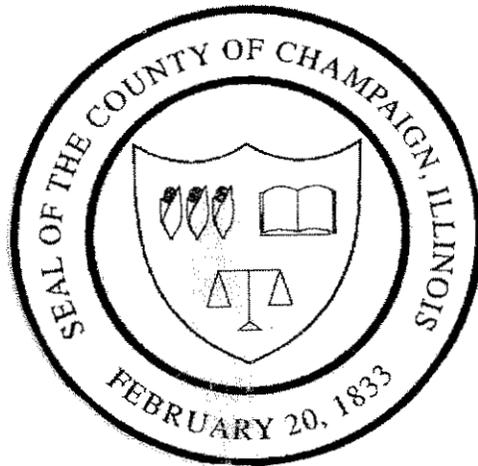


Environment & Land Use Committee Agenda

October 10, 2006



7:00 p.m.

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

AGENDA

Champaign County Environment & Land Use Committee

Members:

*Jan Anderson, Chris Doenitz, Tony Fabri, Nancy
Greenwalt (VC) Kevin Hunt, Ralph Langenheim (C),
Brendan McGinty, Steve Moser, Jon Schroeder*

Date: *October 10, 2006*

Time: *7:00 p.m.*

Place: *Lyle Shields Meeting Room
(Meeting Room 1)
Brookens Administrative Center
1776 E. Washington St.
Urbana, Illinois*

Phone: *(217) 384-3708*

AGENDA

Old Business shown in Italics

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (September 13, 2006) 1 thru 7
4. Public Participation
5. County Board Chair's Report
 - A. Closed session pursuant to 5 ILCS 120/2 (c) 1 to consider the employment, compensation, discipline, performance, or dismissal of an employee.
6. CDAP Loan Request for Solar Tan (Mark and Kelly Hodson) 8 thru 9
7. *Enterprise Zone Boundary Amendment – Clearview Development* 10 thru 16
8. Report on Enforcement Activities
(Information to be distributed at meeting)
9. Request for Proposal for the demolition and cleanup of 1101 E. Perkins Rd, Urbana. 17 thru 19
10. Request for Proposal for the demolition and cleanup of 3304 Pine Circle, Urbana. 20 thru 21
11. *Zoning Case 558-AT-06 Petitioner: Zoning Administrator* 22
Request: 1. Amend paragraph 4.2.1C to allow "mortuary or funeral home" in the AG-2 District as a second principal use on a lot on which there is a cemetery when the lot is under common management.

Environment and Land Use Committee Agenda

October 10, 2006

Page 2

Zoning Case 558-AT-06 cont:

- 2. Amend Section 5.2 to change “mortuary” to be “mortuary or funeral home”.***
- 3. Amend Section 5.2 to add “mortuary or funeral home” as a Special Use Permit in the AG-2 District with footnote specifying that a mortuary or funeral home is only allowed in the AG-2 district as a second principal use on the same lot as a cemetery and the lot must be under common management.***
- 4. Add standard conditions for “mortuary or funeral home” as a Special Use Permit in the AG-2 District.***

12. Comprehensive Zoning Review

(Information only; action deferred to November)

13. Monthly Report

(June, July and August, 2006)

23 thru 54

14. Other Business

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

16. Adjournment

MINUTES OF REGULAR MEETING

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

**DATE: September 13, 2006
TIME: 7:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

MEMBERS PRESENT: Jan Anderson, Chris Doenitz, Tony Fabri, Nancy Greenwalt (VC), Kevin Hunt, Ralph Langenheim (C), Brendan McGinty, Steve Moser, Jon Schroeder

**OTHER COUNTY
COUNTY BOARD**

MEMBERS PRESENT: Barbara Wysocki (Champaign County Board Chair)

MEMBERS ABSENT: None

STAFF PRESENT: Connie Berry, John Hall, Frank DiNovo (RPC Economic Development Director), Susan McGrath (Assistant State's Attorney), Susan Monte (County Planner), Brent Rose (RPC Economic Development Specialist)

OTHERS PRESENT: Larry Wood, Herb Schildt, Rod Harris, Chris Hausman, Teri Legner, Phillip Geil, Jim Harper, Carl Webber, Lee Sentman, Steve Willard, Neil Malone, Aleta Holt, Eric Thorsland, Hal Barnhart, Scott Bidner, Jim Rector

1. Call to Order, Roll Call

The meeting was called to order at 7:04 p.m.

2. Approval of Agenda and Addendum

Mr. Moser moved, seconded by Mr. Fabri to approve the Agenda and Addendum as submitted. The motion carried by voice vote.

A1. Revisions of Land Use Regulatory Policies

Mr. Hall stated that time did not allow for preparation of information regarding the Revisions to the Land Use Regulatory Policies.

3. Minutes of Previous Meeting (August 14, 2006)

Ms. Anderson noted that Patricia Busboom's name should be removed as an ELUC Member Present at the August 14, 2006, meeting.

Mr. Doenitz moved, seconded by Mr. Moser to approve the August 14, 2006, minutes as amended. The motion carried by voice vote.

4. Public Participation

Mr. Langenheim informed the audience that the public hearings for Agenda Item #11 have been completed and a County Board Study Session, which allowed public participation, regarding Agenda Item #11 was held on September 12th, therefore no further comments will be heard at this meeting.

Mr. Larry Wood, General Manager for The Andersons addressed Agenda item #8. He said that he was available to answer any questions that the Committee may have regarding Agenda item #8.

Mr. Rod Harris, Representative of The Andersons Corporate Office in Toledo, Ohio informed the Committee that he was in charge of the Albion, Michigan, facility where The Andersons built their first ethanol plant. He said that he was part of the process in laying the ground work for the Albion plant and was present during the construction. He said that the Albion plant has been in operation for one month. He said that he would be glad to address any concerns or questions as they may relate to a potential ethanol plant in Champaign County.

Ms. Teri Legner, Assistant to the City Manager for the City of Champaign stated that she urges the Committee's support for both of the proposed Enterprise Zone boundary amendments. She said that the City of Champaign Council approved both Enterprise Zone boundary amendments at their September 05, 2006, meeting. She said that she is available to answer any questions that the Committee may have regarding these two agenda items.

Mr. Carl Webber, Attorney for The Andersons stated that the last time that he appeared before the Committee The Andersons discussed the possibility of locating the proposed ethanol plant in the County but now they are under the assumption that they are going to proceed with an annexation agreement with the City of Champaign. He said that the Enterprise Zone is a joint City of Champaign and County Enterprise Zone and in order to get the City of Champaign's approval they have a requirement that either an annexation agreement or pre-annexation agreement is entered in to. He said that in order to obtain the Enterprise Zone benefits The Andersons must annex in to the City of Champaign. He said that the school districts and many other governmental bodies, including the County, will reap the benefits of the Enterprise Zone. He said that the Committee members have probably read the article in the *News Gazette* which questioned the path that The Andersons may take to have an annexation agreement although they are working on this path and hopefully all will be worked out. He said that an Enterprise Zone can proceed through a published location even without the approval of the landowner of the property. He said that as it happens the City of Champaign has been in contact with the Atkins Group and that doesn't seem to be a problem anyway but it is a different approach and under the annexation The Andersons need a specific agreement but under the Enterprise Zone

they do not. He said that he is available to answer any questions that the Committee may have.

5. Correspondence

A. Mahomet Aquifer Consortium Meeting No. 48, July 18, 2006, minutes

B. Mahomet Aquifer Consortium Meeting No. 49, September 05, 2006, agenda

Mr. Moser moved, seconded by Ms. Anderson to accept and place Correspondence A and B on file. The motion carried by voice vote.

6 County Board Chair’s Report

None

7. Enterprise Zone boundary amendment – Clearview Development

Mr. Moser moved, seconded by Mr. Doenitz to approved Items #7 and #8 as submitted.

Mr. Langenheim stated that Item #7 and #8 should be voted upon separately.

Ms. Anderson stated that the memorandum regarding Item #7 indicates that staff has no recommendation.

Mr. Hall stated that the memorandum is correct.

Ms. Anderson stated that she is concerned with one of the disadvantages of Alternative 1 for Item #7, which reads as follows: Approval of this extension for the Christie Clinic facility sets an unfortunate precedent for the use of local tax incentives to facilitate relocation of existing businesses in the county; an unproductive drain on county tax revenues.

Mr. Hall stated that Brent Rose, the author of the memorandum, is present at tonight’s meeting and he may be able to share some information which may help alleviate her concerns.

Mr. DiNovo stated that the memorandum was prepared by the Regional Planning Commission (RPC) staff.

Mr. McGinty stated that the motion was for both items and if they are to be voted upon separately the original motion should be amended.

Mr. Fabri offered a friendly motion to recommend approval of Agenda Item #7, Enterprise Zone boundary amendment – Clearview Development separately from Agenda Item #8, Mr. McGinty seconded the motion. The motion carried with one opposing vote from Mr. Schroeder.

8. Enterprise Zone boundary amendment – Anderson’s Ethanol Plant

ELUC DRAFT SUBJECT TO APPROVAL DRAFT 9/13/06
Mr. Doenitz moved, seconded by Mr. McGinty to recommend approval of Agenda Item #8, Enterprise Zone boundary amendment – Andersons’ Ethanol Plant. The motion carried unanimously by voice vote.

9. **Zoning Case 497-AM-05: Helen Willard and Steven and Shirley Willard Request to amend the Zoning Map to change the zoning designation from CR-Conservation Recreation to AG-2, Agriculture. Location: A 29 acre tract in the northwest ¼ of the Southeast ¼ of Section 36 of Newcomb Township and located east of CR 550E and north of CR 2425N at the corner of CR 550E and CR 2425N and commonly known as the home and property at 556 CR 2425N, Dewey.**

Mr. Moser moved, seconded by Mr. Schroeder to recommend denial of Zoning Case 497-AM-05.

Mr. Schroeder stated that this is a case of spot zoning. He said that he can not look at this issue as to what particular use is requested because he does not have a problem with the use but he does have a problem with changing the zoning. He said that he would have preferred that something was done in the CR District to allow this use but obviously it would open up a can of worms to allow just this particular use. He said that in his mind the AG-2 District is transition density zoning and it is a bad idea to spot zone this location when no other AG-2 exists in the area.

Ms. Greenwalt stated that during her first meetings at ELUC she can remember hearing that a rezoning or special use which was being requested should be approved because the petitioners are very good people or because they have really good reasons for their request. She said that these comments didn’t make sense to her because the approval should not be based on personalities or how good someone is therefore she does commend and respects the Willards for their work but she cannot support the rezoning request. She said that she does hope that they find a different location for their venue so that they can continue their work.

Mr. Moser asked if there was a formal protest filed with the County Clerk.

Mr. Hall stated yes. He said that a formal protest was filed therefore Case 497-AM-05 will require a super-majority vote at the County Board for approval.

Mr. Fabri stated that it is truly unfortunate that the County cannot find a way to get through some of the hurdles that are blocking a very good asset to the teenagers in the Mahomet area. He said that the Committee requested that staff investigate the possibility of revising the CR District to allow this type of use but the Committee chose not to take this route therefore the Willard’s only option was to request a rezoning. He said that he agrees that spot zoning is not a good idea but it is frustrating that the Committee could not find a way to allow this use at its current location.

Ms. Anderson stated that she has attended many of the big.small.all meetings which have been held and at most of the meetings the teenagers indicate that more recreation and activities need to be provided for the County’s teens.

Ms. Wysocki stated that she empathizes with both sides of the case. She asked that if the “the shed” is such a good thing and is a positive influence in the lives of the County’s teenagers in an area where recreation and entertainment is not readily available why can’t the group find a location in downtown Mahomet. She asked if there was something magical about being in the rural area with this venue.

Ms. Anderson stated that the minutes indicate that Mr. Willard has put a lot of his own money into the venue and is not recuperating much of his money back. She said that the minutes also indicate that the owners have looked into holding their venue at other locations but it requires revenue which is not available.

Mr. Hall stated that the petitioner testified at the public hearings that in his opinion this rural location is better because it was removed from the interferences with older and younger adults which is a problem when he has an event in an urban area. He said that the owners have looked for other locations but it tough to beat a location where you already have a building and you don’t have pay to hold your venue there.

The motion carried unanimously by voice vote.

10. **Recreation and Entertainment License: Last Call for Alcohol, Inc, 105 Main St, Penfield, IL. September 14, 2006 through December 31, 2006.**

Mr. Moser moved, seconded by Mr. Hunt to approve the Recreation and Entertainment License for Last Call for Alcohol, Inc, 105 Main St, Penfield, IL.

Ms. Wysocki noted that Last Call for Alcohol, Inc, is located in the building formerly known as the R & L Roadhouse. She said that all licenses are being requested by the new owner.

The motion carried by voice vote.

11. **Zoning Case 522-AT-05: Zoning Administrator
TEXT AMENDMENTS PROPOSED AS PART OF PHASE ONE OF THE CHAMPAIGN
COUNTY COMPREHENSIVE ZONING REVIEW (CZR) PARTS A-M.**

Mr. Moser moved, seconded by Mr. McGinty to defer Zoning Case 522-AT-05 to the November 2006 ELUC meeting.

Mr. Moser stated that several members of the Republican caucus have contacted him about the possibility of forwarding this to the County Board on September 21st and seeing it die. He said that there are portions of the Draft Ordinance which the Republicans, Democrats and the public do not agree with although there are portions which all parties do agree with. He said that if nothing else there are some areas in the existing Ordinance which need to be corrected such as the Rural Residential Overlay (RRO). He said that he appreciates Mr. Fabri’s comments given at the County Board Study Session on September 12, 2006, regarding the environment. He said that the County has spent a ton of money on hearings, staff time and ten

years of discussing and cussing the Ordinance therefore it has come to the point that if staff can present some ideas that everyone can agree upon then they should be given the opportunity to do so. He said that the County Board is never going to make all of the landowners in Champaign County happy. He said that during the County Board Study Session the effect of the large rural subdivisions on the township government was never discussed. He said that there were issues with some of the existing rural subdivisions that were never addressed and complaints continuously keep coming in about drainage and flooding. He said that when you discuss these subdivisions with the city planners they indicate that they do not want subdivisions which are located outside of their one-and-one-half mile jurisdiction, with existing problems annexed in to the city. He said that the owners of the previously proposed RRO north of St. Joseph spent a lot of money in engineering and planning and it is behooving to inform those people of the possibilities of gaining approval prior to expending their dollars to gain that approval. He said that normally a frontage protest is filed on an RRO and there are several RROs which have never seen the light of day at the County Board. He said that there was only one map amendment protest which was overridden and that was a political issue. He said that it is fine with most people if someone wants to put in a big subdivision in the rural areas of the County until those people become adjoining landowners then it is not fine. He said that currently there are problems with a subdivision next to Homer Lake and there are rumors of dry wells and that the septic systems are polluting Homer Lake. He said that he has a broker's license and he has sold some houses and a lot of farmland. He said that he has been at many meetings when someone from the Sandwell Subdivision or Arrow Place Subdivision comes to the Committee with a problem that the County could not do anything about.

Mr. McGinty stated that he echoes many of Mr. Moser's comments and also appreciated Mr. Fabri's environmental comments. He said that he is also concerned about putting the good work of the staff in action because if a super-majority is required from the County Board it will be very difficult to achieve an approval. He said that it is very difficult for the County to have a mutually acceptable zoning ordinance without a comprehensive plan for the County. He said that the County and others have paid a lot of money toward a vision statement for big.small.all which isn't even done yet. He said that hopefully big.small.all will provide a vision from which a comprehensive plan can be developed and a good zoning ordinance should fall in line. He said that it appears that the County is doing all of this in a backwards manner when perhaps the County should be putting its efforts toward a plan that hopefully the work from big.small.all has begun.

Ms. Anderson stated that with the elections coming up she is concerned with the motion to defer this item to November.

Mr. Moser stated that he spoke to Ms. Busey about getting this item to the Board in November and she informed him that the current County Board must consider this item for final approval. He said that Ms. Busey indicated that the County will be far enough along in the budget process that the County Board will have time to deal with this item.

Ms. Wysocki stated that she also spoke to Ms. Busey and it appears that in November all of the budget issues will fall in to place and there will not be any last minute negotiations. She said that the County Board will know well in advance what the budget is going to look like therefore the County Board will be in the position to deal with the Zoning Ordinance. She noted that the current County Board will be able to vote

9/13/06

DRAFT SUBJECT TO APPROVAL DRAFT

ELUC

upon this item at the November County Board meeting.

Ms. Anderson stated that she is still concerned with the November deferral date.

The motion carried with one opposing vote from Mr. Langenheim.

12. Monthly Report for August, 2006

Mr. Hall indicated that time did not allow for preparation of the August monthly report therefore the June, July and August monthly reports will be included in the October, 2006, ELUC packet for the Committee's review.

13. Other Business

None

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

The consensus of the Committee was to place Items #8 and #9 on the County Board Consent Agenda.

15. Adjournment

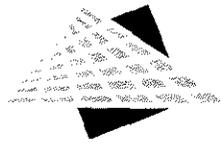
Mr. Moser moved, seconded by Mr. Fabri to adjourn the September 13, 2006, ELUC meeting. The motion carried by voice vote.

The meeting adjourned at 7:39 p.m.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

eluc\minutes\minutes.fm



To: Environmental Land Use Committee
From: Brent Rose
Re: Loan request from Solar Tan, LLC (Mark & Kelly Hodson)
Date: October 10, 2005

This is a request for \$30,000 in Community Development Assistance Program (CDAP) assistance.

Background

Solar Tan, LLC, located at 408 North Race Street in Urbana, engages in the tanning salon business and the tanning product sales business.

Mark and Kelly Hodson are purchasing the assets of Solar Tan, LLC, which consists of equipment, inventory and goodwill. The total purchase price of this business is \$100,000. Fisher National Bank will provide financing in the amount of \$70,000 towards the purchase of the business and take on the majority of the risk in this financing package.

Kelly Hodson is the manager of this location and has over six years of experience in this type of business. She will continue to manage the facility once the purchase is completed. Her husband is a truck driver for Midwest Logistics and will continue being employed with this company. He will be required to personally guarantee this loan as well.

Loan Request

Solar Tan, LLC is requesting financing of \$30,000 for the purchase of this tanning salon located at 408 North Race Street in Urbana, Illinois.

Sources and Uses of Funds

The entire borrowed amount of \$100,000 (Fisher National Bank and CDAP) will be used to purchase the business.

Debt Service Coverage

Projected debt service coverage is sufficient

Collateral Coverage

Collateral for the CDAP loan consists of a second position on equipment, inventory, accounts receivable and a personal guaranty by both Mark and Kelly Hodson.

Jobs Created

As a result of the CDAP assistance, this project will create/retain 2 Full-Time Equivalent jobs. These jobs will be for individuals residing outside of the entitlement communities of Champaign and Urbana, which allows this financing package to be approved.

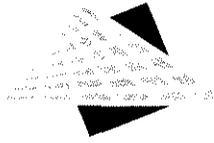
Rate and Term of CDAP loan

Up to \$30,000 for 7 years at a 6.0% fixed interest rate for the term of the loan. There will be a 1% closing fee and monthly payments of \$438.26.

Staff Recommendation

The projected debt service and Mrs. Hodson's experience in this business setting give them a good chance for success. The personal income of Mark Hodson also strengthens this credit.

Staff recommends approval of up to \$30,000 for 7 years with a fixed interest rate of 6%, the personal guaranty's of Mark Hodson and Kelly Hodson and a 1% fee at closing.



TO: Environment & Land Use Committee

FROM: Brent Rose

DATE: October 10, 2006

RE: Joint Champaign County-City of Champaign Enterprise Zone:
Boundary Amendment

REQUESTED ACTION: Recommend Amendment to Enterprise Zone Ordinance (No.255)
to expand boundaries of the Enterprise Zone to accommodate the
proposed Clearview Development.

A. Introduction: The purpose of this proposal is to amend the boundaries of the joint City of Champaign/Champaign County Enterprise Zone by adding 236.37 acres of property generally located West of Mattis Avenue, North of I -57 and South of West Olympian Drive extended. The subject property is part of the proposed Clearview development.

B. Recommended Action: Staff has no recommendation

C. Prior Council Action:

- The County Board passed Ordinance No. 255, entitled “An Ordinance Establishing an Enterprise Zone.”
- From time to time since then, the Champaign County Board and the Champaign City Council have expanded the boundaries for specific developments.

D. Summary:

- The City of Champaign and Champaign County jointly operate the Enterprise Zone, so all amendments must be processed and approved by both the City and the County.
- All amendments must be certified by the State of Illinois Department of Commerce and Economic Opportunity before they take affect but only after the City and the County have taken action.
- The State has 90 days from the time of submittal to consider each application for amendment.
- The territory that is proposed to be added to the Enterprise Zone, pursuant to the approval of this amendment, is located immediately adjacent to the current Zone boundaries.

- Currently, the total area of the Zone is 8.471 square miles. Approval of this amendment would increase the size of the Zone to 9.091 square miles. The Enterprise Zone Act limits the total size of this Zone to 12 square miles.
- The proposed development of the subject property is consistent with the Champaign County Economic Development Policy.

E. Background:

1. Request to Amend the Enterprise Zone Boundary. The Atkins Group proposes to develop more than 500 acres north of Interstate 57 and West of Mattis Avenue. The development will be a mix of residential and commercial uses. The Atkins Group has requested an amendment to the boundaries of the Enterprise Zone to include 236.37 of these 500 acres. It is anticipated that this portion of the property will develop as an employment center with a professional office, hotel/conference center and other eligible commercial uses that would benefit from Enterprise Zone incentives.

2. Enterprise Zone Benefits. The State of Illinois created the Enterprise Zone program in 1982 to encourage economic growth and neighborhood revitalization at the local level. The City of Champaign and Champaign County approved their Enterprise Zone Ordinances in 1985 and received State certification of their Zone in 1986. The Zone boundaries and local program incentives have been amended over the years to adapt to changing local needs.

The joint City of Champaign/Champaign County Enterprise Zone offers certain local property tax abatements and state and local sales tax abatements to qualifying projects. Projects eligible for incentives are all residential, commercial and industrial rehabilitation projects; hotel and conference center projects which include a minimum of 15,000 square feet of usable conference center space and a minimum of 100 hotel rooms; industrial projects which create or retain at least 20 full time or full-time equivalent jobs; and professional services commercial projects, such as offices from which accounting, legal, architectural, engineering or medical services are rendered.

Generally, qualifying industrial projects may receive an abatement of up to 10 years on City, County and Park District real estate taxes. Eligible commercial projects may receive a 5 year abatement of real estate taxes. All qualifying projects are eligible to receive a waiver of state and local sales taxes on building materials that are permanently affixed to the real estate as long as those materials are purchased within the State. Projects located within the boundaries of an Enterprise Zone may also qualify for certain State programs such as tax credits and employee training funds.

3. Procedure for Amendment. State law requires that a public hearing be advertised and conducted whenever an amendment is proposed that would alter the boundaries, incentives or benefits of the Enterprise Zone. Both the City and the County must consider and approve the proposed amendment. This process takes a minimum of 3

weeks to complete. The City and County, then, forward the transcript of the public hearing, together with the application for amendment, to the State Department of Commerce and Economic Opportunity. Upon receipt of the City/County application, the State has 90 days to consider the application. It is because of this extended lead time for consideration and approvals that staff prepared this amendment in advance of the County Board's consideration of the Clearview annexation agreement. In the event agreement is not reached, the application may be retracted from the State.

4. Proposed Project. The first project in this mixed-use development is the new Christie Clinic project. It will be located upon 25 of the 236.37 acres that are proposed to be added to the Enterprise Zone. The developers and Christie representatives estimate the value of the project at \$27,000,000. Based upon this project cost estimate, the present value of the local Enterprise Zone property tax incentive is \$1,866,000 based on a 5 year real estate tax abatement and \$837,000 in sales tax abatements on building materials purchased within the State. The developer has requested that the additional acreage be included at this time in order to avoid future delays in adding territory to the Enterprise Zone, which could be up to 110 days per project. The developer represents that Enterprise Zone benefits are critical to development and will be needed to provide for further economic growth of the area.

F. Alternatives:

1. Approve the amendment of the Enterprise Zone boundaries as depicted in Attachment "A."
2. Do not approve the EZ boundary amendment.

G. Discussion of Alternatives:

Alternative 1 would allow the City and the County to proceed in a timely fashion to process the request to amend the Enterprise Zone boundary for the Clearview development.

a. Advantages

- Provides economic incentives for a significant development that is consistent with the County's Economic Development Policy
- Allows the City, the County and the State to consider and process the request in a timely fashion

b. Disadvantages

- Once approved, the City, County and Park District will forego an increase in property tax receipts for eligible projects for a period of 5 to 10 years, depending upon the type of development.
- Approval of this extension for the Christie Clinic facility sets an unfortunate precedent for the use of local tax incentives to facilitate relocation of existing businesses in the county; an unproductive drain on county tax revenues.

Alternative 2 will not approve the amendment at this time. Staff seeks further County Board direction if this alternative is selected.

a. Advantages

- If development proceeds in the absence of Enterprise Zone tax abatements, the City, County and Park District will realize the increase in property tax receipts within 12-18 months of completion of the projects.
- City and County receive sales taxes on building materials purchased locally

b. Disadvantages

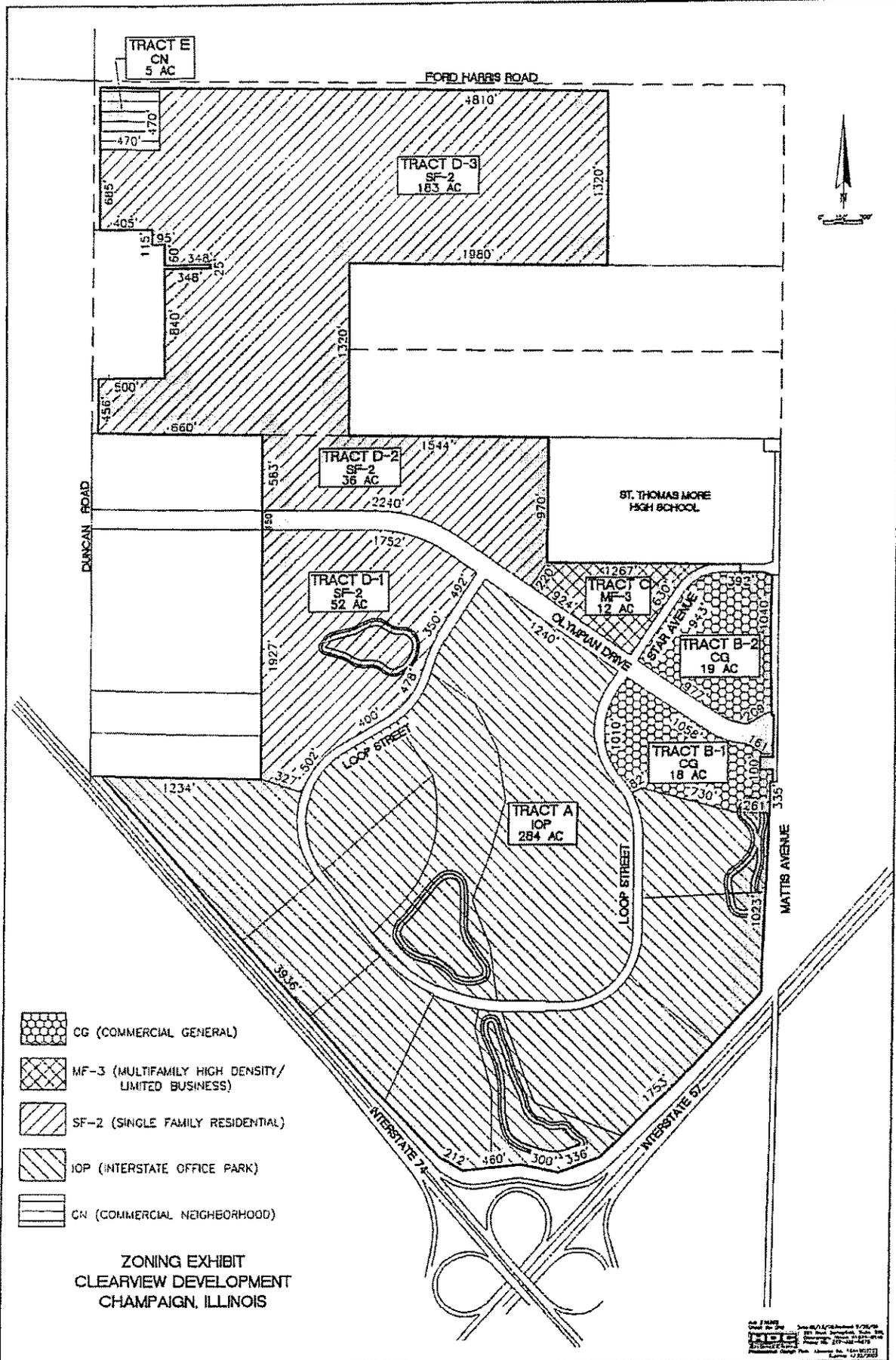
- May delay the approval process at the City and State levels
- May cause the developer to delay construction or forego the project at this time
- Does not encourage economic growth of the community

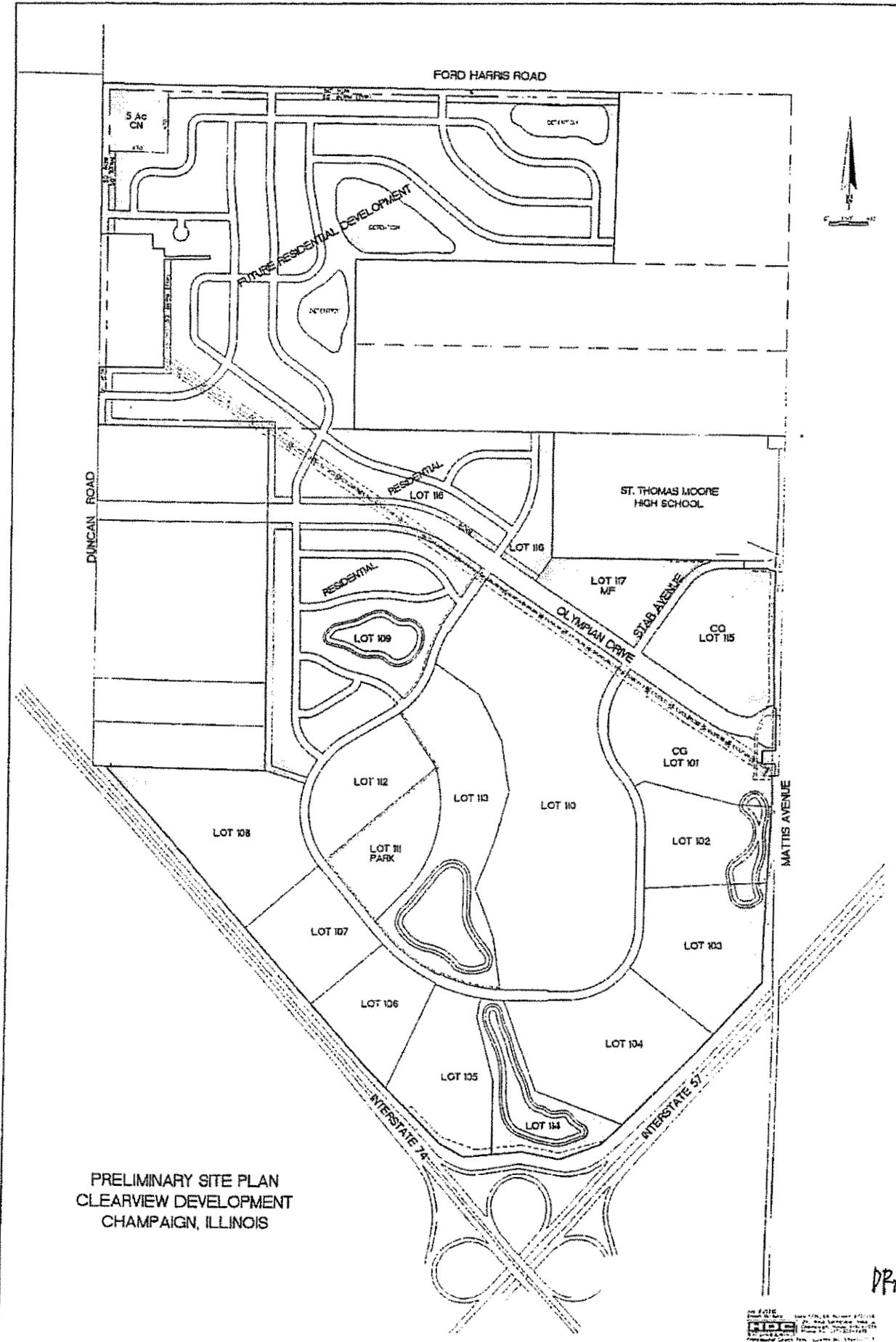
H. Community Input: A public hearing was scheduled for September 5, 2006 at the City of Champaign to provide the public an opportunity to comment on the proposed amendment.

I. Budget Impact: Approval of this amendment will add 236.37 acres of territory to the Enterprise Zone. The Christie Clinic project is estimated to be a \$27,000,000 project. Based upon this project cost estimate, the present value of the local Enterprise Zone property tax incentive is \$1,866,000 based on a 5 year real estate tax abatement and \$837,000 in sales tax abatements on building materials purchased within the State. Please refer to the attached Clearview revenue impact sheet also.

The area is expected to develop with other professional office uses, retail businesses and hotel/conference center facilities. Eligible projects will also receive 5 to 10 years of City, County and Park District real estate tax abatements and state and local sales tax abatements. In this case, these entities forego a potential increase in tax receipts for the short term. In the long term, the City, and other taxing bodies, will benefit from higher tax revenues than may have been realized without the incentives. It is possible that, without the extension of the Enterprise Zone boundaries to this area, the developer may delay the project, and none of the local taxing bodies would realize the increase in property tax receipts.

Staffing Impact: The increased workload caused by this project is negligible.





PRELIMINARY SITE PLAN
 CLEARVIEW DEVELOPMENT
 CHAMPAIGN, ILLINOIS

DRAFT

PREPARED BY: [Logo]
 PROJECT NO.: [Number]
 DATE: [Date]
 SCALE: [Scale]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT LOCATION: [Address]
 PROJECT NAME: [Name]
 PROJECT NUMBER: [Number]

Champaign County - projected revenue impact

file:///c:/atkins/Champaign Proj Impact 10/3/06 CD.xls

Clearview Subdivision Projected Development

Assumptions

1. Start date of timeline: 3Q of 2008/Olympian Drive and related infrastructure are finished.
2. Development tracked in the 5-year horizon is separate from those in years 6-20 denoted in the 20-year table.
3. This projection is intended to be a conservative outlook. It is based upon current economic and market conditions (locally and nationally). There is no guarantee this will be the actual performance.
4. Timing of actual development will be dependent on the market (local and national factors).
5. Assumes all land ownership is taxable, except Lot 110 (which is assumed to be 50% taxable)

Tract A	Size (Ac)	Zoning	Projected Use	5-year projection				20-year projection (excludes 5-year)					
				building s.f.	projected land sale	# of employees	value of improvements	retail sales	building s.f.	projected land sale	# of employees	value of improvements	retail sales
Lot 103	15.19	LOP	Office	35,900	\$454,500		\$7,000,000		70,000	\$909,000		\$14,700,000	
Lot 104	19.98	LOP	Medical/Office	178,000	\$2,053,600	710	\$8,000,000		30,000	\$1,397,200	150	\$7,500,000	
Lot 105	25.42	LOP	Christie Clinic	30,000	\$510,000		\$8,600,000		40,000	\$1,275,000		\$15,000,000	
Lot 106	12.39	LOP	Medical/Office	20,000	\$492,875		\$4,200,000		45,000	\$898,275		\$12,800,000	
Lot 107	13.08	LOP	Medical/Office	60,000	\$785,400		\$12,000,000		50,000	\$1,178,100		\$12,500,000	
Lot 108	25.85	LOP	Office	100,000	\$5,656,800	300	\$30,000,000		146,000	\$3,619,000	500	\$40,800,000	
Lot 110	70.71	LOP	Medical campus/Hospital						400,000			\$140,000,000	
Lot 111	11.87	LOP	Commons/NFP park						100,000	\$1,875,000		\$25,000,000	
Lot 112	13.46	LOP	Office										
Lot 113	31.50	LOP	Commons/Detention										
Lot 114	13.24	LOP	Commons/Detention										
Tract B-1							\$97,800,000					\$278,300,000	
Lot 101	17.74	CG	Hotels	100 rooms	\$784,080	60	\$11,900,000		200 rooms	\$4,091,155	120	\$27,200,000	
Lot 102			Restaurants	10,000	\$392,040	45	\$2,100,000		20,000	\$874,200	80	\$5,000,000	
Tract B-2													
Lot 116	18.78	CG	Retail/Restaurant	20,000	In-house	60	\$3,800,000		60,000	In-house	100	\$14,400,000	
Lot 117			Restaurants	12,000	\$1,045,440	45	\$2,840,000		12,000	\$1,308,800	45	\$3,060,000	
Tract C													
Lot 109	12.00	MF3	Condos/Apartments	72 units	\$653,400		\$10,800,000		72 units	\$784,080		\$12,960,000	
Tract D-1													
Lot 108	51.48	SF2	SF Housing	110 lots	\$5,500,000		\$22,000,000						
Tract D-2													
Lot 109	36.00	SF2	SF Housing	24 lots	\$660,000		\$3,600,000		84 lots	\$3,780,000		\$15,120,000	
Tract D-3													
Lot 110	163.00	SF2	SF Housing	92 lots	\$5,520,000		\$18,400,000		276 lots	\$18,250,000		\$88,760,000	
Tract E													
Lot 111	5.00	CN	Neighborhood retail				\$173,040,000		40,000	\$1,089,000		\$8,400,000	
Total:	568.86												
				2005			Annual tax amt					Annual tax amt	
				Tax rate	0.7801		\$149,862					\$806,230,000	
				if all parcels taxable			\$1,576,400					\$1,576,400	
				Lot 110 (not for profit portion: 60%)			-\$39,005					-\$39,005	
				Net annual gain - County			\$410,987					\$1,394,377	
				Total (5yr + 20yr):								\$1,394,377	

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**Brookens
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To: **Environment and Land Use Committee**
From: **John Hall, Director & Zoning Administrator**
Jamie Hitt, Zoning Officer
Date: **October 2, 2006**
RE: **Dangerous structure at 1101 East Perkins Road, Urbana**

Requested Action:

Authorization is requested to advertise for Requests for Proposals for demolition and disposal of a dangerous structure that is currently in violation of the Champaign County Public Nuisance Ordinance. This is not a request for authorization to clean up the subject property. See the background information below.

BACKGROUND

This is a request to approve the distribution of a Request for Proposals to demolish a burned out house and remove the debris at 1101 East Perkins Road, Urbana. The house is a "dangerous structure" under the Champaign County Public Nuisance Ordinance and thus is a violation of that Ordinance.

History of the Structure

The house on the property was partially destroyed by a fire on September 18, 2004, and has been uninhabitable since that day and remains as it was the day after the fire occurred. Pictures of the burned out house are attached. This was not the residence of the Normans and they reside on an adjacent lot.

The Planning and Zoning Department started receiving complaints about the property on July 7, 2005. A First Notice of Violation was sent to the owners, James and Dorothy Norman, on April 5, 2006. On April 19, 2006, Dorothy Norman notified the Department that they could not get their insurance company to clean up the property and they are incapable of cleaning up the property. The Normans were granted bankruptcy by Judge Gerald Fines on October 3, 2005, and they claim to no longer own the property. Staff is still trying to identify actual ownership of the subject property.

The burned out house has not been stabilized nor closed off since the fire and in its current state it appears to be subject to imminent danger of structural failure and is a "dangerous structure" under the Champaign County Public Nuisance Ordinance and is in violation of that Ordinance. Urbana Township regularly inquires as to the County's enforcement of the Public Nuisance Ordinance against this property.

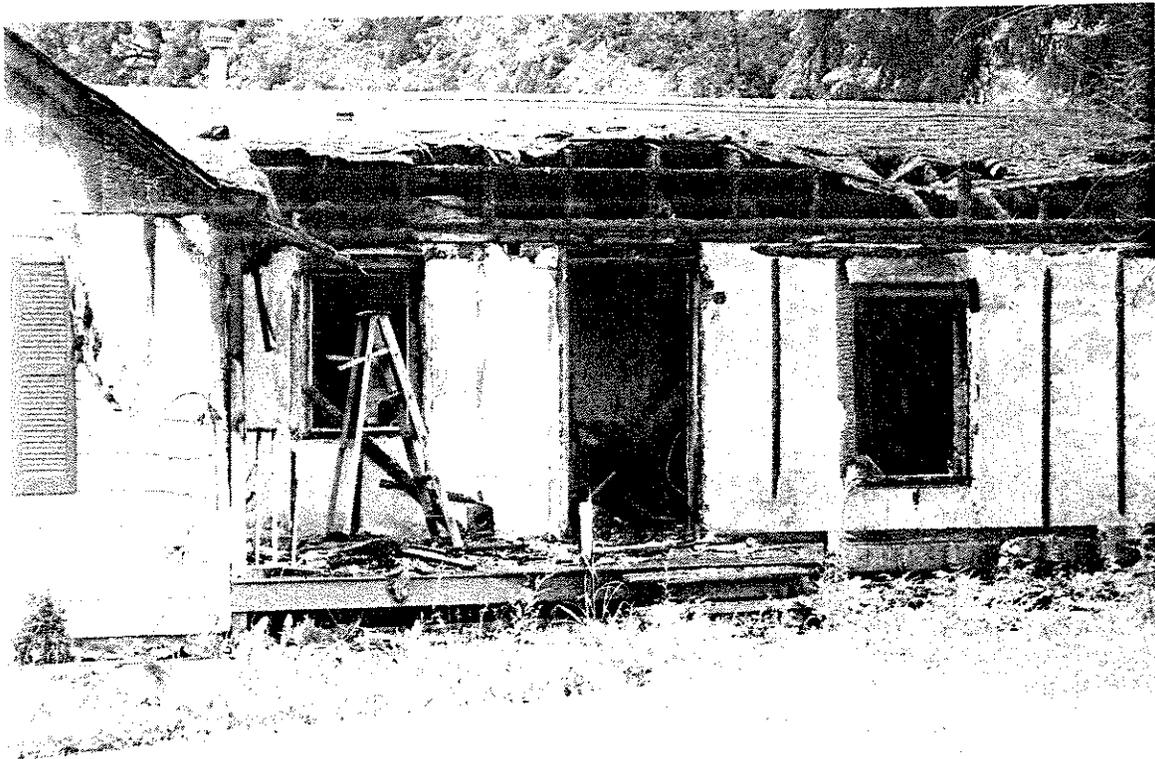
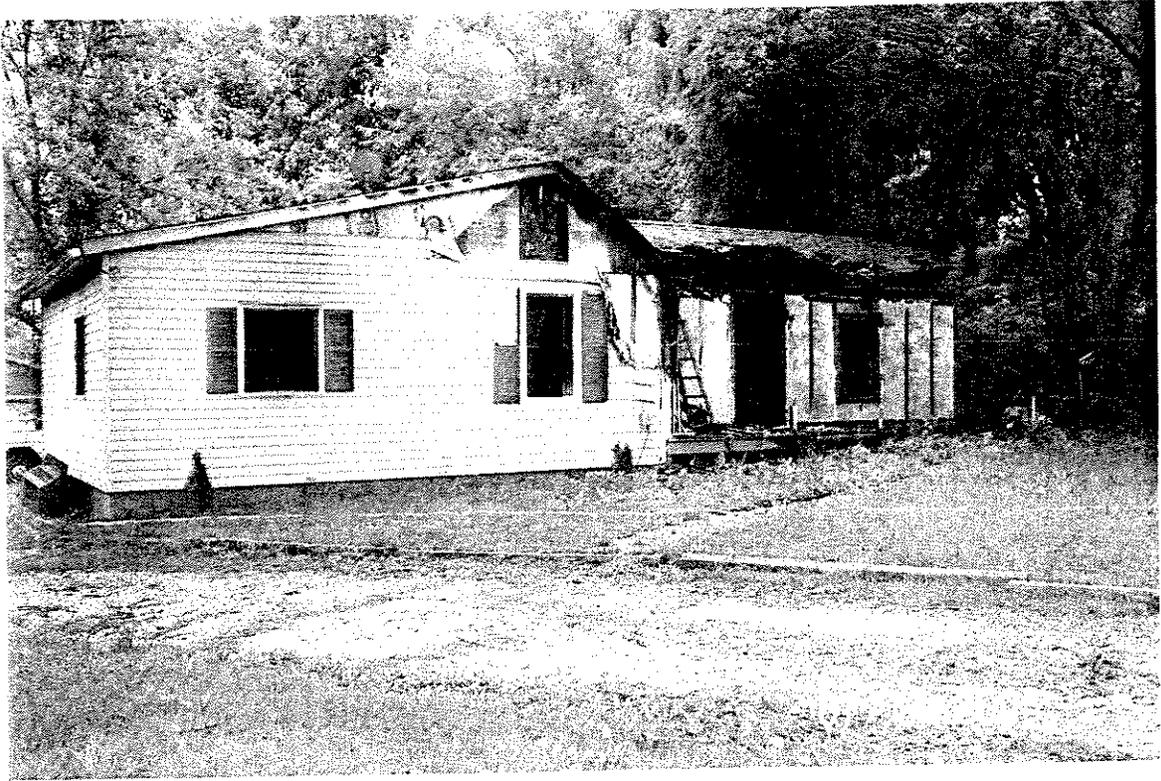
County Clean Up is a Last Resort

County demolition and clean-up of dangerous structures is a last resort when the owner cannot or will not clean up the property. County clean up is not required by the Public Nuisance Ordinance. County clean up is very unusual and only a very few properties have been cleaned up in this way.

Demolition of the structure may not be the only option for correcting the violation but at this time it appears to be the quickest means to clean up the property. The Normans claim to be willing to work with the County to do whatever is necessary to have the structure demolished and the debris hauled away. Any demolition by the County will have to be authorized by the Court and those proceedings have not yet begun.

This is merely a request for authorization to request proposals for clean up. Acceptance of an RFP would require the approval of the full Board in a separate action. It is not clear at this time how or if the County will be able to recover the cost of any clean-up. A lien could be imposed against the property for the cost of the clean-up and any subsequent purchaser of the property would have to pay the cost of the lien. The County followed this approach on the Mefford property at 2603 Campbell Drive, Champaign in 2003. That lien remains in place.

violations/zn-06-06/21.eluc.memo



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To: **Environment and Land Use Committee**
From: **John Hall, Director & Zoning Administrator**
Jamie Hitt, Zoning Officer
Date: **October 2, 2006**
RE: **Dangerous structure at 3304 South Pine Circle, Urbana**

Requested Action:

Authorization is requested to advertise for Requests for Proposals for demolition and disposal of a dangerous structure that is currently in violation of the Champaign County Public Nuisance Ordinance. This is not a request for authorization to clean up the subject property. See the background information below.

BACKGROUND

This is a request to approve the distribution of a Request for Proposals to demolish an abandoned single family home with attached garage and remove the debris at 3304 S. Pine Circle, Urbana. The house is open to intrusion and thus is a "dangerous structure" under the Champaign County Public Nuisance Ordinance and thus is a violation of that Ordinance.

History of the Structure

A Zoning Use Permit to construct a single family home with attached garage on the property located in the Birchcrest Subdivision (Yankee Ridge area) was issued in November, 1975, and a Zoning Compliance Certificate was issued for the house in May, 1981, even though the interior of the house was not complete. Champaign County does not have a building code so there were no regulations in place that required the interior of the house to be complete. The house has been sitting unfinished on the interior for 31 years with no maintenance or upkeep and vandals have added to the problems for the neighbors.

The property was the subject of an enforcement case in 1990 which was resolved and sporadic complaints about the property have been received by the Department over the last 20+ years. More recently, the Planning and Zoning Department started receiving complaints from neighbors on a regular basis in 2000 and at that time the Department pursued nuisance enforcement as a dangerous structure that was open to intrusion and finally referred the enforcement case to the State's Attorney's Office in 2001.

Zoning Administrator
Dangerous structure at 3304 South Pine Circle, Urbana
OCTOBER 2, 2006

The attached garage door has remained open for at least six years exposing an inoperable vehicle and a large amount of garbage and debris in the garage, and it is unknown whether the door into the house is locked, however, it is assumed that vandals could possibly be entering the home through the door from the garage to the house. In June 2006 Sheriff Dan Walsh contacted the Department regarding a criminal matter with the property at which time the State's Attorney's Office was again contacted by the Planning and Zoning Department to pursue action regarding this property.

The real estate taxes for the property have been paid in full and a recent title search indicates there is a large federal revenue lien on the subject property. To date, neither the Planning and Zoning Department nor the State's Attorney's Office have been able to locate the owner of the property, Henri Merkelo.

County Clean Up is a Last Resort

County demolition and clean-up of dangerous structures is a last resort when the owner cannot or will not clean up the property. County clean up is not required by the Public Nuisance Ordinance. County clean up is very unusual and only a very few properties have been cleaned up in this way.

Demolition of the structure may not be the only option for correcting the violation but at this time it appears to be the quickest means to clean up the property. Any demolition by the County will have to be authorized by the Court and those proceedings have not yet begun.

This is merely a request for authorization to request proposals for clean up. Acceptance of an RFP would require the approval of the full Board in a separate action. It is not clear at this time how or if the County will be able to recover the cost of any clean-up. A lien could be imposed against the property for the cost of the clean-up and any subsequent purchaser of the property would have to pay the cost of the lien. The County followed this approach on the Mefford property at 2603 Campbell Drive, Champaign in 2003. That lien remains in place.

Violations/zn-00-48/21.eluc.memo

To: **Environment and Land Use Committee**

From: **John Hall, Zoning Administrator**

Date: **October 3, 2006**

RE: **Zoning Case 558-AT-06**

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Zoning Case 558-AT-06

Request:

Amend the Champaign County Zoning Ordinance as follows:

- 1. Amend paragraph 4.2.1 C. to allow "mortuary or funeral home" in the AG-2 District as a second principal use on a lot on which there is a cemetery when the lot is under common management.**
- 2. Amend Section 5.2 to change "mortuary" to be "mortuary or funeral home".**
- 3. Amend Section 5.2 to add "mortuary or funeral home" as a Special Use Permit in the AG-2 District with a footnote specifying that a mortuary or funeral home is only allowed in the AG-2 District as a second principal use on the same lot as a cemetery and the lot must be under common management.**
- 4. Add standard conditions for "mortuary or funeral home" as a Special Use Permit in the AG-2 District.**

Petitioner: **Zoning Administrator**

STATUS

This case was deferred from the August meeting while the municipalities considered the proposed text amendment. Both the City of Urbana and the City of Champaign have decided not to protest the proposed text amendment and this case is now ready to forward to the County Board.

MONTHLY REPORT for JUNE 2006

Zoning Cases

Champaign
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The distribution of cases filed, completed, and pending is detailed in Table 1. Eight zoning cases were filed in June and five cases were filed in June 2005. The five-year average for cases filed in June is 6.2.

There were three regular ZBA meetings held in June and 12 cases were finalized. No cases were finalized in June 2005. The five-year average for cases finalized in June is 2.6.

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At the end of June there had been 11 cases completed for the year and there were 22 cases pending compared to 12 cases by the end of June 2005 and 37 cases pending.

(217) 384-3708

Table 1. Zoning Case Activity in June 2006

FAX (217) 228-2426

Type of Case	June 2006 3 non-CZR ZBA meeting		June 2005 2 non-CZR ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	5	7	3	0
SFHA Variance	0	0	0	0
Special Use	1	4	0	0
Map Amendment	2	1	2	0
Text Amendment	0	0	0	0
Change of Non-conform. Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	8	12	5	0
Total cases filed (year to date)	25 cases		22 cases	
Total cases completed (year to date)	21 cases***		12 cases	
Cases pending**	22 cases		37 cases	
** Cases pending includes all cases continued and new cases filed				
*** No cases were completed in January 2006 because all meetings that month were for the Comprehensive Zoning Review				

Subdivisions

There was one subdivision approval in June and no new plat applications were received.

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 June can be summarized as follows:

- There were 21 permits for 12 structures in June compared to 27 permits for 20 structures in June 2005. The five-year average for permits in the month of June is 36.6.
- The reported value for construction authorized in permits for June was \$1,081, 634 compared to \$1,359, 680 in June 2005. The five-year average reported value for authorized construction is \$3,115,430.60.
- The County collected \$3,045 in fees for June compared to \$7,153 in June 2005. The five-year average for fees collected in June is \$10,357.

There were no non-residential permits approved in June.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for June, 2006, and is summarized as follows:

- There were 10 new complaints received in June compared to 9 new complaints received in June, 2005. Nine of the new complaints were in the County Nuisance jurisdiction and one was referred to the City of Urbana Nuisance Enforcement Division.
- Two inspections were conducted in June compared to twenty-six inspections in June, 2005.
- There were two First Notices and no Final Notices issued in June compared to six First Notices and two Final Notices in June, 2005.
- There were no new cases referred to the State's Attorney in June compared to one new case referred to the State's Attorney in June, 2005.
- One case was resolved in June and the month ended with a total of 393 open cases compared to June, 2005, when seventeen cases were resolved and the month ended with a total of 309 open cases.

TABLE 2. PERMIT ACTIVITY JUNE, 2006

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	N.A.	200,000	5	N.A.	936,000
Other	2	N.A.	68,219	8	N.A.	225,469
SINGLE FAMILY Residential:						
New - Site Built	2	1,394	664,515	27	17,184	5,824,570
Manufactured				4	1,440	388,000
Additions	4	632	88,500	32	4,491	1,048,026
Accessory to Residential	3	627	51,900	26	6,460	582,700
TWO-FAMILY Residential						
Average turn-around time for permit approval	10.73 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood	4	N.A.	0	5	N.A.	0
COMMERCIAL:						
New				1	2,000	890,000
Other				1	897	42,500
INDUSTRIAL:						
New						
Other				3	1,346	1,615,000
OTHER USES:						
New				2	0	260,000
Other						
SIGNS				1	327	20,000
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	5	392	8,500	12	882	9,896
TOTAL	21/12	\$3,045	\$1,081,634	127/110	\$35,027	\$11,842,161

*21 permits were issued for 12 structures during June, 2006

◇127 permits have been issued for 110 structures since January, 2006

NOTE: Home occupations and other permits (change of use, temporary use) total 17 since January, 2006, (this number is not included in the total # of structures).

TABLE 3. ENFORCEMENT ACTIVITY FOR JUNE , 2006

	2005 Enforcement	January, 2006	February, 2006	March, 2006	April, 2006	May, 2006	June, 2006
Complaints Received	91	10	15	5	13	13	10
Initial Complaints Referred to Other Agencies	NR	3	0	0	0	1	1
TOTAL CASES INCLUDING PREVIOUS YEARS							
Inspections	112	9	5	1	2	27	2
1st Notices Issued	34	5	0	1	4	0	2
Final Notices Issued	11	0	0	0	0	0	0
Referrals to State's Attorney's Office	6	0	0	0	0	0	0
Cases Resolved ¹	64	3	3	3	1	1	1
Open Cases ²	339	346	358	360	372	384	393*/**

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.

NRThis number was not reported in previous years.

*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 393 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 9 cases that involve floodplain matters which brings the total of open cases to 342.

APPENDICES

A Zoning Use Permits Authorized in June 2006

B Zoning Compliance Certificates Issued in June 2006

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2006

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with Champaign			
221-05-01 RHO	Pending resolution of violation			
235-05-01 RHO	Pending Special Use Permit			
299-05-02	Pending subdivision with Champaign			
332-05-01	Lot 310, Scottswood 6 th , Section 15, Urbana Township; 2706 High Court, Urbana, Illinois PIN: 30-21-15-254-004	John Cooley	11/28/05 06/13/06	construct an addition to an existing single family home and a detached carport CASE: 532-V-05
354-05-01	Under review			
26-06-02	Under review			
81-06-03	Special Use Permit needed			
82-06-01 FP	Waiting for response from IDNR			
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
131-06-02	Variance needed			
137-06-01	A tract of land located in the SE 1/4 of Section 23, Sadorus Township; 478 CR 200N, Sadorus, IL PIN: 22-31-23-400-004	Dean Chesnut	05/17/06 06/05/06	construct a shed for agricultural purposes
142-06-01 FP	The E 1/2 of th NE 1/2 of Section 10, St. Joseph Township; 2179 CR 1700N, St. Joseph, IL PIN: 28-22-10-276-001	Dan and Mary Jenkins	05/22/06 06/21/06	construct an elevated enclosed patio addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2006

142-06-02	5.97 acres in the SW 1/4 of the SE 1/4 of Section 35, Hensley Township and the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 2, Champaign Township; 2404 N. Mattis Avenue, Champaign, Illinois PIN: 12-14-35-351-009; 03-20-02-101-001 & 002	Lisa Abbed	05/22/06 06/05/06	change the use to establish a temporary fireworks sales stand, June 15 - July 5, 2006
142-06-03	Under review			
144-06-01	Lot 55, Busboom-Wiltshire's IV Addition, Section 13, St. Joseph Township; 707 Devon Drive, St. Joseph, IL PIN: 28-22-13-303-012	Reid Palmer	05/24/06 06/23/06	construct a detached garage
145-06-01	A tract of land in part of the SW 1/4 of the NE 1/4, Section 14, Mahomet Township; 1715 Tincup Road, Mahomet, Illinois PIN: 15-13-14-276-007	Gary Robinson	05/25/06 06/21/06	establish a temporary use for a fireworks display, July 3, 2006
151-06-01	A tract of land on the South line of the North 1/2 of the S 1/2 of the SE 1/4 of Fractional Section 7, Hensley Township; 2215 CR 675E, Champaign, Illinois PIN: 12-14-07-400-009	Don McKinney	05/31/06 06/20/06	construct a detached garage
153-06-01	Lot 6, Rolling Hills Estates, Section 12, Mahomet Township; 2212 E. Fogel Road, Mahomet, Illinois PIN: 15-13-12-201-050	William and Jean Mueller	06/02/06 06/20/06	construct a detached garage

PPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2006

153-06-02	A tract of land located in the NE 1/4 of Section 1, Sidney Township; 1161 CR 2400E, St. Joseph, Illinois PIN: 24-28-01-200-013	Charles Stites	06/02/06 06/21/06	construct an addition to an existing single family home
157-06-01	A tract of land comprising 270 acres in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 109 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve District	06/06/06 06/20/06	establish a temporary use to hold a fireworks display, July 4, 2006
157-06-02	Elevation certificate required			
158-06-01	Lot 3, The Maples, Section 34, Somer Township; 3413 N. Highcross Road, Urbana, Illinois PIN: 25-15-34-276-1002	Tom Gillespie	06/08/06 06/20/06	construct an addition to an existing single family home
159-06-01	A tract of land located in the SW 1/4 of Section 19, Scott Township; 1410 CR 0E, White Heath, Illinois PIN: Pt. of 23-19-19-100-002	William and Elizabeth Cresap	06/08/06 06/20/06	construct a single family home with attached garage
159-06-02	A tract of land located in the NE 1/4 of Section 8, immediately South of the Seventh Day Adventist Sub. No. 2, Section 8, Champaign Township; 602 N. Rising Road, Champaign, Illinois PIN: 03-20-08-102-003	Von and Deborah Young	06/08/06 06/21/06	construct a single family home with attached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2006

160-06-01	The W ½ of the SW 1/4 of the SE 1/4 of Section 24, Scott Township; 558 CR 1400N, Champaign, Illinois PIN: 23-19-24-400-002	Mark Hamilton	06/09/06 06/20/06	establish a temporary use to hold a fireworks display, July 3, 2006
160-06-02	A tract of land located in the NE 1/4 of Section 25, Newcomb Township; 539 CR 2550N, Mahomet, Illinois PIN: 16-07-25-300-024	Mike and LuAnn Prillaman	06/09/06 06/20/06	construct a single family home with detached garage
164-06-01	Under review			
164-06-02	Under review			
164-06-03	A tract of land located in the SE 1/4 of Section 33, Somer Township; 3106 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-476-001	Honey Bee Productions	06/13/06 06/20/06	establish a temporary use for a motorcycle show, dance and camping for June 23, 24 & 25, 2006
165-06-01	Two tracts of land comprising 100 acres in the SW 1/4 of Section 1, Colfax Township; 1120 CR 500E, Champaign, IL PIN: 05-25-01-300-011 & 013	Mary Margaret O'Connor	06/14/06 06/20/06	construct an addition to an existing single family home
167-06-01	Under review			
167-06-02	Under review			
170-06-01	Under review			
172-06-01	Under review			
179-06-01	Under review			
181-06-01	Under review RHO			
181-06-02	Under review			

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING JUNE, 2006

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
06/08/06 207-01-02	A tract of land being a part of the NE 1/4 of Section 19, Pesotum Township; 674 CR 250N, Pesotum, Illinois PIN: 18-32-19-200-003	a single family home with attached garage
06/08/06 286-04-02	A tract of land being part of the East 60 acres of the NW 1/4, Section 33, Tolono Township; 845 CR 700N, Tolono, Illinois PIN: 26-26-33-100-010	a single family home
06/08/06 332-05-03	A tract of land being the NE 1/4 of Section 34, Sadorus Township; 91 CR 400E, Sadorus, Illinois PIN: 22-31-34-200-001	a single family home with attached garage and detached agriculture storage shed
06/08/06 276-05-01	4.7 acres being part of Lots 19 and 20 of a Subdivision of the Estate of William O'Bryan, deceased, in part of the SE 1/4 of the SE 1/4 of Section 35, Sadorus Townhsip; 11 CR 500E, Sadorus, Illinois PIN: 22-31-35-400-024	a single family home with attached garage
06/13/06 81-06-04	Lot 1, Replat of Lot 33, Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1506 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-127-059	an above ground swimming pool with 4' minimum height non-climbable fence with self-closing, self-latching gate

MONTHLY REPORT for JULY 2006

Zoning Cases

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The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in July and four cases were filed in July 2005. The five-year average for cases filed in July is 3.0.

There were two regular ZBA meetings held in July and two cases were finalized. Five cases were finalized in July 2005. The five-year average for cases finalized in July is 3.4.

At the end of July there had been 23 cases completed for the year and there were 22 cases pending compared to 17 cases by the end of July 2005 and 36 cases pending.

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Table 1. Zoning Case Activity in July 2006

Type of Case	July 2006 2 non-CZR ZBA meeting		July 2005 2 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	2	2
SFHA Variance	0	0	0	0
Special Use	0	0	0	1
Map Amendment	0	1	1	2
Text Amendment	1	1	1	0
Change of Non-conform. Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	2	4	5
Total cases filed (year to date)	27 cases		26 cases	
Total cases completed (year to date)	23 cases***		17 cases	
Cases pending**	22 cases		36 cases	
** Cases pending includes all cases continued and new cases filed				
*** No cases were completed in January 2006 because all meetings that month were for the Comprehensive Zoning Review				

Subdivisions

There was no subdivision approval in July but one new plat application was received.

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 July can be summarized as follows:

- There were 21 permits for 20 structures in July compared to 23 permits for 21 structures in July 2005. The five-year average for permits in the month of July is 33.
- The reported value for construction authorized in permits for July was \$2,687, 967 compared to \$691,164 in July 2005. The five-year average reported value for authorized construction is \$4,105,065.
- The County collected \$4,903 in fees for July compared to \$3,958 in July 2005. The five-year average for fees collected in July is \$10,908.

There were three non-residential permits approved in July.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for July 2006 and is summarized as follows:

- There were 15 new complaints received in July compared to 11 in July 2005. No complaints were referred to other agencies.
- Seven inspections were conducted in July compared to 13 inspections in July 2005.
- There were no First Notices or Final Notices issued in July compared to one First Notice and no Final Notices in July 2005.
- There were no new cases referred to the State's Attorney in July compared to four new case referred to the State's Attorney in July 2005.
- No cases were resolved in July and the month ended with a total of 408 open cases compared to July 2005 when four cases were resolved and the month ended with a total of 316 open cases.

APPENDICES

A Zoning Use Permits Authorized in July 2006

B Zoning Compliance Certificates Issued in July 2006

TABLE 2. PERMIT ACTIVITY JULY, 2006

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	2	N.A.	460,000	7	N.A.	1,396,000
Other	1	N.A.	17,000	9	N.A.	242,469
SINGLE FAMILY Residential:						
New - Site Built	4	2,452	645,300	31	19,636	6,469,870
Manufactured				4	1,440	388,000
Additions	4	276	92,000	36	4,767	1,140,026
Accessory to Residential	6	1,542	157,067	32	8,002	739,767
TWO-FAMILY Residential						
Average turn-around time for permit approval			6.19 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	1	33	0	1	33	0
Neighborhood		N.A.		5	N.A.	0
COMMERCIAL:						
New				1	2,000	890,000
Other				1	897	42,500
INDUSTRIAL:						
New						
Other				3	1,346	1,615,000
OTHER USES:						
New				2	0	260,000
Other						
SIGNS	1	600	8,900	2	927	28,900
TOWERS (Includes Acc. Bldg.)	2	0	1,307,700	2	0	1,307,700
OTHER PERMITS				12	882	9,896
TOTAL	21/20	\$4,903	\$2,687,967	148/130	\$39,930	\$14,530,128

*21 permits were issued for 20 structures during July, 2006

◇148 permits have been issued for 130 structures since January, 2006

NOTE: Home occupations and other permits (change of use, temporary use) total 18 since January, 2006, (this number is not included in the total # of structures).

TABLE 3. ENFORCEMENT ACTIVITY FOR JUNE AND JULY, 2006

	2005 Enforcement	January, 2006	February, 2006	March, 2006	April, 2006	May, 2006	June, 2006	July, 2006
Complaints Received	91	10	15	5	13	13	10	15
Initial Complaints Referred to Other Agencies	NR	3	0	0	0	1	1	0
TOTAL CASES INCLUDING PREVIOUS YEARS								
Inspections	112	9	5	1	2	27	2	7
1st Notices Issued	34	5	0	1	4	0	2	0
Final Notices Issued	11	0	0	0	0	0	0	0
Referrals to State's Attorney's Office	6	0	0	0	0	0	0	0
Cases Resolved ¹	64	3	3	3	1	1	1	0
Open Cases ²	339	346	358	360	372	384	393	408**/**

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.

NR This number was not reported in previous years.

*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 408 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 9 cases that involve floodplain matters which brings the total of open cases to 357.

PPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2006

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with Champaign			
221-05-01 RHO	Pending resolution of violation			
235-05-01 RHO	Pending Special Use Permit			
299-05-02	A tract of land located in the SE Corner of the NE 1/4 of Section 25, Hensley Township (Lot 101, Diana Jones Subdivision No. 1); 4009 N. Market Street, Champaign, Illinois PIN: 12-14-25-200-003	Diana Jones	10/25/06 07/25/06	construct a detached garage
354-05-01	Under review			
26-06-02	Under review			
81-06-03	Special Use Permit needed			
82-06-01 FP	Pending response from IDNR			
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
131-06-02	Variance needed			
142-06-03	Subdivision with Sidney			
157-06-02	A tract of land located in the SE 1/4 of the SE 1/4 of Section 19, Mahomet Township; 2012 CR 125E, Mahomet, Illinois PIN: 15-13-19-400-021	Timothy P. Kenney	06/06/06 07/10/06	move a single family home with attached garage onto the subject property

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2006

164-06-01	A tract of land located in the SE 1/4 of Section 7, Sidney Township; 1005 CR 1900E, Sidney, IL PIN: 24-28-07-200-001	METCAD	06/12/06 07/25/06	erect a communications tower and equipment building CASE: 534-S-06 & 553-V-06
164-06-02	A tract of land located in the SE 1/4 of Section 20, Rantoul Township; 1390 CR 2600N, Thomasboro, Illinois PIN: 20-09-20-400-003	METCAD	06/12/06 07/25/06	erect a communications tower and equipment building CASE: 537-S-06 & 552-V-06
167-06-01	Lot 30, Meadowlake 2 nd Subdivision and a .17 acre tract of land located immediately east of Lot 30, Section 13, Mahomet Township; 304 Meadowhill Lane, Mahomet, Illinois PIN: 15-13-13-151-002 & 029	Craig Lundstrom	06/16/06 07/05/06	construct an addition to an existing single family home
167-06-02	Fink Tracts, Part of the N 1/2 of the NE 1/4 of Section 24, Hensley Township; 148 Leverette Road, Champaign, IL PIN: 12-14-24-200-009	Central Illinois Trucks, Inc.	06/16/06 07/05/06	erect a freestanding sign CASE: 531-V-05
170-06-01	A tract of land located in the NE 1/4 of Section 2, Sidney Township; 1157 CR 2300E, Sidney, IL PIN: 24-28-02-277-002	Richard Shiley	06/19/06 07/05/06	construct a sunroom addition to an existing single family home
172-06-01	A tract of land located in the NE 1/4 of Fractional Section 1, Hensley Township; 1129 CR 2400N, Thomasboro, IL PIN: 12-14-01-100-004	Andrew and Anne Brenner	06/21/06 07/07/06	construct a building for Boles to Boards, LLC

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2006

179-06-01	Tract 4 of a Plat of Survey of Part of the SW 1/4 of Section 19, Stanton Township; 2046 CR 1800E, Urbana, IL PIN: 27-16-19-300-010	James and Cheryl Evans	06/28/06 07/05/06	construct a single family home with attached garage and detached storage shed
181-06-01	More information needed RHO			
181-06-02	A tract of land located in the SW 1/4 of Section 8, St. Joseph Township; 1604 CR 1900E, St. Joseph, Illinois PIN: 28-22-08-300-011	Kermit and Delores Grogan	06/30/06 07/10/06	construct a covered deck and covered walkway to an existing single family home
186-06-01	Lot 171, Edgewood 13 th , Section 10, Urbana Township; 308 N. Smith Road, Urbana, Illinois PIN: 30-21-10-304-006	Robert and Becky Martin	07/05/06 07/10/06	construct an addition to an existing garage attached to a single family home
187-06-01	A tract of land located in the SW 1/4 of Section 36, Philo Township; 622 CR 1700N, Philo, Illinois PIN: Pt. of 19-27-36-300-011	Leo and Sue Daly	07/06/06 07/10/06	construct a single family home with attached garage
188-06-01	Tract II, Nature's Landing, Section 25, Newcomb Township; 556 CR 2550N, Mahomet, Illinois PIN: Pt. of 16-07-25-200-011	Classic Homes	07/07/06 07/10/06	construct a single family home with attached garage
191-06-01	A tract of land in part of the SE 1/4, Section 3, St. Joseph Township; 2160 CR 1700N, St. Joseph, Illinois PIN: 28-22-03-400-003	Wallace and Sharolyn Worley	07/10/06 07/14/06	move an existing building to a different located on the subject property

PPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2006

192-06-01	Lot 7, Ridge Creek Subdivision, Section 12, Mahomet Township; 1204 N. Charter Oaks Circle, Mahomet, Illinois PIN: 15-13-12-201-044	Gregory Henson and Pamela Sadler	07/11/06 07/27/06	construct an in-ground swimming pool with a minimum 4' non-climbable fence with a self-closing, self-latching gate, and a detached storage shed
192-06-02	A tract of land located in the NE Corner of the W ½ of the NE 1/4 of Section 3, Philo Township; 2805 E. Old Church Road, Urbana, IL PIN: 19-27-03-200-004	Tim Millikin	07/11/06 07/14/06	construct a single family home with attached garage
194-06-01	A tract of land located in the SW Corner of the NE 1/4 of the NE 1/4 of Section 35, Ludlow Township; 1105 Crane Drive, Rantoul, Illinois PIN: 14-03-35-226-005	Brad Burgess	07/13/06 07/25/06	construct a detached garage
198-06-01	Lot 6, Prairie Junction Subdivision, Section 15, Rantoul Township; 1526 CR 2700N, Rantoul, IL PIN: 20-09-15-351-006	Ben Fisher	07/17/06 07/25/06	construct a detached garage
201-06-01	A tract of land located in the NW 1/4 of the SE 1/4 and the N ½ of the NE 1/4 of the SE 1/4 of Section 7, East Bend Township; Address to be assigned PIN: 10-02-07-400-001	Richard L. Fredrickson, Jr.	07/20/06 07/31/06	construct a single family home with attached garage
202-06-01	Under review			
206-06-01	A tract of land located in the S ½ of the NW 1/4 of Section 7, Mahomet Township; 2248 CR 0E, Mahomet, Illinois PIN: 15-13-07-100-009	Travis Corry and Kathy Martin	07/25/06 07/27/06	construct a detached garage

PPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2006

207-06-01	A tract of land located in part of the SW Fractional 1/4 of Section 6, Mahomet Township; 5 CR 2300N, Mahomet, IL PIN: 15-13-06-300-005	Chad Coit	07/26/06 07/27/06	establish a Rural Home Occupation, Coit Concrete, Inc.
208-06-01	Under review			
212-06-01	Under review			
212-06-02	Variance needed			

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY, 2006

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
06/20/06 335-05-01	Lot 36, Twin Oaks 3 rd Subdivision, Section 11, Mahomet Township; 1710 Lakeshore Drive, Mahomet, Illinois PIN: 15-13-11-226-004	a detached garage and a relocated detached storage shed
07/19/06 341-05-01	Lot 2, Adams Acres, Section 25, Mahomet Township; 522 CR 1900N, Champaign, Illinois PIN: 15-13-25-351-005	a single family home with attached garage and detached garage
07/19/06 196-05-01	Tract 5 of a Plat of Survey of the SW 1/4 of the NW 1/4 of Section 22, Newcomb Township; 2668B CR 300E, Mahomet, Illinois PIN: 16-07-22-100-025	a detached garage
07/19/06 238-05-01	A tract of land being part of the NW 1/4 of the NW 1/4 of Section 10, Sidney Township; 2147 CR 1100N, Sidney, Illinois PIN: 24-28-10-100-017	a detached storage building and a detached horse barn
07/19/06 102-06-03	A tract of land being part of the NW 1/4 of the NW 1/4 of Section 10, Sidney Township; 2147 CR 1100N, Sidney, Illinois PIN: 24-28-10-100-017	an addition to an existing detached accessory building
07/19/06 111-03-02	A tract in the NE 1/4 of the NE 1/4 of Section 29, Newcomb Township; 2551 CR 200E, Mahomet, Illinois PIN: 16-07-29-200-009	a single family home with attached garage
07/19/06 148-03-01	A tract of land in the NE 1/4 of Section 29, Newcomb Township; 2559 CR 200E, Mahomet, Illinois PIN: 16-07-29-200-008	a single family home with attached garage

07/19/06 339-02-01	A tract of land in the E ½ of the NE 1/4 of Section 29, Newcomb Township; 2591 CR 200E, Mahomet, Illinois PIN: 16-07-29-200-007	a single family home with attached garage
07/19/06 75-04-02	Lot 101, Deer Haven Subdivision, Section 30, Mahomet Township; 95 CR 2000N, Mahomet, Illinois PIN: 15-13-30-225-002	a single family home with attached garage
07/19/06 261-03-01	Lot 32 and Outlots 1 & 2, Western Hills II, Section 9, Mahomet Township; 503 Hillside Drive, Mahomet, Illinois PIN: 15-13-09-381-006	a detached garage
07/19/06 81-06-02	Lot 62, Western Hills 3 rd Subdivision, Section 9, Mahomet Township; 506 Southwood, Mahomet, Illinois PIN: 15-13-09-353-008	an above ground swimming pool with self-closing, self-latching gate at deck entrance to pool
07/19/06 292-04-01	Lot 31, Western Hills 2 nd , Section 9, Mahomet Township; 501 Hillside Drive, Mahomet, Illinois PIN: 15-13-09-379-010	a detached garage
07-19-06 230-04-04	A tract in part of the SE 1/4 of Section 29, Newcomb Township; 2551 CR 200E, Mahomet, Illinois PIN: 16-07-29-200-009	a detached storage shed
07/19/06 294-02-01	Lot 3, High Point Crossing Subdivision, Section 18, Sidney Township; 1808 CR 900N, Philo, Illinois PIN: 24-28-18-300-015	a single family home with attached garage
07/19/06 70-04-01	A tract of land located in the South ½ of the NW 1/4 of Section 7, Mahomet Township; 2248 CR 0E, Mahomet, Illinois PIN: 15-13-07-100-009	a manufactured home with a detached garage
07/19/06 217-02-01	A tract of land located in part of the SW Fractional 1/4 of Section 6, Mahomet Township; 5 CR 2300N, Mahomet, Illinois PIN: 15-13-06-300-005	a single family home with attached garage and a detached storage building

07/19/06 55-04-02	A tract of land located in part of the SW 1/4 of the SW 1/4 of Section 7, Mahomet Township; 2216 CR 0E, Mahomet, Illinois PIN: 15-13-07-300-015	a single family home with attached garage
07/19/06 112-02-04	A tract of land located in the SW 1/4 of Section 7, Mahomet Township; 2206 CR 0E, Mahomet, Illinois PIN: 15-13-07-300-011	a single family home with attached garage
07/19/06 82-06-02	A tract of land consisting of 10 acres located in the NW 1/4 of Section 18, Mahomet Township; 2180 CR 0E, Mahomet, Illinois PIN: 15-13-18-100-005	a semi trailer converted to a chicken coop
07/19/06 251-05-01	A tract in the NW 1/4 of the NW 1/4 of Section 18, Mahomet Township; 2180 CR 0E, Mahomet, Illinois PIN: 15-13-18-100-005	a detached garage
07/19/06 182-03-01	A tract in the NW 1/4 of the NW 1/4 of Section 18, Mahomet Township; 2180 CR 0E, Mahomet, Illinois PIN: 15-13-18-100-005	a single family home with detached pole barn
07/19/06 194-01-01	Lot 3, Wingert Acres First Subdivision, Section 18, Mahomet Township; 2144 County Line Road, Mahomet, Illinois PIN: 15-13-18-300-014	an addition to an existing single family home
07/19/06 224-03-02	A tract in the NW 1/4 of Fractional Section 7, Mahomet Township; 2252 CR 0E, Mahomet, Illinois PIN: 15-13-07-100-013	a single family home with attached garage
07/19/06 223-03-05	A tract of land located in the E 1/2 of the NE 1/4 of Section 29, Newcomb Township; 2591 CR 200E, Mahomet, Illinois PIN: 16-07-29-200-007	a detached storage building

07/19/06 83-03-03	Lot 2, High Point Crossing Subdivision, Section 18, Sidney Township; 904 CR 1800E, Philo, Illinois PIN: 24-28-18-300-014	a single family home with attached garage
07/20/06 164-04-06	A tract of land located in the NW 1/4 of Section 1, Somer Township; 1738 CR 2400N, Thomasboro, IL PIN: 25-15-01-300-004	a manufactured home with attached garage
07/20/06 259-04-02	A tract of land located in the SW 1/4 of Section 35, Harwood Township; 2222 CR 3000N, Gifford, Illinois PIN: 11-04-35-300-011	a detached garage with a covered patio
07/21/06 313-04-01	Two tracts of land comprising 4.25 acres located in the SE Corner of the W ½ of the SE 1/4 of Section 29, Compromise Township; 2064 CR 2500N, Thomasboro, Illinois PIN: 06-10-28-400-008	a manufactured home and storage shed
07/21/06 253-03-01	Lot 2, Costly Acres Subdivision, Section 6, Rantoul Township; 1250 CR 2900N, Rantoul, Illinois PIN: 20-09-06-400-014	a single family home with attached garage
07/21/06 60-05-03	A tract of land located in the NE 1/4 of Section 23, Compromise Township; 2269 CR 2700N, Gifford, Illinois PIN: 06-10-23-200-013	a single family home with attached garage
07/25/06 299-05-02	A tract of land located in the SE Corner of the NE 1/4 of Section 25, Hensley Township (Lot 101, Diana Jones Subdivision No. 1); 4009 N. Market Street, Champaign, Illinois PIN: 12-14-25-200-003	a detached garage

MONTHLY REPORT for AUGUST 2006

Zoning Cases

Champaign
County
Department of

**PLANNING &
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in August and four cases were filed in August 2005. The five-year average for cases filed in August is 3.0.

There were two regular ZBA meetings held in August and two cases were finalized. Five cases were finalized in August 2005. The five-year average for cases finalized in August is 2.4.

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

At the end of August there had been 25 cases completed for the year and there were 22 cases pending compared to 21 cases completed by the end of August 2005 and 33 cases pending.

(217) 384-3708

FAX (217) 328-2426

Table 1. Zoning Case Activity in August 2006

Type of Case	August 2006 2 non-CZR ZBA meeting		August 2005 2 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	2	1	3
SFHA Variance	0	0	0	0
Special Use	1	0	0	1
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Non-conform. Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	2	1	4
Total cases filed (year to date)	29 cases		27 cases	
Total cases completed (year to date)	25 cases***		21 cases	
Cases pending**	22 cases		33 cases	
** Cases pending includes all cases continued and new cases filed				
*** No cases were completed in January 2006 because all meetings that month were for the Comprehensive Zoning Review				

Subdivisions

There was one subdivision approval in August.

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 August can be summarized as follows:

- There were 20 permits for 13 structures in August compared to 24 permits in August 2005. The five-year average for permits in the month of August is 33.
- The reported value for construction authorized in permits for August was \$701,018 compared to \$1,737,764 in August 2005. The five-year average reported value for authorized construction is \$3,068,579.
- The County collected \$3,260 in fees for August compared to \$6,524 in August 2005. The five-year average for fees collected in August is \$9,758.

There was one non-residential permit approved in August.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for August 2006 and is summarized as follows:

- There were 5 new complaints received in August compared to 8 in August 2005. No complaints were referred to other agencies.
- One inspection was conducted in August compared to one inspection in August 2005.
- There was one First Notice issued in August and no Final Notices compared to one First Notice and no Final Notices in August 2005.
- There were no new cases referred to the State's Attorney in August and there were none referred August 2005.
- No cases were resolved in August and the month ended with a total of 413 open cases. No cases were resolved in August 2005 either and that month ended with a total of 324 open cases.

APPENDICES

A Zoning Use Permits Authorized in August 2006

B Zoning Compliance Certificates Issued in August 2006

TABLE 2. PERMIT ACTIVITY AUGUST, 2006

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential		N.A.		7	N.A.	1,396,000
Other		N.A.		9	N.A.	242,469
SINGLE FAMILY Residential:						
New - Site Built	3	1,431	525,000	34	21,067	6,994,870
Manufactured				4	1,440	388,000
Additions	4	451	48,818	40	5,218	1,188,844
Accessory to Residential	5	1,093	87,200	37	9,095	826,967
TWO-FAMILY Residential						
Average turn-around time for permit approval	7.11 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	3	99	0	4	132	0
Neighborhood	4	N.A.	0	9	N.A.	0
COMMERCIAL:						
New				1	2,000	890,000
Other				1	897	42,500
INDUSTRIAL:						
New						
Other				3	1,346	1,615,000
OTHER USES:						
New				2	0	260,000
Other						
SIGNS				2	927	28,900
TOWERS (Includes Acc. Bldg.)	1	186	40,000	3	186	1,347,700
OTHER PERMITS				12	882	9,896
TOTAL	20/13	\$3,260	\$701,018	168/130	\$43,190	\$15,231,146

*20 permits were issued for 13 structures during August, 2006

◆ 168 permits have been issued for 130 structures since January, 2006

NOTE: Home occupations and other permits (change of use, temporary use) total 25 since January, 2006, (this number is not included in the total # of structures).

TABLE 3. ENFORCEMENT ACTIVITY FOR AUGUST, 2006

	2005 Enforcement	January, 2006	February, 2006	March, 2006	April, 2006	May, 2006	June, 2006	July, 2006	August, 2006
Complaints Received	91	10	15	5	13	13	10	15	5
Initial Complaints Referred to Other Agencies	NR	3	0	0	0	1	1	0	0
TOTAL CASES INCLUDING PREVIOUS YEARS									
Inspections	112	9	5	1	2	27	2	7	1
1st Notices Issued	34	5	0	1	4	0	2	0	1
Final Notices Issued	11	0	0	0	0	0	0	0	0
Referrals to State's Attorney's Office	6	0	0	0	0	0	0	0	0
Cases Resolved ¹	64	3	3	3	1	1	1	0	0
Open Cases ²	339	346	358	360	372	384	393	408	413 ^{*/**}

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.

NRThis number was not reported in previous years.

*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 413 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 9 cases that involve floodplain matters which brings the total of open cases to 362.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2006

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with Champaign			
221-05-01 RHO	Pending resolution of violation			
203-05-01	A tract of land being part of the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 20, Harwood Township; 3229 CR 2000E, Rantoul, Illinois PIN: 11-04-20-400-012	Charles and Stacey Rothermel	08/22/06 08/25/06	construct a breezeway (added to existing permit)
235-05-01 RHO	Pending Special Use Permit			
354-05-01	Under review			
26-06-02	Under review			
81-06-03	Special Use Permit needed			
82-06-01 FP	Lot 29, The Meadows, Section 36, Newcomb Township; Address to be assigned PIN: 16-07-36-151-007	Thomas and Margaret Everette	03/23/06 08/29/06	construct a single family home with attached garage
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
131-06-02	Variance needed			
142-06-03	A tract of land being a part of the SW 1/4, Section 17, Sidney Township; 906 CR 1900E, Sidney, Illinois PIN: Pt. of 24-28-17-300-005	Ronald and Janet Cler	05/22/06 08/22/06	construct a single family home with attached garage and detached storage shed for personal use

181-06-01 RHO	A tract of land located in the NW 1/4 of the NW 1/4 of Section 10, Sidney Township; 2147 CR 1100N, Sidney, Illinois PIN: 24-28-10-100-017	Peter Mantell	06/30/06 08/24/06	establish a Rural Home Occupation, Mantell Motorsport
202-06-01	A tract of land in the W 1/2 of the SW 1/4 of Section 33, South Homer Township; 2717 Cr 1250N, Homer, Illinois PIN: 26-24-33-301-016	Chris and Jackie Sturdyvin	07/19/06 08/07/06	construct a single family home with attached garage
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	Mitchell B. Sonsteng	07/27/06 08/08/06	construct a detached garage
212-06-01	A tract of land consisting of 25.6 acres in the E 1/2 of the NW 1/4 of Section 20, Mahomet Township; 2060B CR 125E, Mahomet, Illinois PIN: 15-13-20-300-018 & 100-024	Phillip and Tammar Geil	08/01/06 08/23/06	erect a residential wind turbine, 100' in height, to generate electricity for personal use
213-06-01	Lot 16 and the West 62.5' of Lot 15, Hudson Acres Subdivision, Section 11, Urbana Township; 3308 E. University Avenue, Urbana, Illinois	Troy and Angie Armstrong	08/01/06 08/08/06	construct an addition to an existing detached garage and an in-ground swimming pool
213-06-02	Lot 17, Rolling Hills 2 nd , Section 12, Mahomet Township; 2102 Fogel Road, Mahomet, Illinois PIN: 15-13-12-127-001	Gary Zindars	08/01/06 08/21/06	construct an addition to an existing attached garage
215-06-01	A tract of land being a Part of the NE 1/4 of the SW 1/4 of Section 16, Somer Township; 2302 E. Leverett Road, Champaign, Illinois	Donna and Bill Brown	08/03/06 08/18/06	construct a detached garage

	PIN: 25-15-16-326-001			
219-06-01 RHO	Tract III, Section 25, Newcomb Township; 552 CR 2550N, Mahomet, Illinois PIN: 16-07-25-200-012	Kevin D. Cawvey, Sr.	08/07/06 08/21/06	establish a Rural Home Occupation, Custom Construction
221-06-01	Lot 1, Berman Subdivision, Section 34, Harwood Township; 2134 CR 3000N, Rantoul, Illinois PIN: 11-04-34-300-018	Jerry Maberry	08/09/06 08/21/06	construct a detached garage
222-06-01 RHO	A tract of land being part of the SW 1/4 of the SW 1/4 of Section 7, Newcomb Township; 2818 CR 0E, Fisher, IL PIN: 16-07-07-300-004	Michael Hallden	08/10/06 08/24/06	establish a Rural Home Occupation, Holloway Company
222-06-02	Lot 69, Edgewood 9 th , Section 10, Urbana Township; 710 Dodson Drive East, Urbana, IL PIN: 30-21-10-331-001	Carlton M. Kagawa	08/10/06 08/22/06	construct a sunroom addition to an existing single family home
223-06-01	More information needed			
229-06-01	Lot 11, Yankee Ridge 1 st , Section 29, Urbana Township; 3413 S. Persimmon Circle, Urbana, Illinois PIN: 30-21-29-401-011	Armine and Rudolf Mortimer	08/17/06 08/24/06	construct two garage additions to an existing single family home with attached garage
229-06-02	Floodplain, previous permit issues			
230-06-01	Under review			
233-06-01	Possible annexation agreement w/Champaign			
233-06-02	Under review			
234-06-01	Under review			
235-06-01	Under review			
242-06-01	Under review			
243-06-01	Subdivision with Urbana			

243-06-02 Under review

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING AUGUST, 2006

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
08/08/06 77-69-01	Lot 16 and the West 62.5' of Lot 15, Hudson Acres Subdivision, Section 11, Urbana Township; 3308 E. University Avenue, Urbana, Illinois PIN: 30-21-11-351-007	two additions to a single family home and an above ground swimming pool
08/08/06 213-06-01	Lot 16 and the West 62.5' of Lot 15, Hudson Acres Subdivision, Section 11, Urbana Township; 3308 E. University Avenue, Urbana, Illinois PIN: 30-21-11-351-007	an addition to an existing detached garage and an in-ground swimming pool
08/22/06 194-04-02	A tract of land being a part of the SE 1/4 of the NE 1/4 of Section 26, St. Joseph Township; 1374 CR 2250E, St. Joseph, Illinois PIN: 28-22-26-200-017	a single family home with attached garage and a detached barn for agricultural purposes
08/22/06 14-05-01	Tract 2 of a Plat of Survey of Part of the SE 1/4 of the NE 1/4 of Section 26, St. Joseph Township; 1368 CR 2275E, St. Joseph, IL PIN: 28-22-26-200-014	a single family home with attached garage
08/22/06 163-04-02	A tract of land located in a part of the SE 1/4 of the NE 1/4 of Section 26, St. Joseph Township; 1374 CR 2250E, St. Joseph, IL PIN: 28-22-26-200-016	a single family home with attached garage and detached storage building
08/22/06 63-03-02	A tract of land located in the NE 1/4 of NW 1/4 of Section 10, Sidney Township; 2137 CR 1100N, Sidney, Illinois PIN: 24-28-010-100-014	a single family home with attached garage

