in permits for November was \$283,578 compared to \$552,000 in November 2008. The five-year average reported value for authorized construction in November is \$2,089,149. The reported value for construction authorized in November was 14% of the five-year average.
- The County collected \$1,656 in fees for November compared to \$2,098 in November 2008. The five-year average for fees collected in November is \$4,526. The permit fees collected in November were 37% of the five-year average.
- There were also five lot split inquiries and 85 other zoning inquiries in November.

### **Zoning Compliance Inspections**

A list of the Zoning Compliance Certificates approved in November is included as Appendix B. Compliance inspection activity in November can be summarized as follows:

- There were four compliance inspections in November. Note that compliance inspections should occur no longer than 12 months after the permit was issued so this compares to the total of 11 permits for 8 structures that were approved in November 2008. Thus, the backlog of compliance inspections increased slightly in November.
- There were two compliance certificates issued in November from inspections made in September.
- There have been a total of 460 compliance inspections for the fiscal year (since December 1, 2008) which averages to 8.5 compliance inspections per week for FY09. The FY09 budget had anticipated an average of 8.8 compliance inspections per week.

**TABLE 2. PERMIT ACTIVITY NOVEMBER, 2009**

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential		N.A.		7	N.A.	1,689,280
Other	1	N.A.	5,000	22	N.A.	936,346
SINGLE FAMILY Residential:						
New - Site Built	1	333	195,000	20	13,540	3,546,800
Manufactured				3	831	300,900
Additions	4	372	12,500	39	6,062	1,451,399
Accessory to Residential	2	722	46,078	55	11,494	1,007,382
TWO-FAMILY Residential						
Average turn-around time for permit approval	2.71 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural	1	33	0	4	132	0
Neighborhood		N.A.		9	N.A.	0
COMMERCIAL: New				2	2,546	1,000,000
Other				5	1,763	411,000
INDUSTRIAL: New				1	698	39,000
Other						
OTHER USES: New						
Other						
SIGNS				4	1,260	63,700
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	2	196	25,000	9	784	33,600
<b>TOTAL</b>	<b>11/8</b>	<b>\$1,656</b>	<b>\$283,578</b>	<b>180/158</b>	<b>\$39,110</b>	<b>\$10,479,407</b>

\*11 permits were issued for 8 structures during November, 2009

◇180 permits have been issued for 158 structures since January, 2009

NOTE: Home occupations and other permits (change of use, temporary use) total 22 since January, 2009, (this number is not included in the total # of structures).

## **Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for November 2009 that can be summarized as follows:

- There were seven new complaints received in November compared to seven in November 2008. No complaints in November were referred to other agencies and no complaints in November 2008 were referred to other agencies. A total of 107 complaints were received in FY09 compared to 122 in FY08 by the end of November 2008. The FY09 budget had projected 124 new complaints.
- 11 enforcement inspections were conducted in November compared to two inspections in November 2008. There have been a total of 219 inspections in FY09 compared to only 97 inspections in FY08.
- One contact was made prior to written notification in November compared to two in November 2008.
- There were no First Notices and no Final Notices issued in November compared to one First Notice and no Final Notices in November 2008. There have been a total of 21 First Notices in FY09 compared to a total of 18 First Notices for all of FY08.
- There were no new cases referred to the State's Attorney in November and no new cases were referred in November 2008.
- One case was resolved in November compared to one case that was resolved in November 2008. A total of 131 cases have been resolved in FY09 compared to a total of 33 cases for all of FY08.
- There were 573 open cases at the end of November compared to 597 open cases at the end of November 2008. November is the seventh month in a row that ended with fewer open enforcement cases than there were at the end of FY08.

## **APPENDICES**

- A Zoning Use Permits Authorized**
- B Zoning Compliance Certificates Issued**

TABLE 3. ENFORCEMENT ACTIVITY FOR NOVEMBER, 2009

	FY 2008 Enforcement	December, 2008	January, 2009	February, 2009	March, 2009	April, 2009	May, 2009	June, 2009	July, 2009	August, 2009	September, 2009	October, 2009	November, 2009	TOTALS FOR FY 09
Complaints Received	122	3	5	6	18	8	12	11	13	11	7	6	7	107
Initial Complaints Referred to Other Agencies	19	1	1	4	3	2	5	7	1	2	1	1	0	28
<b>TOTAL CASES INCLUDING PREVIOUS YEARS</b>														
Inspections	97	4	16	8	15	8	26	45	7	49	8	22	11	219
Phone or On-Site Contact Prior to Written Notification	8	1	3	4	8	2	1	2	4	0	3	2	1	31
1st Notices Issued	18	2	3	2	1	2	2	1	2	3	3	0	0	21
Final Notices Issued	2	1	0	0	0	0	0	0	0	0	0	4	0	5
Referrals to State's Attorney's Office	0	1	1	0	0	1	0	0	0	0	0	0	0	3
Cases Resolved <sup>1</sup>	33	2	4	11	6	7	32	22	3	19	1	23	1	131
Open Cases <sup>2</sup>	597	598	599	594	606	607	587	576	586	578	584	567	573	573*/**

<sup>1</sup>Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

<sup>2</sup>Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

\*Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

\*\*The 573 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 523.

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING NOVEMBER, 2009**

<b><u>NUMBER</u></b>	<b><u>LOCATION</u></b>	<b><u>NAME</u></b>	<b><u>DATE IN/ DATE OUT</u></b>	<b><u>PROJECT</u></b>
111-05-01	Pending Special Use Permit			
221-05-01	Pending resolution of violation			
RHO				
345-05-01	Under review			
26-06-02	Under review			
88-06-01	More information needed			
RHO				
118-06-02	Under review			
277-06-02	More information needed			
FP				
82-07-01	Need IDNR response			
FP				
192-07-02	More information needed			
FP				
219-07-01	More information needed			
219-07-02	More information needed			
RHO				
250-07-02	More information needed			
320-07-01	More information needed			
FP				
18-08-01	Under review			
137-08-01	Under review			
187-08-02	Under review			
200-08-01	Under review			
235-08-01	More information needed, possible Variance			
235-08-02	More information needed, possible Variance			
237-08-01	Under review			
262-08-02	Lot 1, Jamestown Subdivision No. 1, Section 29, Somer Township; 4410 N.	Leslie Cooperband/ Prairie Fruits Farm	09/16/08 11/30/09	Establish a Temporary Use for a one day event, <i>Winter Beer and Cheese Fete</i> , December 12, 2009
AG-2				

Lincoln Avenue,  
Champaign, Illinois  
PIN: 25-15-29-400-019

266-08-01	Variance needed			
310-08-01	Under review, possible RRO, subdivision issues			
315-08-02 FP	Under review			
12-09-01	Under review			
147-09-01	Under review			
289-09-01 CR	A tract of land located in the NE 1/4 of Section 1, Sidney Township; 1161 CR 2400E, St. Joseph, Illinois PIN: 24-28-01-200-013	Charles and Mary Ellen Stites	10/16/09 11/16/09	construct a storage shed for use in a Rural Specialty Business, <i>Riverbend Wild Sausage and Game Company</i> , and for personal storage
295-09-01 AG-2	A tract of land located in the SW 1/4 of the SW 1/4 of Section 34, Hensley Township; 2408 N. Duncan Road, Champaign, Illinois PIN: 12-14-34-300-015	Jerry Freeman	10/22/09 11/23/09	construct three additions to an existing detached garage and place an above ground swimming pool on the subject property
301-09-01 R-1	Lot 11, Kienietz Subdivision, Section 33, Compromise Township; 2484 CR 2095E, Thomasboro, Illinois PIN: 06-10-33-227-006	Michael Heath	10/29/09 11/09/09	construct an addition to an existing attached garage and construct a room addition
306-09-01 AG-1	A tract of land being the N 1/2 of the SE 1/4 of Section 24, Scott Township; 2001 South Barker Road, Champaign, Illinois PIN: 23-19-24-400-001	Scott Memorial Trust Fund	11/02/09 11/09/09	construct a detached storage/utility shed
310-09-01 R-1	Lot 337, Minor Lake West 3 <sup>rd</sup> Subdivision, Section 21, Champaign Township; 1910 Oak Park Drive, Champaign, Illinois PIN: 03-20-21-256-022	Bash and Schrock, Inc.	11/06/09 11/09/09	construct a single family home with attached garage

310-09-02 AG-2	Lot 4, Martin's Timberview Subdivision, Section 34, Somerset Township; 2802 E. Oaks Rd., Urbana, IL PIN: 25-15-34-251-004	David Martin	11/06/09 11/09/09	construct a carport addition to an existing detached garage/barn
310-09-03 CR	Lot 27, Deer Ridge 3 <sup>rd</sup> Subdivision, Section 30, Ogden Township; 2545 CR 1375N, Ogden, IL PIN: 17-24-30-176-005	Mick Harshbarger	11/06/09 11/09/09	construct an addition to an existing detached garage
320-09-01 RHO AG-2	A tract of land located in part of the SW 1/4 of the SW 1/4 of Section 34, Hensley Township; 2408 N. Duncan Road, Champaign, Illinois PIN: 12-14-34-300-015	Jerry Freeman	11/12/09 11/23/09	Establish a Rural Home Occupation, <i>Freeman Construction</i>
322-09-01	Under review			
323-09-01	Under review			
323-09-02 AG-2	Lot 3 of Country Club Heights 1 <sup>st</sup> Subdivision, Section 5, Urbana Township; 2509 N. Willow Rd., Urbana, IL PIN: 30-21-05-227-019	Richard Flood	11/19/09 11/24/09	construct an addition to an existing single family home
327-09-01 AG-1	A 10.98 acre tract of land located in the NW Corner of the NW 1/4 of Section 20, Scott Township; 101 CR 1500N, Seymour, Illinois PIN: 23-19-20-100-002	Kristin Safanie	11/23/09 11/30/09	Change the Use of an existing outbuilding to establish guest quarters with no kitchen facilities

**APPENDIX B : ZONING COMPLIANCE CERTIFICATES ISSUED DURING NOVEMBER, 2009**

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
09/30/09 303-04-02	A tract of land located in the SW 1/4 of the SW 1/4 of Section 34, Hensley Township; 2408 N. Duncan Road, Champaign, IL PIN: 12-14-34-300-015	a detached garage
11/23/09 295-09-01	A tract of land located in the SW 1/4 of the SW 1/4 of Section 34, Hensley Township; 2408 N. Duncan Road, Champaign, IL PIN: 12-14-34-300-015	three additions to an existing detached garage and place an above ground swimming pool on the subject property
11/20/09 219-09-01	Lot 4, Stout Subdivision, Section 23, Ludlow Township; 1672 CR 3200N, Rantoul, Illinois PIN: 14-03-23-451-007	a two-story deck to an existing single family home
11/23/09 128-03-05	Lot 4, A K & L Subdivision, Section 35, Hensley Township; 2706A North Mattis Avenue, Champaign, Illinois PIN: 12-14-35-301-004	Change the Use to establish an office and warehouse building for Atlantic Services, Inc.
11/23/09 86-08-01	A tract of land located in the SW 1/4 of Section 35, Hensley Township; 2614 N. Mattis Avenue, Champaign, Illinois PIN: 12-14-35-301-009	Change the Use to establish an insulation wholesale business, IDSCO, and placement of 1 wall sign
11/30/09 279-05-01	A tract of land located in the SE 1/4 of the E 1/2 of Fractional Section 2, Hensley Township; 2303 CR 1100E, Champaign, IL PIN: 12-14-02-400-003	an addition to an existing single family home