

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

**COMMITTEE OF THE WHOLE
APRIL 6, 2010**

Contents:

1. Revised Supplemental Lease Agreement U.S. Army Corp of Engineers – Agenda Item IX.B.1
2. TIF Extension Proposal Documents from City of Champaign – Agenda Item X.B
3. LRMP Proposed Revisions to Policies 4.1.5 & 4.1.6 – Agenda Item X.D
4. March 2010 Monthly Report on Zoning Cases – Agenda Item X.G.1
5. Items From the Public:
 - A. Farm Bureau Letter Re: LRMP
 - B. Hal Barnhart's Diagram Re: Lots Relative to LRMP
 - C. Village of Ogden Letter of Support for Rural Transportation System
 - D. Thomasboro School District Letter of Support for Rural Transportation System

**LAND LEASE
FOR PRIVATELY OWNED PROPERTY
BETWEEN
THE CHAMPAIGN COUNTY BOARD
AND
THE UNITED STATES OF AMERICA**

1. **THIS LEASE**, made and entered into this _____ day of _____ in the year of 20____.

by: **The Champaign County Board**
whose address is: **1776 East Washington Street**
Urbana, Illinois 61802

and whose interest in the property is that of the owner, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Lessee.

In consideration for RENT the parties promise and agree as follows:

2. **PROPERTY:** The Lessor leases to the Lessee the following described property located at 2001 East Main Street, Urbana, Illinois:

A tract or parcel of land situated in the County of Champaign, State of Illinois, more particularly described as follows:

Beginning at the intersection of the Sixth right-of-way line of East Main Street in the City of Urbana, Illinois with the East line of Section 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence West 470 feet along the South right-of-way line of East Main Street to a point; thence South parallel with the East section line of said Section 16 a distance of 550 feet to a point; thence East parallel with the South right-of-way line of East Main Street to a point in the East line of Section 16; thence North along said Section line a distance of 550 feet to the point of beginning, containing 5.94 acres, more or less;

as shown in Exhibit "A", attached and made a part of this agreement, to be used for the Lessee's purposes.

3. LEASE TERM: The Lessee shall have the right to have and to hold the said premises, or any portion thereof, for the period beginning **1 April 2010 through 31 March 2015**. The Lessee shall have the right to renew this lease from year to year or for a lesser period of time, under the same terms, conditions and consideration provided herein. The Lessee shall provide written notice to the Lessor of the Lessee's intent to renew this lease prior to the expiration date of the current term, provided further that the renewal of this lease is subject to adequate appropriations being made available from year to year for the payment of rentals. If Lessee does not provide written notice to the Lessor of the Lessee's intent to renew this lease prior to the expiration date of the current lease term, this lease will expire, with no further notice being required from Lessee, at the end of the current lease term.

4. RENTAL: The Lessee shall pay the Lessor rent at the following rate: Forty Thousand Six Hundred Dollars and 00/100 (\$40,600.00) annually at the rate of Three Thousand Three Hundred Eighty Three Dollars and 33/100 (\$3,383.33) per month in arrears. Rent for a lesser period shall be prorated.

5. OWNERSHIP: The Lessor warrants that he is the rightful and legal owner of the property and has the legal right to enter into this lease. If the title of the Lessor shall fail, or it be discovered that the Lessor did not have authority to lease the property, the lease shall terminate. The Lessor, the Lessor's heirs, executors, administrators, successors, or assigns agree to indemnify the Lessee by reason of such failure and to **refund all rentals paid**.

6. EXCLUSIVE USE: The Lessor shall not interfere with or restrict the Lessee, or its representatives in the use and enjoyment of the leased property, nor shall the Lessor erect any fence, wall, partition or any construction upon the leased, property except as otherwise agreed to in writing by the Lessee.

7. TERMINATION:

a. The Lessee may terminate this lease at any time in whole or in part, by giving thirty (30) days notice in writing to the Lessor and no rental shall be due for payment after the effective date of termination. Said notice shall be the day after the date of mailing, or hand delivery. The monthly rental shall be adjusted in proportion with the

reduction of space on a Partial Termination and shall be calculated pro rata unit of measure for the remaining lease area premises.

b. Termination in whole or in part shall be effective upon written notice, however, the parties may enter into a supplemental agreement to resolve certain issues arising from the tenancy and its termination, in whole or in part.

c. The Lessor has no termination rights.

8. ALTERATIONS/RESTORATION/RELEASE OF LIABILITY: The Lessee shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased, which fixtures, additions, or structures, so placed in, upon or attached to the said premises shall be and remain the property of the Lessee and may be removed or left in place at the option of the Lessee. The Lessor hereby releases and forever discharges the Lessee, its officers, employees and/or contractors from any and all liability, claims or demands for site restoration of the leased premises.

9. DAMAGES: The Lessee shall not be responsible for combat or war related damages to the leased premises; the Lessee shall be liable only for damage resulting from negligence or misconduct of Lessee personnel. The Lessee shall not be liable for any loss, destruction or damage to the premises beyond the control and without the fault of negligence of the Lessee, including, but not limited to acts of nature, fire, lightning, floods, or severe weather. The parties agree that any settlement of damages by the Lessee if any, shall be done at termination of the lease and shall be subject to the availability of funds.

10. PROPERTY INVENTORY: As of the starting date of this lease, a joint inventory and condition report of all personal property of the Lessor included in this lease, and also a joint physical survey and inspection report of the real property shall be made, said reports to reflect the then present condition, and to be signed on behalf of the parties.

11. TAXES: The Lessor accepts full and sole responsibility for the payment of all taxes and other charges of a public nature which may arise in connection with this lease or which may be assessed against the property. This includes registration of the lease and payment of related charges.

12. NOTICE: Any notice under the terms of this lease shall be in writing signed by a duly authorized representative of the party giving such notice, and if given by the Lessee shall be addressed to the Lessor at:

Champaign County Board
1776 East Washington Street
Urbana, Illinois 61802

and if given by the Lessor shall be addressed to the Lessee at:

U.S. Army Engineer District
Louisville District Corps of Engineers
ATTN: RE-M (Room 137)
P.O. Box 59
Louisville, KY 40201-0059

13. LESSOR'S SUCCESSORS: The terms and provisions of this lease and the conditions shall bind the Lessor, and the Lessor's heirs, executors, administrators, successors, and assigns.

14. COVENANT AGAINST CONTINGENT FEES: The Lessor warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage, or a contingent fee, expecting bona fide employees or bona fide established commercial or selling agencies maintained by the Lessor for the purpose for securing business. For breach or violation of this warranty the Lessee shall have the right to annul this lease without liability or in it's discretion to deduct from the lease price or consideration the full amount of such commission, percentage, brokerage, or contingent fee.

15. OFFICIALS NOT TO BENEFIT: No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this lease if made with a corporation for its general benefit.

16. GRATUITIES:

a. The Lessee may, by written notice to the Lessor, terminate the right of the Lessor to proceed under this lease if it is found, after notice and hearing, by the

Secretary of the Army or his duly authorized representative, that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by the Lessor, or any agent or representative of the Lessor, to any officer, or employee of the Lessee with a view toward securing a lease or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performing, of such lease; provided, that the existence of facts upon which the Secretary of the Army or his duly authorized representative makes such findings shall be in issue and may be reviewed in any competent court.

b. In the event this lease is terminated as provided in paragraph (a) hereof, the Lessee shall be entitled (i) to pursue the same remedies against the Lessor as it could pursue in the event of a breach of the lease by the Lessor, and (ii) as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Secretary of the Army or his duly authorized representative) which shall be not less than three nor more than ten times the costs incurred by the Lessor in providing any such gratuities to any such officer or employee.

c. The rights and remedies of the Lessee provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this lease.

17. EXAMINATION OF RECORDS: The Lessor agrees that any duly authorized representatives shall have the right until the expiration of three (3) years after final payment of the agreed rental, have access to and the right to examine any directly pertinent books, documents, papers and records of the Lessor involving transactions related to this lease.

18. MODIFICATION: No change or modification of this lease shall be effective unless it is in writing and signed by both parties to this lease.

19. SPECIAL CONDITIONS:

a. Structures which exist on the property and were constructed by the Lessee under the previous Land Lease (DA-11-032-ENG-6866) shall remain property of the Lessee and may be removed or left in place at the option of the Lessee upon termination of this Lease.

20. DISCLAIMER: The supplies and services to be obtained by this instrument are authorized by, are for the purpose set forth in and are chargeable to Procurement Authority Number quoted below, the available balance of which is sufficient to cover cost of same:

2102080 0000 0 BR BRCJ 131R79T0000 232Z 2WFDCA
IL0733F0LEA001 FDCA2W 012167

“THE GOVERNMENT’S OBLIGATION HEREUNDER IS MADE CONTINGENT UPON CONGRESS ENACTING APPROPRIATIONS.”

IN WITNESS WHEREOF, the parties have subscribed their names as of the date first above written.

LESSOR:

CHAMPAIGN COUNTY BOARD

C. Pius Weibel
Chair, Champaign County Board

LESSEE:

THE UNITED STATES OF AMERICA

Patty S. Smith
Chief, Real Estate Division
Louisville District Corps of Engineers

CERTIFICATE OF AUTHORITY

I, _____ certify that I am the _____
(Name of clerk or appropriate official) (Title)

of the _____ that _____
(Name of Govt entity) (Name of Officer Signing Lease)

who signed the foregoing instrument on behalf of the grantee, was then

_____ of _____
(Office Held) (name of govt entity)

I further certify that the said officer was acting within the scope of powers delegated to this officer by the governing body of the grantee in executing said instrument.

(Signature of clerk or appropriate official)

(Date)

TRACT REGISTER			
TRACT NO	LAND OWNER	ACREAGE LEASE	REMARKS
30	ED. J. BAY, CHAMPAIGN, ILL. 61805	3.94	LEASE NO. 24-1022-1 AND 24-1022-2

PROJECT MAP
 DEPT. OF THE ARMY
 USING SERVICE U.S. ARMY RESERVE

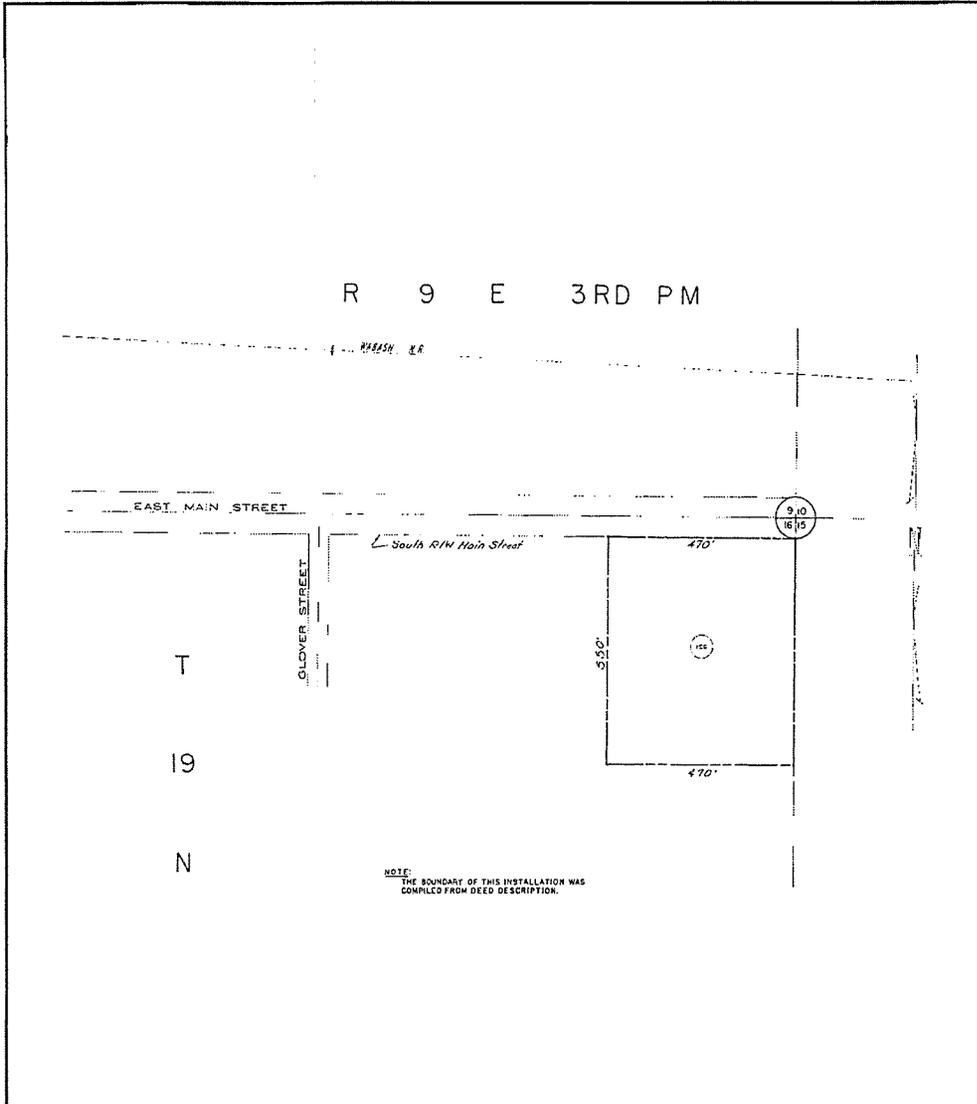
LOCATION OF PROJECT
 STATE... ILLINOIS
 COUNTY... CHAMPAIGN
 DIVISION... NORTH CENTRAL
 DISTRICT... CHICAGO
 TO CHINA DISTRICT ON JULY 1970
 ARMY AREA... FIFTH ARMY
 ... R. AREA... E. OF URBANA
 ... S. AREA... E. OF CHAMPAIGN

TRANSPORTATION FACILITIES
 PARKWAYS... I.C.
 STATE ROADS
 FEDERAL ROADS... 45, 130
 AIR LINES

ACQUISITION
 TOTAL ACRES ACQUIRED... 3.94
 FEE
 PUBLIC DOMAIN...
 USE PERMIT OTHER THAN F. & M.
 TRANSFERRED
 LEASE... 3.94
 LESSOR INTERESTS

DISPOSAL
 TOTAL ACRES DISPOSED OF
 SOLD
 PUBLIC DOMAIN...
 USE PERMIT OTHER THAN F. & M.
 TRANSFERRED
 LEASES TERMINATED
 LESSOR INTERESTS TERMINATED
 REACQUIRED
 OTHER

LEGEND
 EXPLANATION FOR SPECIAL SYMBOLS SHOWN BELOW MAP
 SYMBOLS ARE STANDARD BY ARMY MAP SERVICE
 TECHNICAL MANUAL NO. 21.
 RESERVATION LIFE...
 RESERVATION LIFE (SOLID)...
 TRACT BOUNDARY LINE...
 TRACT NUMBER...
 CONTIGUOUS LINE...
 DISPOSAL...
 EXTENDED OWNERSHIP LINE...



ACQUISITION	AUTHORIZATION
2ND IND. D.C.C., OTR. 15 JANUARY 1940	

DEPARTMENT OF THE ARMY
 OFFICE OF THE CHIEF DISTRICT ENGINEER
 NORTH CENTRAL DIVISION

REAL ESTATE
 U. S. ARMY
 RESERVE CENTER
 CHAMPAIGN, ILLINOIS
 MILITARY RESERVATION

SCALE OF FEET
 1" = 100'

AUDITED
 24 SEP 1970
 24 SEP 1970

Lease No. DACA27-5-10-281
 Urbana, Illinois

East University Avenue TIF District Frequently Asked Questions

Q: If the TIF District is allowed to expire would the taxing districts receive a larger portion of property taxes from this area?

A: Yes, however without future TIF funding, the redevelopment goals for this area will likely go unrealized meaning less potential revenue in the long term. TIF Funding is used to target redevelopment in a given area and assist in accelerating growth potential.

Q: Won't the current market demand in this area be enough for redevelopment of properties?

A: While Downtown and Campustown have seen dramatic improvements over the past 20 years, the cost associated with infill development is still much higher than tradition growth on the fringe of town. This area has a number of barriers to redevelopment including environmental challenges and major infrastructure upgrades. In many cases these cost are too high for a developer to be attracted to this area.

Q: What would the loss of the TIF District mean in the visual appearance of East Downtown?

A: A loss of the TIF District would mean a loss of funding for a number of long running programs including the Flower Island Program, and the Redevelopment Incentive Program. Both of these programs have helped to keep the area clean through façade renovations and annual flower plantings in partnership with the Champaign Park District.

Q: Can't other methods of funding besides TIF be used for major capital projects in this area?

A: The absence of TIF in this area will mean major capital projects such as roads and utilities will compete with all other projects citywide. This would result in a much longer timeframe for improvements and cause potential delays in redevelopment and investment in this area. TIF allows money to be focused on a given area and accelerates the pace at which future tax revenues could be realized.

Q: The TIF District has been in place for 23 years. Why hasn't that been enough time to achieve all of the redevelopment goals?

A: There have been a number of major improvements in the East Downtown area since the inception of the TIF in 1986. Infrastructure has been upgraded along University Avenue, First Street and Chester Street, money has been invested to stabilize and upgrade many existing commercial buildings, and programs have been successful in drawing new business and residential units to the area. However, timing is everything and only now is the area finally starting to see interest in large scale redevelopment around the soon to be completed

Boneyard Second Street Reach and Scott Park Projects. The City believes that these projects, along with the Burnham redevelopment will be the catalyst to finally tie this area with Campustown and Downtown.

Q: What will the benefits to the taxing districts be if the TIF is extended?

A: Should the TIF District be extended the overlapping taxing districts can expect continued property tax growth in the area. It is expected that this growth at the end of the extension would be greater than the value would be if the TIF was not be extended. While those increases are deferred to the end of the TIF the overall long term impacts will likely be greater with the TIF than without it.

Q: Is there a method in which the taxing districts can receive funds from the TIF earlier than the end of the 13 year TIF Extension.

A: There are two primary scenarios for earlier payback to the taxing districts; a carve-out or surplus payment. State law does not allow for the expansion of a TIF, however, it does allow areas to be released from the area. In a carve-out scenario, the City would release given areas from the TIF and place them back on the overall tax rolls allowing each of the districts to realize those increases while preserving a smaller area for continued redevelopment activity. A surplus payment would be a similar approach to the process taken in 2004-05 with the Downtown TIF District. In this scenario the City would reimburse the districts an agreed upon amount each year therefore providing funding back to the taxing districts while preserving money for redevelopment.

EAST UNIVERSITY AVENUE TIF DISTRICT

Potential TIF Extension Projects

1. Development Incentives

Description: This program assists property owners in the redevelopment of existing properties by providing grant dollars for permanent improvements to the property. This program has been in effect since 1994 and is the primary driver of increased property taxes.

Justification: Without a strong redevelopment program, it becomes difficult for property owners to overcome the challenges of developing in central areas like the East Downtown area. This program will help those property owners in redevelopment while at the same time raising property taxes and increasing the value of the area for each of the taxing districts.

Potential Challenges: This program is a voluntary program, and in some cases property owners may choose not to take advantage of the program.

2. Logan Street Viaduct

Description: Complete upgrade of Railroad Viaduct including addition of northern sidewalk, masonry stabilization, bike lanes and painting.

Justification: To create strong pedestrian, bicycle and mass transit connection between Downtown, East Downtown, and the University District.

Potential Challenges: Jurisdictional issues with Canadian National Railroad

3. Water Street and Locust Street Upgrade

Description: Upgrade of entire street cross section to the Downtown streetscape standard including pavement, curbs, sidewalks and utilities. Cross section should handle vehicles, bikes, and pedestrians.

Justification: To aid in the redevelopment of an urban neighborhood located between Logan, First, Springfield and the railroad tracks

Potential Challenges: Some remaining land uses are more intense than residential standard and may damage new streetscape.

4. Marshall Street Public Parking Lot

Description: Upgrade Marshall Street between First and Locust to serve as public parking for the retail uses along Springfield Ave and First Street.

Justification: There is a lack of public parking in this portion of Downtown and many uses occupy sites too small for associated parking lots. Changing the use of this street to parking also eliminates the intersection of Marshall and First Street which is too close to Springfield Avenue.

Potential Challenges: Several businesses use this public ROW as personal parking and storage of vehicles. Some also take access to their business off of this street.

5. Water Street Plaza

Description: Close the one block section of Water Street between Chester and University Avenue.

Justification: The current configuration of the intersection at Water and University makes this intersection a blind turn. Closing this section would also create a public space that could be used by the merchants and residents in the area for special events.

Potential Challenges: the adjacent buildings are vacant and currently being used for warehouse. For a space like this to be used, those buildings need to be active uses. There have been no known efforts to renovate those buildings. This change would also eliminate approx 5 on-street parking spaces.

6. Springfield Avenue Streetscape

Description: Upgrade sidewalks, close curb-cuts and install Downtown Streetscape standard lighting along Springfield Avenue from the railroad tracks to First Street.

Justification: Over time uses have changed along this stretch and curb cuts are no longer in use or improperly sized. This project would realign and close certain curb-cuts while installing new sidewalks, lighting and street trees similar to the streetscape on First Street.

Potential Challenges: This stretch of highway is a State route and IDOT would need to approve any changes. Property owners would also need to agree to potential changes.

7. Vacate Willow Street and Portions of Marshall Street

Description: Vacate all of Willow Street between Water and First Street and Marshall Street between Water and Locust Street to make way for redevelopment of this area as an urban residential neighborhood.

Justification: These streets are underutilized and carry very little through traffic. Most function as alleyways and parking areas for adjacent businesses. Vacating these will lessen city service needs in the area while maximizing redevelopment potential and creating solid cohesive blocks.

Potential Challenges: Property owners adjacent to the streets may not wish for the streets to be vacated. Circulation along this longer block would require travel onto Springfield Avenue which may not be desirable.

8. Undergrounding Utilities District Wide

Description: Bury all above ground utilities below grade to clean up the overall appearance of the district.

Justification: This area stems from a highly industrialized past and existing utilities create a blight on the neighborhood. Burying these utilities will clean up the entire area and make it more attractive for redevelopment.

Potential Challenges: Easements will need to be secured for some utilities if certain streets are vacated. These utilities are not controlled by the city.

ESTIMATED TOTAL REDEVELOPMENT COST: \$10,700,000

CARVE-OUT SCENARIO

	% share of property tax	Current (Entire TIF Dist)	TIF Extension Carve - Out	TOTAL to Districts After 13 years
Total Equalized Assessed Value (EAV) ->		16,107,630	10,948,580	
Total Increment (2008)		10,533,400	5,374,350	
Total Tax Revenue (% of EAV)	7.30%	768,454	392,080	
Champaign School District	50.11%	385,072	196,471	2,357,657
City of Champaign	17.74%	136,324	69,555	834,661
Champaign County	10.18%	78,229	39,914	478,965
Champaign Park District	8.44%	64,857	33,092	397,099
Parkland College	7.01%	53,869	27,485	329,818
Mass Transit District	3.53%	27,126	13,840	166,085
Public Health District	1.44%	11,066	5,646	67,751
Champaign County Forest Preserve	1.07%	8,222	4,195	50,343
City of Champaign Township	0.48%	3,689	1,882	22,584
			392,080	4,704,964

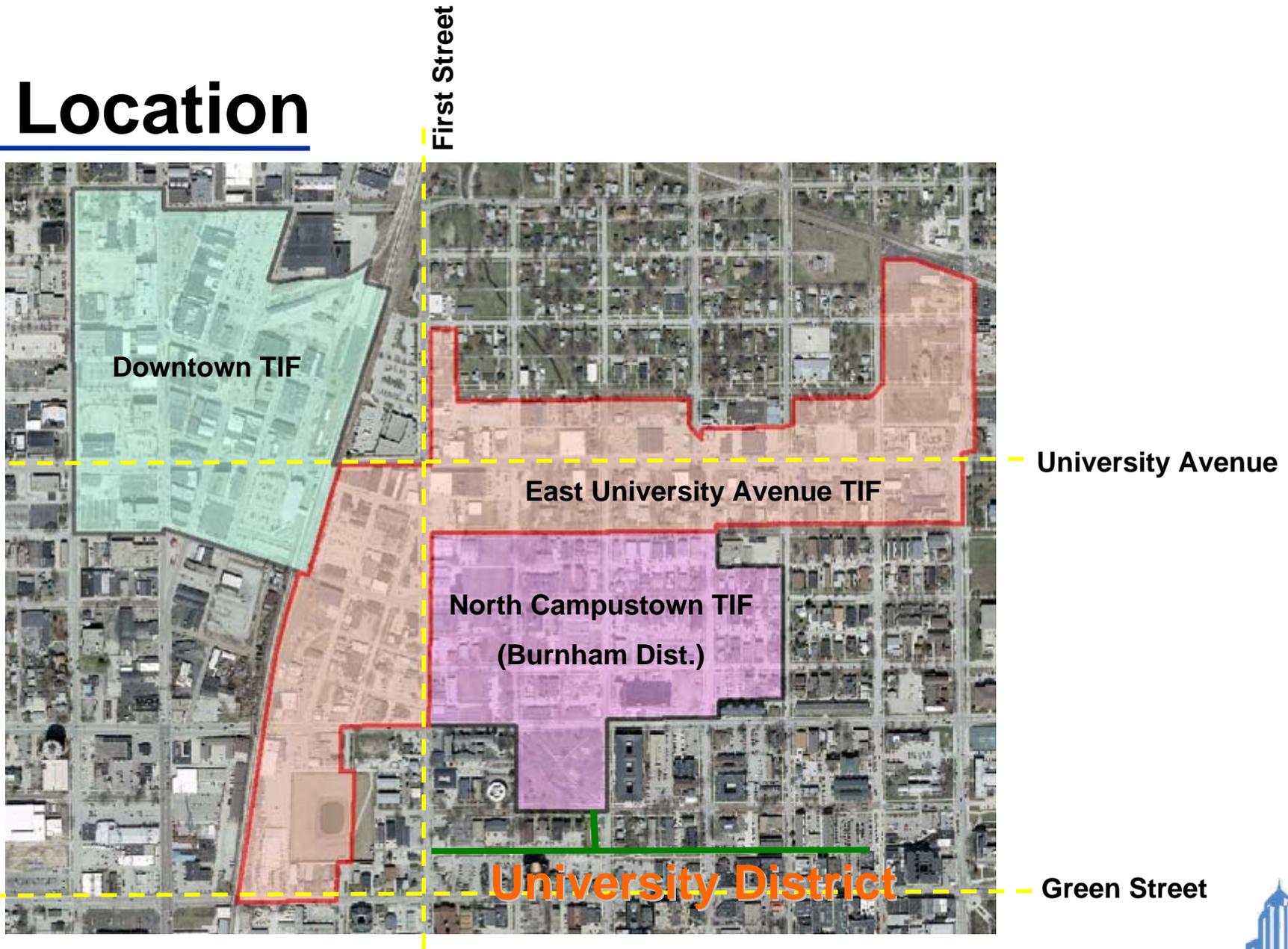
(Values are an approximation, based on 2008 EAV and tax rates)

East University Avenue TIF

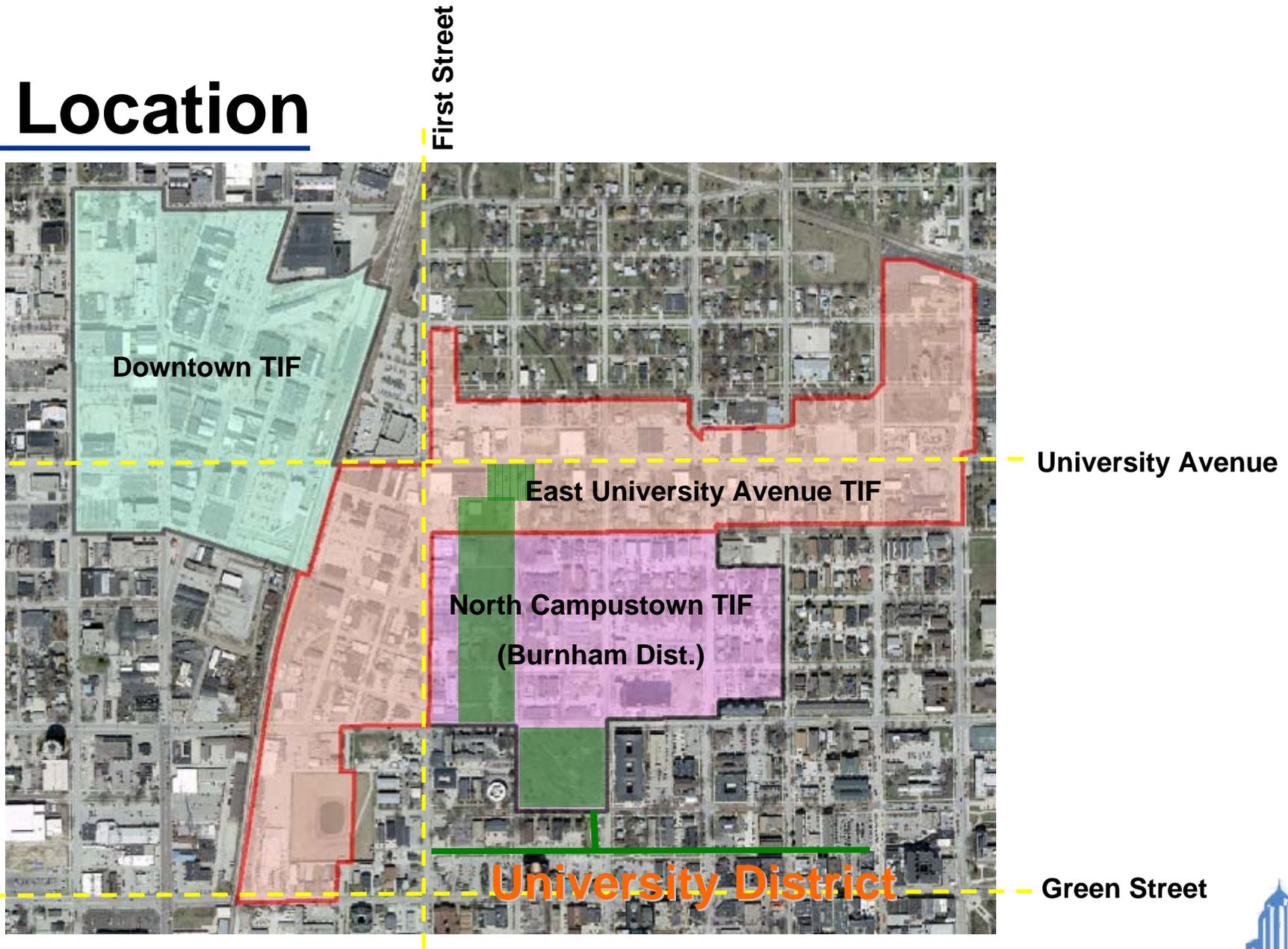
City Council Study Session
March 23, 2010



Location



Location



Current Status

East University Avenue TIF District

- ❑ Created December 15, 1986
- ❑ TIF Districts have an initial life of 23 years in Illinois
- ❑ Created as a “Conservation” area by statute, the district was experiencing a great deal of decline in both infrastructure and building stock
- ❑ TIF Districts has been extended one year by City Council
- ❑ TIF Districts may then be extended up to 12 years with City Council and General Assembly Action.
- ❑ Base EAV in 1986 - \$5.5 million dollars
- ❑ 2008 EAV - \$14.75 million
- ❑ **\$416,000 in grants has net \$2.3 million in private investment (6 to 1 return)**

Accomplishments

- Redevelopment Incentive Program (16+ project)
- Residential Units Created
- Major Streetscape upgrades (University, Chester & First Street)
- Viaduct Improvements (Washington, Main, Logan, Springfield, Green)
- North First Street Redevelopments
- Historic Preservation
- Lighting and Safety Improvements

Success Stories



Preservation of existing building stock



Redevelopment Incentive Grants

Major Streetscape Improvements





Reuse of vacant upper floors increase property values and eliminates hazards and blight

Future Needs

Underused and vacant buildings



Infrastructure to support development

Reasons for TIF Extension

- Achieving the goal of linking Downtown and Campustown through the Burnham District and First Street Corridor.
- Major Redevelopment of existing building stock remains
- Complete reconstruction of Logan St., Water St. & Springfield Avenue
- Major upgrades to Logan Street as key entryway to Downtown
- Upgrades to drainage (Viaduct flooding)
- Additional public parking to support new infill and business growth

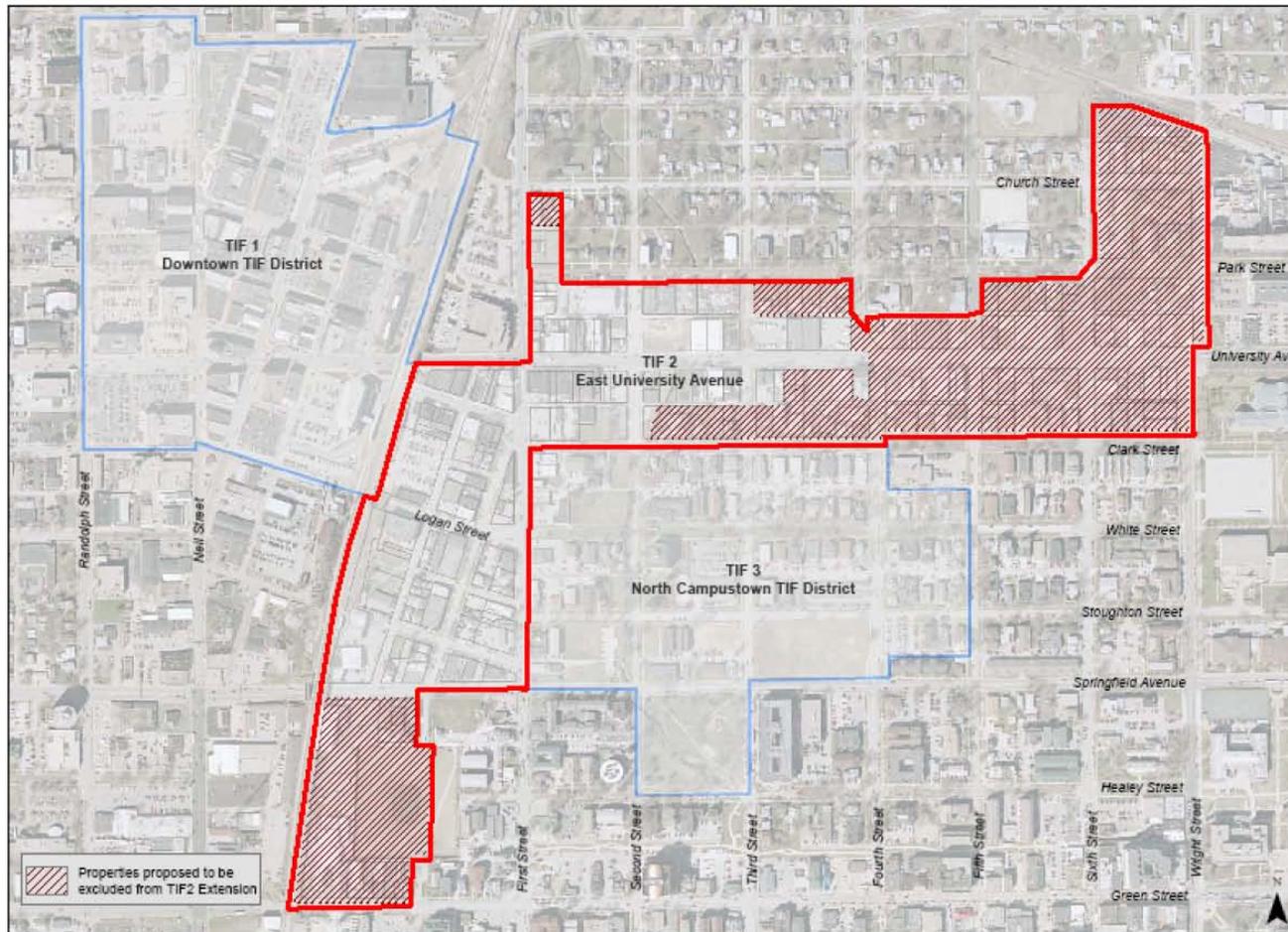
Boneyard as a Major Catalyst



- ❑ The Boneyard Second Street project is expected to become a major catalyst for redevelopment of both residential and commercial services.
- ❑ Development interest is already evident
- ❑ Need for incentives to assist is site assembly, environmental remediation and demolition of obsolete buildings
- ❑ Upcoming Infrastructure Needs to support additional growth.

Proposed TIF District Extension

East University Avenue TIF District Extension Proposal

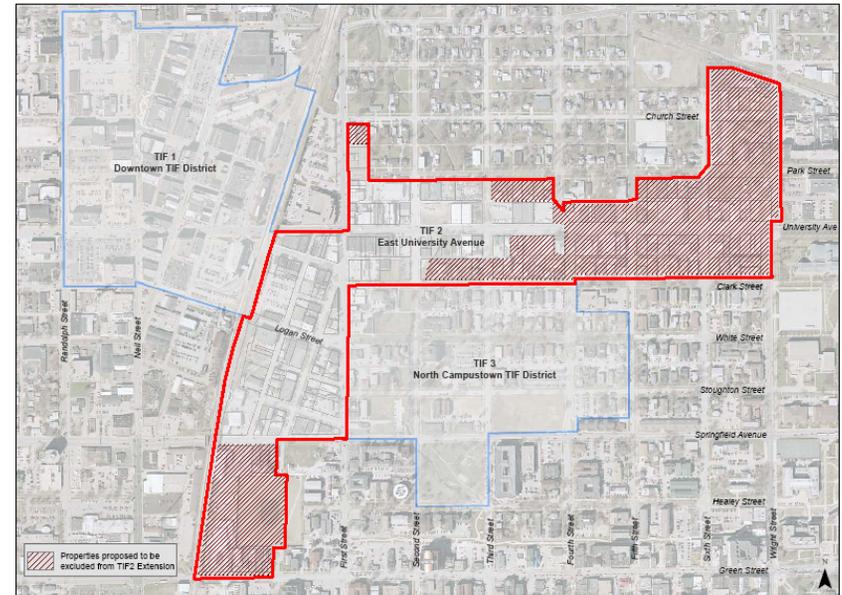


 Area to be carved out

Carve-out Approach

- ❑ Carve-out approach allows properties in hatched area to be returned to tax rolls as new growth
- ❑ Creates a smaller and more targeted area for redevelopment activity
- ❑ Allows Downtown and North Campustown to remain contiguous and therefore able to borrow money across district lines

East University Avenue TIF District Extension Proposal



Carve-out Approach

- ❑ Carve-out would mean slightly higher than 50% (\$392,000) of the TIF revenue is being returned to the Taxing Districts.
- ❑ The TIF would retain a yearly operating revenue of \$376,000 per year for reinvestment back into the district.
- ❑ Goal of the district would be to return higher ratio than the current 6-1 return on investment over the life of the extension.
- ❑ Carving an area out would release approximately \$70,000 of TIF money, back onto the tax roles and into the city's general revenue fund for use on city wide projects.

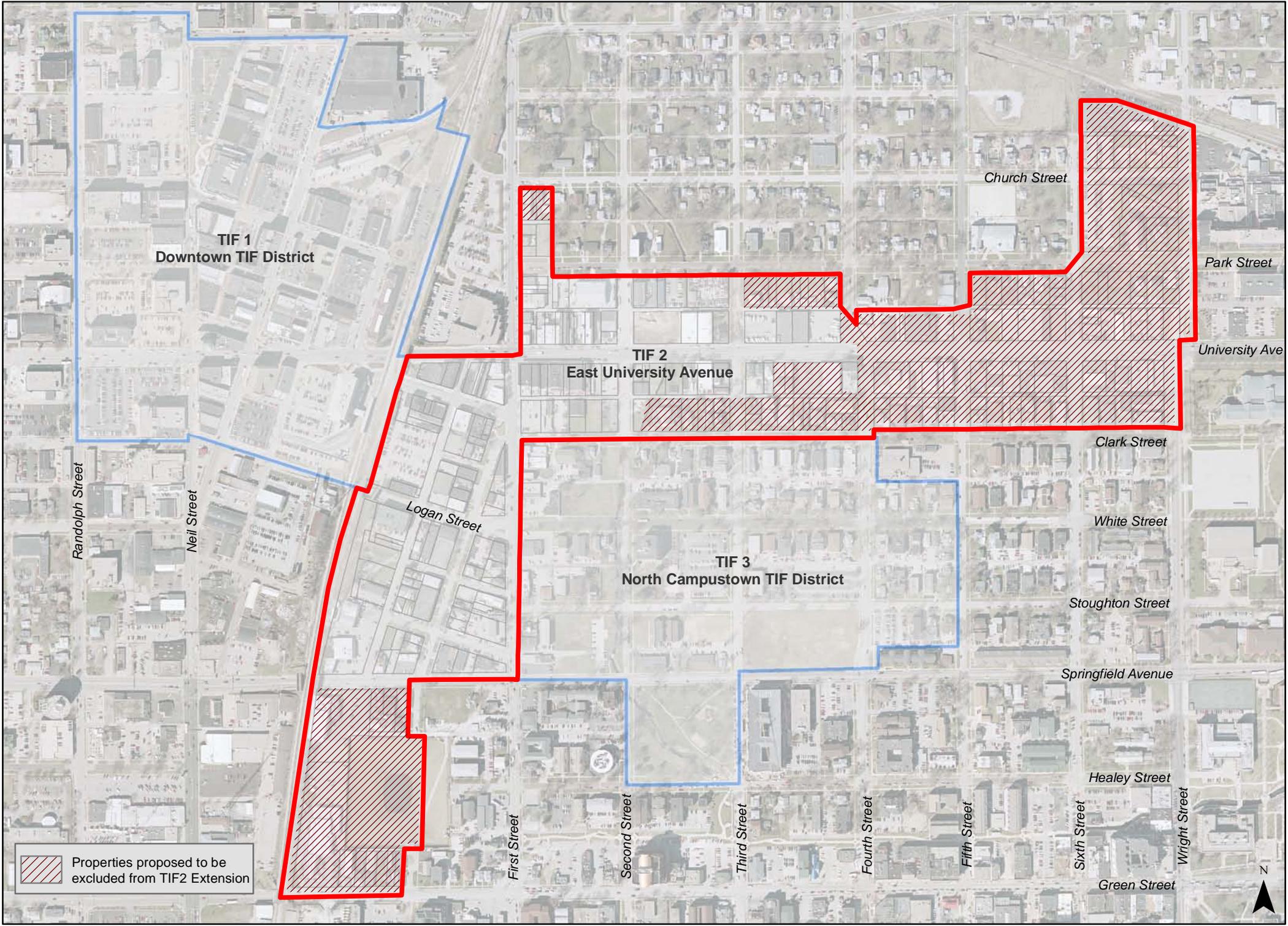
Legislative Action

- ❑ City Council must receive authorization from the Illinois Legislature to extend the district. This Legislative action does not extend the district
- ❑ This enabling legislation must move through the general assembly during the spring session to keep the process on schedule.
- ❑ Standing committee rules state that each piece of enabling legislation must be accompanied by letter of support from the other taxing districts.
- ❑ Staff is seeking from City Council for a resolution of intent stating that the City will work with each of the taxing districts on a agreeable scenario before the extension is authorized by the City Council later this year.

Letters of Support

- ❑ Planning Staff has been meeting with the taxing districts and securing letters of support in order to move the legislative process along.
- ❑ To date we have received letters of support from taxing districts including Unit 4 and the Champaign Park District.

East University Avenue TIF District Extension Proposal





REPORT TO CITY COUNCIL

FROM: Bruce A. Knight, FAICP, Planning Director

DATE: March 19, 2010

SUBJECT: East University Avenue TIF Extension SS 2010-023

A. Introduction: The purpose of this report is to inform City Council about the current status of the East University Avenue Tax Increment Finance District (TIF) and seek direction on a proposed resolution of intent. This resolution would establish Council's intent regarding the extension of the District.

B. Recommended Action: The Administration recommends that City Council direct staff to prepare a Resolution of Intent regarding the extension of the East University Avenue TIF District establishing the intent to pursue a carve out approach that will release at least 50 percent of the equalized assessed valuation (EAV) to local taxing bodies.

C. Prior Council Action:

- In December 16, 1986, the City Council adopted the City's second Tax Increment Finance District covering areas primarily along First Street and University Avenue. This district is referred to as the East University Avenue Tax Increment Finance District.
- December 1, 2009, the City Council approved a one year administrative extension of the East University Avenue TIF District.

D. Background:

1. Programs Created Through the Tax Increment Finance (TIF) District. Since its inception in 1986, the East University Avenue TIF District has shared many of the goals of the Downtown TIF District (established 1981). Those include the encouragement of private redevelopment through existing building renovations, expansion of streetscape, infrastructure improvements and beautification activities. Additionally, both districts have benefited from the implementation of the Redevelopment Incentive Program. This program allows for public/private partnership through the form of grants to stabilize and upgrade the existing commercial building stock in the area. Other programs initiated through this TIF District include new streetscape along University Avenue, First Street, and Chester Street, and a flower island program in partnership with the Champaign Park District. These improvements have helped to foster a stronger connection with the western side of Downtown and created a cleaner and more vibrant business district. Finally, a strong emphasis on redevelopment of North First Street at the

direction of City Council has resulted in the construction of four buildings, the rehab of two, and a renewed commercial district along this street.

A number of new developments have been completed in the area, and in turn have boosted property values over the life of the TIF District. In total the city has invested \$416,000 in grants, which has resulted \$2.3 million in private investment. That means for every \$1.00 in city investment the private sector has invested nearly \$6.00 in private funding. That figure does not include public infrastructure improvements that were completed as part of the projects. By comparison, in the Downtown District \$2.8 million in grants have returned \$16.75 million in private development, a nearly 7 to 1 return on investment. It is expected that through a more focused commitment to redevelopment in this area, even larger returns can be leveraged by the time the extended district ends, resulting in higher value to the local taxing bodies than had the district been allowed to expire.

2. Boneyard Creek Second Street Reach. While this redevelopment area has not seen as intense development activity as Downtown, Planning staff believes that with the completion of the Boneyard Second Street reach project, this is likely to change. There has not previously been a large catalyst for redevelopment in this area, but this project along with the overall redevelopment activity in Downtown, Campustown, and the Burnham District give additional impetus to reinvestment in this area. Staff believes that having this unique park amenity immediately adjacent to the district will change the perception of the entire area and begin to spur new interest and investment. There have already been a number of developers in the area that have begun to assemble parcels and plan for future growth. However, without public participation through incentives and infrastructure improvements, this development may not move forward given the difficult challenges associated with infill development, including land assembly, obsolete buildings, a down economy and potential environmental clean-up issues. This is a result of the historical land uses in the areas including former railroad and automotive uses.

3. Potential Capital Projects. To facilitate new growth and development in the TIF District, infrastructure improvements will be needed over much of the area. Without improvements, future redevelopment will be difficult because of the poor infrastructure conditions that exist in the area bound by First Street, University Avenue, the railroad tracks and Springfield Avenue. The major needs include complete street reconstruction on Water, Logan, Locust, Marshall and Bailey Streets. These streets are in need of complete reconstruction and upgrade to meet the needs of new development that is expected in the area. Along with the reconstruction of these streets, sidewalk, and lighting improvements are also needed to add to pedestrian friendliness and reduced safety concerns. Additionally, these street projects will allow the construction of more on-street parking to assist new and existing businesses in the district. (see attached list of potential projects)

4. Future Extension of the TIF District. The Administration has been working on an extension strategy that results in the continuation of a smaller TIF district. Carving portions of the existing district out would allow each of the effected taxing districts to begin seeing the benefits of the current TIF district immediately. This increment would be released back to the general tax roles as new growth. At the same time a smaller district would remain, giving the

City of Champaign the redevelopment tools needed for a focused effort in that part of the district. Additionally, allowing the district to remain will also allow for borrowing across TIF districts which may benefit the School and Park Districts as it would provide additional resources to facilitate the redevelopment of the Marquette School site, potential improvements or reuse of the school district property at Hill and Randolph Street and to assist with the cost of the Scott Park project. Without a continuation of the East University District, the Downtown and North Campustown areas would no longer be contiguous with each other and therefore would not be in position to share resources for future development of these sites.

5. Proposed TIF District. The proposed district as seen on the enclosed map accomplishes several goals. First, it leaves the core area of potential redevelopment within the boundary while removing higher valued rental properties. In total, just over 50 percent of the overall equalized assessed value of the district would be released to the taxing districts under this proposal. Next, the district contains a number of historic properties along the University Ave Commercial core, including the old hotel site at Fourth Street and University Avenue. Finally, this map leaves the North Campustown, East University Avenue and Downtown Districts contiguous, meaning that programs can be coordinated between the three areas.

6. Process. To keep this process moving forward, the City of Champaign needs authorization for extension from the Illinois General Assembly. This authorization is not an approval or rejection of the extension itself, but rather the authorization that extension can happen with a vote by the Champaign City Council. As a standing committee rule in the General Assembly, cities requesting extension must supply letters of support from the School and Park Districts to move the bill out of committee. Staff has attended the Board of Education and Park Board meetings and both bodies supported issuing letters of support to permit the process to continue while allowing time for further negotiations with each local taxing district. City Council has until December 16, 2010 to act on extension.

Proposed Schedule

March 2010	Meet with taxing district and secure letters of support for legislature (Unit 4 letter attached)
April 2010	Approve resolution of intent
April 2010	Monitor legislative action
May 2010	Pass House and Senate Bills and Governors signature
Summer 2010	Negotiate with taxing districts on final agreements
Fall 2010	Conduct public hearings in preparation for extension
December 16, 2010	Approve TIF extension resolution before this date

7. Resolution of Intent. Because it is necessary to obtain letters of support from the School and Park Districts in advance of action on the extension, staff is proposing City Council adopt a Resolution of Intent regarding the extension of the District. Specifically, the resolution would establishing the Council's intent to pursue a carve-out approach that will release at least 50 percent of the equalized assessed valuation (EAV) to local taxing bodies.

E. Alternatives:

1. Direct staff to place resolution of intent on a future Council agenda with any changes to the above process.
2. Provide additional direction to staff on extension options.

F. Discussion of Alternatives:

Alternative 1 would place the resolution of intent on a future Council agenda and keep the process of TIF extension moving forward.

a. Advantages

- Provides additional assurances to the taxing districts that the agreed upon approach would be used for the extension process.
- Allows the process to continue through the legislature with the goal of approvals in late spring.

b. Disadvantages

- None

Alternative 2 direct this issue back to staff with additional direction from City Council

a. Advantages

- Allows additional time to formulate an approach for extension.

b. Disadvantages

- May cause delays with jeopardize the completion of legislative action. If the legislative action is not completed in the spring session, the district would expire before the issue is taken up in the fall veto or spring 2011 session of the Illinois Legislature.

G. Community Input. There will be several steps in the process that provide for community input into the process. At this point presentations have been made to both the Champaign Board of Education and Champaign Park Board. As work continues, the preparation of the TIF extension plan will be open to public comments as well as a public hearing for the extension itself. The Joint Review Board, consisting of executive directors of each of the taxing districts and three public members, has met to discuss extension options as well.

H. Budget Impact. The decisions made with regard to extension will have significant budget impacts in the East Downtown district. Without continued TIF funding in this area, future capital projects and redevelopment initiatives would likely not be possible as this area would compete with other citywide priorities. As a result, development activity will likely be limited and EAV growth limited. However, with the extension of this district the area will continue to

see targeted improvements completed in a shorter timeframe which will result in higher tax revenues for all of the local taxing bodies. Under the scenario outlined above, just over 50% of the current EAV would be released back to the districts under this carve-out scenario. That would equal approximately \$392,000 per year. (Attachment D) The city share of that would be approximately \$70,000 per year back on the tax rolls with re remainder being divide up among the remaining eight taxing districts (Unit 4, Park, Mass Transit, Parkland, Forest Preserve, Public Health, County, and Township).

I. Staffing Impact. The Planning Department is the lead department on this project with Legal Department staff assisting with the Illinois Legislature process. The estimated staffing impact is 300-400 hours. This process is expected to last throughout the year with final consideration by City Council in December 2010.

Prepared by:

Reviewed by:

Terry J. Blakeman, AICP
Planner II

Bruce A. Knight, FAICP
Planning Director

Attachments

- A – Frequently Asked Questions
- B – Potential East University Avenue TIF Projects
- C - Proposed Carve-out TIF Map
- D – Carve-out financial scenario
- E – Letter of Support from Champaign Unit 4
- F – Draft Letter of Intent (for approval at future Council meeting)

G:\TIF\TIF2 (East University Avenue)\TIF 2 Extension\City Council Study Session March 2010.doc



To:	ELUC/Committee of the Whole
From:	Susan Chavarria, LRMP Project Manager
Date:	March 31, 2010
Re:	Proposed Revisions to Policies 4.1.5 and 4.1.6
Action Requested:	Approval Requested

Attached are alternative versions of draft LRMP Policies 4.1.5 and 4.1.6. Staff has prepared these policies based on suggestions by Mr. Moser and Ms. Wysocki. The alternative policies are included here for consideration by all Board members in the hope of facilitating some final agreement on these two policies. The attached alternatives differ from the current Policies 4.1.5 and 4.1.6 in the following ways:

- The alternative limits by-right development to only 2 lots. This approach is similar to the “1 plus 1 per 40 acres” limit that ELUC considered in September 2009, but with a cap of 2 lots instead of 4 lots. This alternative limits parcels less than 40 acres to only one new by-right lot and limits parcels that are 40 acres and larger to only two by-right lots.
- Discretionary residential development (known as the Rural Residential Overlay or RRO) is allowed to a limited extent on best prime farmland. The proposed overall limit on total RRO land conversion would be 3 acres plus 3 acres for each 40 acres, with an overall cap of 12 acres on a parcel over 40 acres.

(This limit is based on the existing Zoning Ordinance 3-acre maximum lot size limit for a by-right lot on best prime farmland.)
- Under the alternative, the owner of a 40-acre parcel could create 2 lots by right, and if they are no larger than the minimum lot size of one acre and if approved by the County Board, an 3 additional lots may be created in an RRO (a total of five lots) compared to only one lot by right under the draft Policy 4.1.5.
- Because it allows RROs on best prime farmland, the alternative policy should reduce the problems with “unbuildable” lots compared to the draft Policy 4.1.5 but it will not eliminate that problem.
- The alternative policy will result in the use of more best prime farmland than could occur under the “1 lot per 40 acres” allowance in the draft Policy 4.1.5, but no more than could happen under a “1 plus 1 per 40 acres” approach.

The text of the original and proposed alternate Policies 4.1.5 and 4.1.6 are provided on the following page:

<p>Original Policy 4.1.5</p> <p>a. The County will allow landowner <i>by right development</i> that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts, with:</p> <ul style="list-style-type: none"> • 1 new lot allowed per 40 acres, up to a total of 4 new lots; and • 1 authorized land use allowed on each vacant <i>good zoning lot</i> provided that public health and safety standards are met. <p>b. The County will not allow further division of parcels that are 5 acres or less in size.</p>	<p>Alternative Policy 4.1.5</p> <p>a. The County will allow landowner <i>by right development</i> that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts <u>on lots that are greater than five acres in area</u>, with:</p> <ul style="list-style-type: none"> ▪ 1 new lot allowed <u>per parcel less than 40 acres in area</u>; ▪ <u>2 new lots allowed per parcel 40 acres or greater in area</u>; and ▪ 1 authorized land use allowed on each vacant <i>good zoning lot</i> provided that public health and safety standards are met. <p>b. The County will not allow further division of parcels that are 5 acres or less in size.</p>
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<p>Original Policy 4.1.6</p> <p>a. On <i>best prime farmland</i>, the County will authorize only <i>by-right</i> residential development, and not residential <i>discretionary development</i>, provided site development requirements are met. On <i>best prime farmland</i>, the County may authorize non-residential <i>discretionary development</i> if the non-residential use, design, site and location are consistent with County policies regarding:</p> <ul style="list-style-type: none"> i. suitability of the site for the proposed use; ii. adequacy of infrastructure and <i>public services</i> for the proposed use; iii. minimizing conflict with agriculture; iv. minimizing the conversion of farmland; and v. minimizing the disturbance of natural areas. <p>b. The County may authorize <i>discretionary review</i> development on tracts consisting of other than <i>best prime farmland</i> if the use, design, site and location are consistent with County policies regarding:</p> <ul style="list-style-type: none"> i. suitability of the site for the proposed use; ii. adequacy of infrastructure and <i>public services</i> for the proposed use; iii. minimizing conflict with agriculture; iv. minimizing the conversion of farmland; and v. minimizing the disturbance of natural areas. 	<p>Alternative Policy 4.1.6</p> <p>Provided that the use, design, site and location are consistent with County policies regarding:</p> <ul style="list-style-type: none"> i. suitability of the site for the proposed use; ii. adequacy of infrastructure and public services for the proposed use; iii. minimizing conflict with agriculture; iv. minimizing the conversion of farmland; and v. minimizing the disturbance of natural areas, <p>then,</p> <p>a) on <i>best prime farmland</i>, the County <u>may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of <i>by-right development</i>) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or</u></p> <p>b) on <i>best prime farmland</i>, the County may authorize non-residential <i>discretionary development</i>; <u>or</u></p> <p>c) the County may authorize <i>discretionary review</i> development on tracts consisting of other than <i>best prime farmland</i>.</p>
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MONTHLY REPORT for MARCH 2010

Zoning Cases

Champaign
County
Department of



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

(217) 384-3708

The distribution of cases filed, completed, and pending is detailed in Table 1. Eight zoning cases were filed in March (half were text amendments) and no cases were filed in March 2009. The five-year average for cases filed in March is 1.8.

Two ZBA meetings were held in March and three cases were finalized. Two ZBA meetings were held in March 2009 and one case was completed. The five-year average for cases finalized in March is 3.0.

By the end of March there were eleven cases pending (three were text amendments).
By the end of March 2009 there were five cases pending.

Table 1. Zoning Case Activity in March 2010

Type of Case	March 2010 2 ZBA meetings		March 2009 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	0	0
SFHA Variance	0	0	0	0
Special Use	1	1	0	0
Map Amendment	0	0	0	0
Text Amendment	4	1	0	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	2	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	8	3	0	1
Total cases filed (fiscal year to date)	13 cases		0 cases	
Total cases completed (fiscal year to date)	8 cases		8 cases	
Case pending*	11 cases		5 cases	
* Cases pending includes all cases continued and new cases filed				

Subdivisions

There was no subdivision approval in March and no applications. No municipal subdivisions were 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 March can be summarized as follows:

- There were 13 permits received for 12 structures in March compared to a total of 22 permits for 20 structures in March 2009. The five-year average for permits in March is 20.4.
- Only one month in the last 15 months (June 2009) has exceeded the five-year average for number of permits.
- The average turnaround (review) time for complete initial residential permit applications was three and a half days in March.
- The reported value for construction authorized in permits for March was \$751,907 compared to \$1,629,361 in March 2009. The five-year average reported value for authorized construction in March is \$1,965,290. The reported value for construction authorized in December was 38.3% of the five-year average.
- Only one month in the last 15 months (September 2009) equaled or exceeded the five-year average for reported value of construction.
- The County collected \$1,710 in fees for March compared to \$4,749 in March 2009. The five-year average for fees collected in March is \$4,860.
- Two months in the last 14 months (June and September 2009) equaled or exceeded the five-year average for collected permit fees.
- There were also 47 lot split inquiries and 239 other zoning inquiries in March.
- Staff continued editing and inserting recent text amendments into the Zoning Ordinance.

Zoning Compliance Inspections

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

- 96 compliance inspections were made in March. Note that compliance inspections should occur no longer than 12 months after the permit was issued so this compares to the total of 22 permits for 20 structures that were approved in March 2009. Thus, the backlog of compliance inspections was reduced in March.

TABLE 2. PERMIT ACTIVITY MARCH, 2010

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	N.A.	250,000	2	N.A.	291,856
Other	1	N.A.	131,000	2	N.A.	159,000
SINGLE FAMILY Residential:						
New - Site Built	2	726	214,000	2	726	214,000
Manufactured				1	237	100,000
Additions	7	727	136,907	10	1,067	276,585
Accessory to Residential	1	257	20,000	2	866	52,000
TWO-FAMILY Residential						
Average turn-around time for permit approval	3.58 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	N.A.	0	4	N.A.	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Includes Acc. Bldg.)				1	0	0
OTHER PERMITS						
TOTAL	13/12	\$1,710	\$751,907	24/20	\$2,896	\$1,093,441

* 13 permits were issued for 12 structures during March , 2010

◇24 permits have been issued for 20 structures since December, 2009 (FY 12/2009 - 11/2010)

NOTE: Home occupations and other permits (change of use, temporary use) total 4 since December, 2009, (this number is not included in the total # of structures).

Planning & Zoning Monthly Report
MARCH 2010

- 79 compliance certificates were issued in March.
- Seven Temporary Use Permits were closed out in March
- There have been a total of 137 compliance inspections for the fiscal year (since December 1, 2009) which averages to 8.1 compliance inspections per week for FY10. The FY10 budget had anticipated a total of 577 compliance inspections for an average of 11.1 compliance inspections per week before staffing was reduced.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for March 2010 that can be summarized as follows:

- 13 new complaints were received in March compared to 18 complaints in March 2009. One complaint in March was referred to another agency and three complaints in March 2009 were referred to other agencies.
- 42 enforcement inspections were conducted in March compared to 15 inspections in March 2009.
- Three contacts were made prior to written notification in March compared to eight in March 2009.
- 45 initial investigation inquiries were made in March for an average of 10.0 per week in March and an average of 6.4 inquiries per week for the fiscal year. The FY10 budget had anticipated an average of 7.6 initial investigation inquiries per week before total Department staffing was reduced.
- Six First Notices and eight Final Notices issued in March compared to one First Notice and no Final Notices in March 2009. The FY2010 budget had anticipated a total of 46 First Notices and so far there has been a total of 17 First Notices (37% of that total) by the end of the March.
- No new cases were referred to the State's Attorney in March and no cases were referred in March 2009. A total of four cases have been referred to the State's Attorney so far in FY2010.
- 26 cases were resolved in March compared to six cases that were resolved in March 2009.
- 58 cases have been resolved so far in FY2010 which is 53% of the 110 cases anticipated to be resolved in the FY2010 budget.
- 549 cases remain open at the end of March compared to 606 open cases at the end of March 2009. March is the eleventh month in a row that ended with fewer open enforcement cases than there were at the end of FY08 (there were 597 cases at the end of FY08).

APPENDICES

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

TABLE 3. ENFORCEMENT ACTIVITY FOR MARCH, 2010

	FY 2009 Enforcement	December, 2009	January, 2010	February, 2010	March, 2010	TOTALS FOR FY 10
Complaints Received	107	11	2	9	12	34
Initial Complaints Referred to Other Agencies	28	1	1	1	1	4
TOTAL CASES INCLUDING PREVIOUS YEARS						
Inspections	219	13	7	36	42	98
Phone or On-Site Contact Prior to Written Notification	31	1	0	6	3	10
1st Notices Issued	21	1	0	10	6	17
Final Notices Issued	5	2	1	0	8	11
Referrals to State's Attorney's Office	3	0	2	2	0	4
Cases Resolved ¹	131	1	3	28	26	58
Open Cases ²	573	583	582	563	549	549*/**

¹Resolved 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.

²Open 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 549 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 499.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH ,2010

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
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			
266-08-01	Variance needed			
310-08-01	Under review, possible RRO, subdivision issues			
12-09-01	Under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH, 2010

147-09-01	Under review			
357-09-01	Under review			
RHO				
41-10-01	Pending Special Use Permit			
54-10-01	Under review			
55-10-01	A tract of land being the	John Cender	02/24/10	erect a grain bin
AG-1	E ½ of the NE 1/4 of		03/04/10	
	Section 18, East Bend			
	Township; 687 CR			
	3400N, Foosland, IL			
	PIN: 10-02-08-200-005			
57-10-01	Lot 12 of Block 12 of the	Daniel Stamm	02/26/10	construct a second story
R-2	Original Town of		03/04/10	addition to an existing
	Penfield, Section 4,			detached garage
	Compromise Township;			
	113 West Street,			
	Penfield, Illinois			
	PIN: 06-12-04-302-003			
64-10-01	Lot 1, Lincolnshire	Thomas and Diane	03/05/10	construct a screened porch
R-1	Fields North	Adams	03/12/10	addition to an existing single
	Subdivision, Section 21,			family home
	Champaign Township;			
	2015 Trout Valley Road,			
	Champaign, Illinois			
	PIN: 03-20-21-178-010			
71-10-01	Pending Variance case			
76-10-01	A tract of land located in	Bruce Carothers and	03/17/10	construct a front porch
AG-1	the NW 1/4 of the SW	Kim Black	03/23/10	addition to an existing single
	1/4 of Section 1, Ludlow			family home
	Township; 3558 CR			
	1700E, Ludlow, Illinois			
	PIN: 14-03-01-100-003			
77-10-01	Lot 4, North Prairie	Jason and Jodi Hobbs	03/18/10	construct a sunroom addition
AG-1	Subdivision, Section 36,		03/23/10	to an existing single family
	Brown Township; 3044			home
	CR 500E, Fisher, Illinois			
	PIN: 02-01-36-301-004			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH, 2010

77-10-02 R-1	Lot 101 of Edgewood 8 th and the West 25' of Lot 102 of the Tena Sage Subdivision, Section 10, Urbana Township; 602 McGee Road, Urbana, IL PIN: 30-21-10-327-003 & 019	Chuck and Vicki Hawley	03/18/10 03/23/10	construct a garage addition to an existing single family home
77-10-03 AG-1	A tract of land located in the NW 1/4 of the NE 1/4 of Section 8, St. Joseph Township; 1957 CR 1700N, Urbana, IL PIN: 28-22-08-200-005	Nancy Shaw and Lori Lyons	03/18/10 03/26/10	construct an addition to an existing single family home
78-10-01 R-1	Part of the SE 1/4 of the SE 1/4 of Section 30, Hensley Township; 3511 N. Rising Road, Champaign, Illinois PIN: 12-14-30-400-002	Margaret Alt	03/19/10 03/26/10	construct an addition to an existing detached garage
81-10-01 AG-1	A tract of land located in the SW 1/4 of Section 9, Condit Township; 2822 CR 800E, Dewey, IL PIN: Pt. of 07-08-09-300-002	Douglas and Megan Hansens	03/22/10 03/26/10	construct a single family home with attached garage
84-10-01 AG-1	A tract of land located in the E 1/2 of the SW 1/4 of the NW 1/4 of Section 27, St. Joseph Township; address to be assigned PIN: Pt. of 28-22-27-100-012	David Webb	03/25/10 03/31/10	construct a single family home with attached garage
84-10-02 AG-1	A tract of land being part of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 20, Tolono Township; 881 1/2 CR 800E, Tolono, Illinois PIN: 29-26-20-200-013	Mark and Tara Maggio	03/25/10 03/31/10	construct a detached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH, 2010

85-10-01	Lot 2, Crooked Creek Subdivision, 3 rd Plat, R-1 Section 1, Mahomet Township; 562L CR 2400N, Dewey, Illinois PIN: 15-13-01-252-010	Pat Cook Construction	03/26/10 03/31/10	construct a single family home with attached garage
89-10-01	Pending Variance			

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
05/26/09 277-07-02	A tract of land located in the SW 1/4 of Section 2, Stanton Township; 2330 CR 2200E, St. Joseph, Illinois PIN: 27-16-02-300-019	a greenhouse addition to an existing detached garage
05/26/09 123-06-01	A tract of land located in the SW 1/4 of Section 2, Stanton Township; 2330 CR 2200E, St. Joseph, Illinois PIN: 27-16-02-300-019	a detached garage
05/26/09 144-02-04	A tract of land located in the SW 1/4 of Section 2, Stanton Township; 2330 CR 2200E, St. Joseph, Illinois PIN: 27-16-02-300-019	a single family home with attached garage
06/20/09 291-05-01	Lot 2, Booe's Subdivision, Section 28, Somer Township; 1506 Olympian Drive, Urbana, Illinois PIN: 25-15-28-451-008	an addition to an existing single family home
06/20/09 172-08-01	Lot 2, Booe's Subdivision, Section 28, Somer Township; 1506 Olympian Drive, Urbana, Illinois PIN: 25-15-28-451-008	a detached garage
06/11/09 180-04-02	Part of the E 1/2 of the W 1/2 of Section 10, Sidney, Township; 1025 CR 2125E, Sidney, Illinois PIN: 24-28-10-376-014	a single family home with attached garage
07/27/09 67-05-02	Lot 8, Replat of Woodfield Estates, Section 22, Mahomet Township; 1503 S. Woodfield Drive, Mahomet, Illinois PIN: 15-13-22-251-004	a single family home with attached garage and detached storage shed
09/30/09 184-01-02	Part of the SE 1/4 of the SE 1/4 of Section 30, Hensley Township; 3511 N. Rising Road, Champaign, Illinois PIN: 12-14-30-400-002	a sunroom addition to an existing single family home

09/30/09 78-10-01	Part of the SE 1/4 of the SE 1/4 of Section 30, Hensley Township; 3511 N. Rising Road, Champaign, Illinois PIN: 12-14-30-400-002	an addition to an existing detached garage
03/01/10 277-08-01	Lot 1, Replat of Lot 4, Jacob M. Smith Estate Subdivision, Section 10, Urbana Township; 2200A E. University Avenue, Urbana, IL PIN: 30-21-10-351-021	Change the Use to establish a Variety Store and install 1 wall sign. Business no longer in existence as of March 1, 2010. Sign removed.
03/04/10 213-08-01	A tract of land located in the NE Corner of the NW 1/4 of Section 21, Compromise Township; 2479 CR 2700N, Penfield, Illinois PIN: 06-12-21-200-010	a single family home with attached garage
03/04/10 264-99-01	East 1/2 of the NE 1/4 of Section 31, Compromise Township; 2455 CR 2600E, Penfield, Illinois PIN: 06-12-31-200-007	a single family (manufactured) home and a farm equipment shed
03/04/10 341-04-01	Lot 105, Clabaugh Subdivision, Section 10, Somer Township; 2207 CR 1600E, Urbana, IL PIN: 25-15-10-400-015	a single family (manufactured) home on the subject property
03/04/10 262-08-02	Lot 1, Jamestown Subdivision, No. 1, Section 29, Somer Township; 4410 N. Lincoln Avenue, Champaign, Illinois PIN: 25-15-29-400-019	Temporary Use for a one day event, December 12, 2009
03/08/10 262-08-01	Lot 2, Walter Sandwell 2 nd Subdivision, Section 35, Philo Township; 1478 CR 600N, Tolono, Illinois PIN: 19-27-33-400-015	a single family home with attached garage
03/08/10 180-07-01	A tract of land located in the N 1/2 of the N 1/2 of the SW 1/4 of Section 30, Crittenden Township; 142 CR 1200E, Pesotum, Illinois PIN: 08-33-30-300-010	a single family home with attached garage
03/08/10 326-08-01	Part of the NE 1/4, Section 25, Pesotum Township; 1177 CR 200N, Pesotum, Illinois PIN: 18-32-25-200-0040	a detached garage and an above ground swimming pool

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/08/10 288-08-02	A tract of land being a part of the E ½ of the SE ¼ of the NE ¼ of Section 22, Sidney Township; 851 CR 2200E, Sidney, Illinois PIN: 24-28-22-200-011	a single family (manufactured) home on the subject property
03/08/10 145-05-01	Part of the SE ¼ of the SE ¼ of the NE ¼ of Section 22, Sidney Township; 877 CR 2200E, Sidney, Illinois PIN: 24-28-22-200-010	an agricultural building with living quarters
03/08/10 346-05-01	A tract of land in the E ½ of the E ½ of the NE ¼ of Section 9, Sidney Township; 2099 CR 1100N, Sidney, Illinois PIN: 24-28-09-200-020	two additions to an existing single family home
03/08/10 64-09-02	A tract of land located in the NE Corner of the NE ¼ of Section 8, Sidney Township; 1979 CR 1100N, Sidney, Illinois PIN: 24-28-08-200-011	a hay equipment and hay storage building
03/08/10 121-07-02	A tract of land located in the West ½ of the NW ¼ of Section 5, Sidney Township; 1170 CR 1900E, Sidney, Illinois PIN: 24-28-05-100-008	a single family home with attached garage
03/09/10 305-08-01	Three tracts of land comprising 3 acres located in the NW Corner of the SW ¼ of Section 3, Philo Township; 1148 CR 1500E, Urbana, Illinois PIN: 19-27-03-300-018	a detached storage shed
03/09/10 304-08-01	Lot 1, Walter Sandwell 3 rd Subdivision, Section 33, Philo Township; 1468C CR 600N, Tolono, Illinois PIN: 19-27-33-476-004	a single family home with attached garage

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/09/10 87-01-01	Lots 7 & 8, Block 2, Churchill's Fourth Addition to the Original Town of Prairieview, now Longview, Section 33, Raymond Township; 209 W. Logan, Longview, Illinois PIN: 21-34-33-429-008	a detached garage
03/09/10 290-02-02	A tract of land located in the NE Corner of the NE 1/4 of Section 25, Philo Township; 1799 CR 800N, Philo, Illinois PIN: 19-27-25-200-007	a single family home with attached garage
03/10/10 327-09-01	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	Change the Use to establish guest quarters with no kitchen facilities in an existing outbuilding
03/10/10 64-09-03	A tract of land located in the SE 1/4 of the SE 1/4 of Section 10, Scott Township; 390 CR 1600N, Champaign, Illinois PIN: 23-19-10-400-005	a detached garage
03/10/10 93-09-01	A tract of land located in the SE 1/4 of Section 24, Scott Township; 592 CR 1400N, Champaign, IL PIN: 23-19-24-400-005	a single family home with attached garage
03/10/10 40-07-01	A tract of land located in the NW 1/4 of Section 18, Pesotum Township; 619 CR 400N, Sadorus, Illinois PIN: 18-32-18-100-003	a detached accessory building for agriculture equipment storage
03/10/10 90-09-01	A tract of land located in the NW 1/4 of Section 25, Condit Township; 2578 CR 1100E, Thomasboro, Illinois PIN: 07-08-25-100-005	an addition to an existing single family home
03/10/10 276-08-01	Two tracts of land comprising 1.196 acres located in the NE 1/4 of Section 5, Rantoul Township; 1983 CR 3000N, Rantoul, Illinois PIN: 20-10-05-226-003 & -008	a detached garage

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/10/10 26-10-02	A tract of land located in the SE Corner of the SE 1/4 of Section 20, Champaign Township; 2339 S. Staley Road, Champaign, Illinois PIN: 03-20-20-400-012	a sunroom addition to an existing single family home
03/10/10 70-03-02	A tract of land in the NE 1/4 of Section 34, Pesotum Township; 75 CR 1000E, Pesotum, Illinois PIN: 18-32-37-200-009	Change the Use to establish a kennel (inspection 3/10/10 revealed no evidence of animals on property – none seen or heard)
03/10/10 131-01-02	A tract of land located in the NE and SE 1/4 of Section 28, Kerr Township; 3515A CR 2800E, Penfield, Illinois PIN: 13-06-28-400-002	Temporary Use for Eastern Illinois ABATE, Inc. Really on June 1 and June 2, 2007
03/18/10 250-06-02	Lot 2096, Western Hills III, Section 35, Hensley Township; 2609 Dale Drive, Champaign, IL PIN: 12-14-35-352-007	a single family home
03/19/10 196-09-01	A tract of land located in the NE 1/4 of Section 25, Kerr Township; 2465 CR 3200N, Gifford, Illinois PIN: 13-05-25-200-002	a single family home with attached garage
03/19/10 225-09-01	Lot 6, except the East 75' thereof, and all of Lot 7 in Block 1 of B.R. Hammer's Addition to the Town of Dewey, Section 34, East Bend Township; 314 Independence Street, Dewey, Illinois PIN: 10-02-34-151-008	a single family (manufactured) home with attached garage CASE: 661-AV-10
03/24/10 133-03-03	Lot 4 and the East 44' of Lot 5, Ingram's Subdivision, Section 30, Ogden Township; 2538 CR 1350N, Ogden, Illinois PIN: 17-24-30-177-009	a detached garage
03/24/10 293-06-01	Lot 2, Ingram's Subdivision, Section 20, Ogden Township; 1353 CR 2550E, Ogden, Illinois PIN: 17-24-30-177-011	an addition to an existing single family home

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/24/10 163-04-03	A tract of land located in the SW 1/4 of Section 18, Ogden Township; 1539 CR 2550E, Ogden, Illinois PIN: 17-24-18-300-006	a single family home with attached garage
03/24/10 279-04-01	Two tracts of land consisting of 5.25 acres located in the SW Corner of the NE 1/4 of Section 28, Ogden Township; 2760 CR 1350N, Homer, Illinois PIN: 17-27-25-200-003 & Pt. of 17-24-28-200-002	a barn for horses and hay storage
03/24/10 208-06-01	A tract of land located in the E 1/2 of the NE 1/4 of Section 28, Ogden Township; 2786 CR 1350N, Homer, Illinois PIN: 17-24-28-200-006	a detached storage shed
03/24/10 288-02-01	A tract of land located in the SE Corner of the SE 1/4 of Section 31, South Homer Township; 607 CR 2500E, Homer, Illinois PIN: 26-29-31-400-003	a single family home with attached garage
03/24/10 282-04-01	A tract of land located in the NW 1/4 of Section 30, South Homer Township; 790 CR 2500E, Homer, Illinois PIN: 26-30-30-100-006	an addition to an existing single family home
03/24/10 282-01-01	A tract of land located in the NW Corner of the S 1/2 of Fractional SW 1/4 of Section 19, South Homer Township; 814 CR 2400E, Homer, Illinois PIN: 26-29-19-300-003	two additions to an existing single family home
03/24/10 79-06-04	A tract of land located in the SE 1/4 of the SW 1/4 of Section 8, South Homer Township; 2635 CR 1025N, Homer, Illinois PIN: 26-30-08-300-004	a single family home (manufactured) with attached garage

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/24/10 118-09-01	Lots 7 & 8, Block 5, S. H. Busey's Addition to Penfield, Section 4, Compromise Township; 324 East Street, Penfield, Illinois PIN: 06-12-04-352-007	a detached garage
03/24/10 273-05-03	Tract 4 of a division of the NE 1/4 of Section 7, South Homer Township; 1090 CR 2400E, Homer, Illinois PIN: 26-29-07-100-003	a horse barn
03/24/10 50-04-01	A part of the North 1/2 of the SW 1/4 of Fractional Section 6, South Homer Township; 2401 CR 1150N, Homer, Illinois PIN: 26-29-06-300-015	a converted grain bin used as a room addition to an existing single family home
03/24/10 81-00-02	A part of the N 1/2 of the SW 1/4 of Fractional Section 6, South Homer Township; 1140 CR 2400E, Homer, Illinois PIN: 26-29-06-300-020	a detached storage shed
03/24/10 197-02-01	A part of the N 1/2 of the SW 1/4 of Fractional Section 6, South Homer Township; 2407 CR 1150N, Homer, Illinois PIN: 26-29-06-300-020	a single family home with attached garage
03/24/10 69-05-01	A tract of land located in Part of the NW 1/4 of Fractional Section 6, South Homer Township; 2427 CR 1150N, Homer, Illinois PIN: 26-29-06-300-002	a detached garage
03/24/10 162-09-02	A tract of land located in the S 1/2 of the NW 1/4 of the NW 1/4 of Section 6, South Homer Township; 1178 CR 2500E, Homer, Illinois PIN: 26-30-06-100-006	a detached barn for agriculture animals
03/24/10 281-09-01	A tract of land located in the NW 1/4 of Fractional Section 6, South Homer Township; 2547 CR 1200N, Homer, Illinois PIN: 26-30-06-100-008	a chicken coop

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/24/10 293-05-02	A tract of land located in the S ½ of the NW 1/4 of Section 6, South Homer Township; 1178 CR 2500E, Homer, Illinois PIN: 26-30-06-100-006	a single family home with attached garage
03/24/10 35-09-01	A tract of land being a part of the NW 1/4 of Section 6, South Homer Township; 1190 CR 2400E, St. Joseph, Illinois PIN: 26-29-06-100-028	a detached garage/storage building and also to move an existing garden shed
03/24/10 162-99-03	A tract of land in the SE 1/4 of Section 30, South Homer Township; 1309 CR 2500E, St. Joseph Township PIN: 26-23-30-400-004	a single family home with attached garage
03/24/10 307-04-02	Lot 3, West's Replat of Riverview Subdivision, Section 32, South Homer Township; 2666 South Homer Lake Road, Homer, Illinois PIN: 26-24-30-402-011	a detached garage
03/24/10 251-03-01	Lot 6, West's Replat of Parts of Riverview Subdivision, Section 32, South Homer Township; 2662 South Homer Lake Road, Homer, Illinois PIN: 26-24-32-402-014	a detached storage shed
03/24/10 198-07-02	Lot 5, West's Replat of Part of the Riverview Subdivision, Section 32, South Homer Township; 2660 S. Homer Lake Road, Homer, IL PIN: 26-24-32-402-013	a single family home with attached garage
03/24/10 216-03-01	A tract of land located in the NW Corner of the E ½ of the SW 1/4 of Section 30, South Homer Township; 1348 South Homer Lake Road, Homer, Illinois PIN: 26-24-30-400-007	a detached storage shed
03/24/10 202-06-01	A tract of land in the West ½ of the SW 1/4 of Section 33, South Homer Township; 2717 CR 1250N, Homer, Illinois PIN: 26-24-33-301-016	a single family home with attached garage

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/24/10 145-01-03	A tract of land located in the SE Corner of the SW 1/4 of the SW1/4 of Section 33, South Homer Township; 2714 CR 1200N, Homer, Illinois PIN: 26-24-33-353-001	a manufactured home with walkout basement
03/24/10 87-02-01	A tract of land being a part of the SE 1/4 of the NE 1/4 of Section 30, Ogden Township; 1358 CR 2575E, Homer, Illinois PIN: 17-24-30-276-007	a detached storage building
03/24/10 156-09-01	Lots 14 & 15, Ingram's 2 nd Subdivision, Section 30, Ogden Township; 1365 CR 2550E, Ogden, Illinois PIN: 17-24-30-177-021 & 022	a detached storage building and a personal wind turbine 80' in height
03/24/10 123-08-02	Tract 1 of a Plat of Survey of the East 1/2 of the NW 1/4 of Section 30, Ogden Township; 1365 CR 2545E, Ogden, Illinois PIN: 17-24-30-176-012	a detached garage
03/24/10 214-01-01	A part of the East 1/2 of the NW 1/4 of Section 30, Ogden Township; 1360 CR 2545E, Ogden, Illinois PIN: 17-27-30-176-014	a single family home with attached garage
03/24/10 97-04-06	Lot 20, Deer Ridge (Ingram's 3 rd) Subdivision, Section 30, Ogden Township; 1374 CR 2545E, Ogden, Illinois PIN: 17-24-30-178-004	a single family home with attached garage
03/24/10 194-04-01	Lot 23, Ingram's Third, Section 30, Ogden Township; 1379 CR 2545E, Ogden, Illinois PIN: 17-24-30-178-007	a single family home with attached garage
03/24/10 89-09-02	A tract of land being a part of the NE 1/4 of the NW 1/4 of Section 6, South Homer Township; 2470 CR 1150N, Homer, Illinois PIN: 26-29-06-200-020	a single family home and to authorize construction of a detached shed previously constructed without a permit

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/24/10 320-04-01	Lots 29 & 30, Deer Ridge (Ingram's 3 rd) Subdivision, Section 30, Ogden Township; 1376 CR 2540E, Ogden, Illinois PIN: 17-24-30-178-010 & 011	a detached garage
034/24/10 302-04-01	Lot 31, Ingram's 3 rd Subdivision, Section 30, Ogden Township; 1378 CR 2450E, Ogden, Illinois PIN: 17-24-30-178-012	a detached garage
03/24/10 271-00-01	A tract of land in the NE 1/4 of the SW 1/4 of Section 33, South Homer Township; 2721 CR 1250N, Homer, Illinois PIN: 26-27-33-301-007	a garage addition to an existing single family home
03/24/10 134-02-01	A tract of land in the NW Corner of the NW 1/4 of Section 18, Ogden Township; 2501 CR 1600N, Ogden, Illinois PIN: 17-24-18-100-006	a porch addition to an existing single family home
03/25/10 153-05-02	A part of the W 1/2 of the SE 1/4 of Section 9, South Homer Township; 2775 CR 1050N, Homer, Illinois PIN: 26-30-09-400-005	a Temporary Use to hold snowmobile races, June 25, July 31 and August 28, 2005 (Races no longer held, subject property is proposed site for sewage treatment plant for the Village of Homer)
03/25/10 168-04-02	A part of the W 1/2 of the SE 1/4 of Section 9, South Homer Township; 2775 CR 1050N, Homer, Illinois PIN: 26-30-09-400-005	a Temporary Use to hold snowmobile races, June 26, July 25 and August 29, 2004 (Races no longer held, subject property is proposed site for sewage treatment plant for the Village of Homer)
03/25/10 168-03-02	A part of the W 1/2 of the SE 1/4 of Section 9, South Homer Township; 2775 CR 1050N, Homer, Illinois PIN: 26-30-09-400-005	a Temporary Use to hold snowmobile races, June 28 & 29, August 24, and September 26, 2003 (Races no longer held, subject property is proposed site for sewage treatment plant for the Village of Homer)

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING MARCH, 2010

03/25/10 217-02-03	A part of the W ½ of the SE 1/4 of Section 9, South Homer Township; 2775 CR 1050N, Homer, Illinois PIN: 26-30-09-400-005	a Temporary Use to hold snowmobile races, August 11 and 25, 2002 (Races no longer held, subject property is proposed site for sewage treatment plant for the Village of Homer)
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Champaign County Farm Bureau

801 N. Country Fair Drive ♦ Suite A ♦ P.O. Box 3098 ♦ Champaign, IL 61826-3098
Phone: (217) 352-5235 ♦ Fax: (217) 352-8768

Bradley Uken, Manager

www.ccfarmbureau.com

April 6, 2010

TO: County Board Member

FR: Jerry Watson, CCFB President

The Champaign County Farm Bureau has been actively engaged in the counties Land Resource Management Plan (LRMP) efforts. As this plan is approaching being finalized the organization would once again like to state our support for specific portions of the plan. Thus, below are the specific Goals, Objectives and Policies that we support. We hope that as you review this list you will see the value and importance of these and support them as well.

Goal 2 Governmental Coordination

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Objective 2.1 Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region.

Policy 2.1.3 The County will encourage municipal adoption of plan and ordinance elements which reflect mutually consistent (County and municipality) approach to the protection of *best prime farmland* and other natural, historic, or cultural resources.

Goal 4 Agriculture

Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.

Policy 4.1.5

a. The County will allow landowner *by right development* that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts, with:

- 1 new lot allowed per 40 acres, up to a total of 4 new lots; and
- 1 authorized land use allowed on each vacant *good zoning lot* provided that public health and safety standards are met.

b. The County will not allow further division of parcels that are 5 acres or less in size.

Policy 4.1.6

a. On *best prime farmland*, the County will authorize only by-right residential development, and not discretionary residential development, provided site development requirements are met. On *best prime farmland*, the County may authorize non-residential *discretionary development* if the non-residential use, design, site and location are consistent with County policies regarding:

- i. suitability of the site for the proposed use;
- ii. adequacy of infrastructure and public services for the proposed use;

- iii. minimizing conflict with agriculture;
 - iv. minimizing the conversion of farmland; and
 - v. minimizing the disturbance of natural areas.
- b. The County may authorize *discretionary review* development on tracts consisting of other than *best prime farmland* if the use, design, site and location are consistent with County policies regarding:
- i. suitability of the site for the proposed use;
 - ii. adequacy of infrastructure and public services for the proposed use;
 - iii. minimizing conflict with agriculture;
 - iv. minimizing the conversion of farmland; and
 - v. minimizing the disturbance of natural areas.

Policy 4.1.7 To minimize the conversion of *best prime farmland*, the County will require a maximum lot size limit on new lots established as *by right development* on *best prime farmland*.

Policy 4.1.8 The County will consider the LESA rating for farmland protection when making land use decisions regarding a *discretionary development*.

Objective 4.2 Champaign County will require that each *discretionary review* development will not interfere with agricultural operations.

Policy 4.2.2 The County may authorize *discretionary review* development in a *rural* area if the proposed development:

- a. is a type that does not negatively affect agricultural activities; or
- b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and
- c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure.

Policy 4.2.3 The County will require that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.

Policy 4.2.4 To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all *discretionary review* consider whether a buffer between existing agricultural operations and the proposed development is necessary.

Objective 4.5 By the year 2012, Champaign County will review the Site Assessment portion of the LESA for possible updates; thereafter, the County will periodically review the site assessment portion of LESA for potential updates at least once every 10 years.

Objective 4.6 Champaign County will seek means to encourage and protect productive farmland within the County.

Policy 4.6.1 The County will utilize, as may be feasible, tools that allow farmers to permanently preserve farmland.

Policy 4.6.2 The County will support legislation that promotes the conservation of agricultural land and related natural resources in Champaign County provided that legislation proposed is consistent with County policies and ordinances, including those with regard to landowners' interests.

Objective 4.7 Champaign County affirms County Resolution 3425 pertaining to the right to farm in Champaign County.

Objective 4.9 Champaign County will seek to preserve the landscape character of the agricultural and *rural* areas of the County, and, at the same time, allow for potential

discretionary development that supports agriculture or involves a product or service that is provided better in a *rural* area.

Policy 4.9.1 The County will develop and adopt standards to manage the visual and physical characteristics of *discretionary development* in *rural* areas of the County.

Goal 5 Urban Land Use

Champaign County will encourage *urban development* that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

Objective 5.1 Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new *urban development* in or adjacent to existing population centers.

Policy 5.1.1 The County will encourage new *urban development* to occur within the boundaries of incorporated municipalities.

Policy 5.1.2

a. The County will encourage that only compact and contiguous *discretionary development* occur within or adjacent to existing villages that have not yet adopted a municipal comprehensive land use plan.

b. The County will require that only compact and contiguous *discretionary development* occur within or adjacent to existing unincorporated settlements.

Policy 5.1.6 To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require *discretionary development* to create a sufficient buffer between existing agricultural operations and the proposed *urban development*.

Policy 5.1.7 The County will oppose new *urban development* or development authorized pursuant to a municipal annexation agreement that is located more than one and one half miles from a municipality's corporate limit unless the Champaign County Board determines that the development is otherwise consistent with the LRMP, and that such extraordinary exercise of extra-territorial jurisdiction is in the interest of the County as a whole.

Policy 5.1.8 The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.

Policy 5.1.9 The County will encourage any new *discretionary development* that is located within municipal extra-territorial jurisdiction areas and subject to an annexation agreement (but which is expected to remain in the unincorporated area) to undergo a coordinated municipal and County review process, with the municipality considering any *discretionary development* approval from the County that would otherwise be necessary without the annexation agreement.

Policy 5.2.1 The County will encourage the reuse and redevelopment of older and vacant properties within *urban land* when feasible.

Policy 5.2.2 The County will:

a. ensure that *urban development* proposed on *best prime farmland* is efficiently designed in order to avoid unnecessary conversion of such farmland; and

b. encourage, when possible, other jurisdictions to ensure that *urban development* proposed on *best prime farmland* is efficiently designed in order to avoid unnecessary conversion of such farmland.

Policy 5.2.3 The County will:

- a. require that proposed new *urban development* results in no more than minimal disturbance to areas with significant natural environmental quality; and
- b. encourage, when possible, other jurisdictions to require that proposed new *urban development* results in no more than minimal disturbance to areas with significant natural environmental quality.

Policy 5.3.3 The County will encourage a regional cooperative approach to identifying and assessing the incremental costs of public utilities and services imposed by new development.

Objective 7.2 Champaign County will strive to attain a countywide transportation network including a variety of transportation modes which will provide rapid, safe, and economical movement of people and goods.

Policy 7.2.3 The County will encourage the maintenance and improvement of the existing County road system, considering fiscal constraints, in order to promote agricultural production and marketing.

Goal 8 Natural Resources

Champaign County will strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use.

Objective 8.2 Champaign County will strive to conserve its soil resources to provide the greatest benefit to current and future generations.

Policy 8.2.1 The County will strive to minimize the destruction of its soil resources by non-agricultural development and will give special consideration to the protection of *best prime farmland*. *Best prime farmland* is that comprised of soils that have a Relative Value of at least 85 and includes land parcels with mixed soils that have a Land Evaluation score of 85 or greater as defined in the LESA.

Policy 8.4.1 The County will incorporate the recommendations of adopted watershed plans in its policies, plans, and investments and in its discretionary review of new development.

Policy 8.4.2 The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.

Policy 8.4.6 The County recognizes the importance of the drainage districts in the operation and maintenance of drainage.

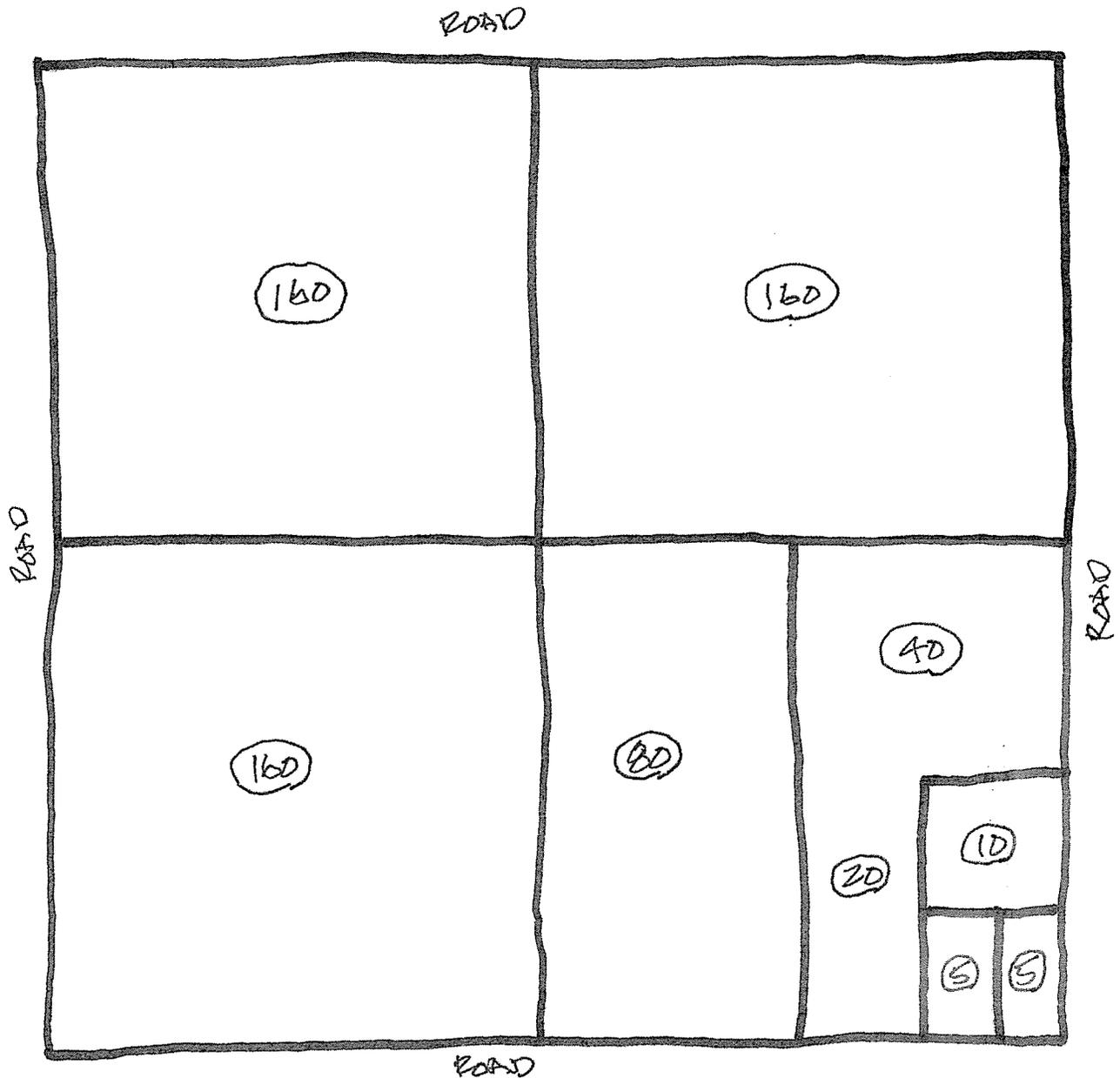
Objective 9.5 Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing land uses.

As you can see the Farm Bureau has numerous points that we support but as for the remainder of the document we do not have policy on it and thus have no position. Again, we encourage you to support the Goals, Objectives and Policies that we have listed above.

1 SECTION - 640 ACRES

ALL BEST PRIME FARMLAND

RELATIVE TO LUMP POLICIES 4-1.5 x 4-1.6 AND
ALTERNATIVE POLICIES 4-1.5 x 4-1.6



How many total by-right lots?

How many potential by-right & RRD lots?

Maximum acres converted?

Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

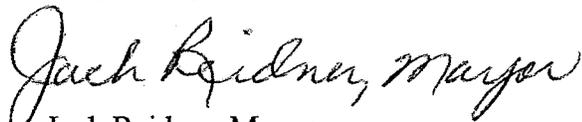
April 5, 2010
Champaign County Board
1776 E. Washington St.
Urbana, IL 61802

Dear Members of the Board:

Ms. Nicole George from Champaign County Regional Planning Commission's Transit Partnership Group presented information on potential transit models for outlying communities at the Village of Ogden Board Meeting on April 1, 2010. Amy Marshant from CRIS Rural Transit spoke and gave their credentials to be the transportation providers.

On behalf of the Village of Ogden's residents and Village of Ogden Board, I would like to express our support of the rural transportation proposal and CRIS Rural Transit to be one of the transportation providers. Members of our community would benefit by giving them more mobility and an opportunity to meet their daily needs.

Respectfully,



Jack Reidner, Mayor
Village of Ogden

RECEIVED

APR 06 2010

CHAMPAIGN COUNTY
ADMINISTRATIVE SERVICES

Thomasboro Grade School

March 29, 2010

Champaign County Board
Brookens Administrative Center
1776 E Washington St
Urbana, IL 61802

Dear Champaign County Board,

Thomasboro Community Consolidated School District #130 strongly supports the Champaign County Transit Partnership Group's (CCTPG) efforts to secure Section 5311 Capital and Operating Assistance funding for rural public transportation in Champaign County and select CRIS Rural Transit as the lead service provider.

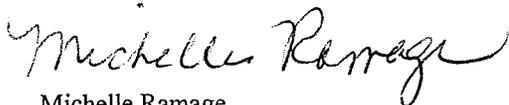
Since June 2008, the CCTPG has been going through the Interagency Coordinating Committee on Transportation (ICCT) Clearinghouse Transportation Coordination Primer, as required by the Illinois Department of Transportation Division of Public and Intermodal Transportation. During this process the CCTPG has identified the need for transportation service in the rural portions of our county for all populations.

By working with existing transportation providers and users, the CCTPG has recommended CRIS Rural Transit as the lead agency for rural public transportation service. As a current Section 5311 program operator, CRIS Rural Transit has the knowledge and experience necessary to operate the service. The CCTPG will continue to work with CRIS Rural Transit to address transportation needs throughout the county.

Thomasboro, as a town, would benefit from rural transportation. Working with many parents of our community for the past 5 years, I can see firsthand the need for rural transportation for those without transportation for medical and other important appointments.

Thomasboro School District looks forward to continuing our relationship with CRIS Rural Transit and bringing rural public transportation to Champaign County. If you have any questions or require any further information, please do not hesitate to contact us.

Thank you,



Michelle Ramage
Superintendent
Thomasboro CCSD #130
201 N. Phillips
Thomasboro, IL 61878
(217) 643-3275

Michelle Ramage, Superintendent
Bonnie McArthur, Principal
201 N. Phillips
Thomasboro, IL 61878

Phone: 643-3275
Fax: 643-2022
E-mail: ramagem@
thomasboro.k12.il.us

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