



CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois
Thursday, February 4, 2016 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie

C.Pius Weibel – Vice-Chair

Jon Schroeder

Astrid Berkson

Sam Shore

Stan Harper

- | | <u>Pages</u> |
|---|--------------|
| I. Call to Order | |
| II. Roll Call | |
| III. Approval of Agenda/Addenda | |
| IV. Approval of Minutes | |
| A. ELUC Committee meeting – December 3, 2015 | 1 – 5 |
| V. Public Participation | |
| VI. Communications | |
| VII. <u>For Information Only</u> | |
| A. Update regarding assistance to Wilber Heights | |
| VIII. <u>Items to Receive & Place on File by ELUC Committee to Allow for 30 day Review Period</u> | |
| A. Zoning Case 819-AT-15. Amend the text of the Zoning Ordinance as follows:
<u>PART A</u> - In Section 6.1.3 add special provisions (standard conditions) for a Special Use Permit for a "Fairground".
<u>PART B</u> - In Section 4.2.1C. add "PARKING LOT and related passenger waiting buildings" as a Special Use Permit in the CR District only as an additional principal USE or additional principal STRUCTURE on Public; and in Section 5.2 add a footnote to "PARKING GARAGE or LOT" stating that "PARKING LOT and related passenger waiting buildings may be authorized in the CR District by SPECIAL USE Permit only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void; and in Section 6.1.3 add the Special Use "PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District" and add special provisions (standard conditions). | 6 – 14 |
| IX. <u>Items to be Approved by ELUC</u> | |
| A. Annual Renewal of Recreation & Entertainment License | |
| 1. Alto Vineyards, 4210 North Duncan Road, Champaign. 1/1/16 – 12/31/16 | 15 – 21 |
| B. Countywide Residential Electronics Collection in 2016 | 22 – 25 |

Champaign County strives to provide an environment welcoming to all persons regardless of disabilities, race, gender, or religion. Please call 217-384-3776 to request special accommodations at least 2 business days in advance.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
Agenda

February 4, 2016

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- X. **Items to be Recommended to the County Board**
 - A. **Case 805-AM-15.** Request by petitioners Michael Wishall, Jason Wishall, and Brian Wishall, d.b.a. Wishall Transport, Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to authorize the use of an existing unauthorized Truck Terminal as a Special Use Permit approved by the Zoning Board of Appeals in related Zoning Case 806-S-15 and subject to a variance approved by the Zoning Board of Appeals in related Zoning Case 807-V-15 on a 5.70 acre tract in Pesotum Township commonly known as the farmstead and truck terminal located at 482 and 486 CR 900 East, Tolono. 26 – 43

- XI. Monthly Reports
 - A. November, December 2015 44 – 61

- XII. Other Business

- XIII. Chair’s Report

- XIV. Designation of Items to be Placed on Consent Agenda

- XV. Adjournment

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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, December 3, 2015

TIME: 6:30 p.m.

PLACE: Lyle Shields Meeting Room

Brookens Administrative Center

1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
	Stan Harper
Patti Petrie	
	Jon Schroeder
Sam Shore	

County Staff: Deb Busey (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)

Others Present: Susan Monte (Regional Planning Commission), Kathleen Oldrey (Regional Planning Commission), Kathy Larson (Regional Planning Commission)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:31 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

MOTION by Mr. Weibel to approve the agenda as distributed; seconded by Mr. Shore. Upon vote, the **MOTION CARRIED** unanimously.

Ms. Berkson enters the meeting at 6:32 p.m.

IV. Approval of Minutes

A. ELUC Committee meeting – November 5, 2015

MOTION by Mr. Shore to approve the minutes of the November 5, 2015 ELUC meeting as distributed; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.

1 **V. Public Participation**

2 Dominique Durbin, current president of the Geothermal Alliance of Illinois, supported the adoption of the
3 state code as it is written and pertains to the regulation and permitting of closed loop system wells and
4 the limiting of types of coolants used in closed system wells. Mr. Durbin explained that he has worked
5 with state legislature for the past five years to develop a state code for closed loop system wells.
6

7 Lon Hoover, a retired civil engineer, supported Mr. Durbin and attended the meeting to provide answers
8 to any questions about closed loop system wells.
9

10 **VI. Communications**

11 None.
12

13 **VII. For Information Only**

14 A. *Update regarding RPC Assistance to Wilber Heights*

15
16 Ms. Monte noted that this is a two part work item to gauge the level of support from Wilber
17 Heights property owners to determine their willingness to participate in a special assessment
18 process and to hold a public informational meeting about the special assessment process. A
19 neighborhood survey in regards to the special assessment process is in the process of being
20 completed and preparation for the public meeting is underway. This project is expected to be
21 complete by mid-January 2016.
22

23 Ms. Petrie asked if Ms. Monte can provide the finalized neighborhood survey to the ELUC
24 Committee. Ms. Monte confirmed. Ms. Petrie asked if Ms. Monte has any expectations of property
25 owners in Wilber Heights being interested in an application for the State of Illinois Community
26 Development Assistance Program (CDAP). Ms. Monte noted that property owners in Wilber Heights
27 will not be asked about a CDAP application in the survey. Ms. Petrie asked if residents of Wilber
28 Heights are structurally organized with neighborhood representatives. Ms. Monte noted that she is
29 unaware of any organized group of residents.
30

31 B. *Update regarding County Burn Ordinance*

32
33 Ms. Monte introduced Kathleen Oldrey, a planner with the Regional Planning Commission. Ms.
34 Monte and Ms. Oldrey are working together to consider the development a countywide burn
35 ordinance. The initial focus of the ordinance will address landscape waste burn prevention. Ms.
36 Oldrey explained that work is being completed to identify a 1,000 foot buffer area around the
37 Champaign-Urbana corporate limits, as well as a similar size area around Mahomet and Rantoul,
38 and to apply the terms of the adjacent municipality's existing landscape waste burn ordinance to
39 the buffer area . Ms. Monte noted that a finalized product will be presented at the February 2016
40 ELUC Committee meeting.
41

42 Ms. Petrie asked for an explanation regarding the choice of a 1,000 foot buffer area as opposed to
43 a 1,500 foot or 1,200 foot buffer area. Ms. Monte noted that a 1,000 foot buffer area was chosen
44 due to the limited resources of all parties involved in enforcing the potential ordinance. Ms. Petrie
45 asked if any fire chiefs have shared their thoughts about the proposed ordinance. Ms. Monte
46 explained that fire chiefs support the proposed ordinance due to the burning restrictions. Ms.
47 Petrie asked if a summary of this item can be provided by email to ELUC Committee members.
48

49 **VIII. Items to be Approved by ELUC**

1 A. *One Day Recreation and Entertainment License. Matt Slade, 1306 East Kerr Avenue, Urbana, for a*
2 *Lawnmower Derby at the Champaign County Fair Association Fairgrounds, 1302 North Coler*
3 *Avenue, Urbana IL, December 6, 2015.*
4

5 **MOTION** by Mr. Shore to approve the One Day Recreation and Entertainment License. Matt Slade, 1306
6 East Kerr Avenue, Urbana, for a Lawnmower Derby at the Champaign County Fair Association Fairgrounds,
7 1302 North Coler Avenue, Urbana IL, December 6, 2015; seconded by Mr. Weibel. Upon vote, the
8 **MOTION CARRIED** unanimously.
9

- 10 B. *Annual Renewal of Recreation & Entertainment Licenses*
11 1. Lake of the Woods Bar & Liquors, 204 South Prairieview Road, Mahomet. 1/1/16-12/31/16
12 2. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 1/1/16-12/31/16
13 3. Gordyville LLC, 2205 CR3000N, Gifford. 1/1/16-12/31/16
14 4. Curtis Orchard, 3902 South Duncan Road, Champaign. 1/1/16-12/31/16
15

16 **OMNIBUS MOTION** by Ms. Berkson to approve the Annual Renewal of Recreation & Entertainment
17 Licenses; seconded by Mr. Weibel. Upon vote, the **MOTION CARRIED** unanimously.
18

- 19 C. *Annual Renewal of Hotel/Motel License*
20 1. *Hariohm Inc. dba Motel 6. 1906 North Cunningham Avenue, Urbana. 1/1/16 – 12/31/16*
21

22 **MOTION** by Ms. Berkson to approve the Annual Renewal of Hotel/Motel License. Hariohm Inc. dba Motel
23 6. 1906 North Cunningham Avenue, Urbana. 1/1/16 – 12/31/16; seconded by Mr. Weibel. Upon vote,
24 the **MOTION CARRIED** unanimously.
25

- 26 D. Recommendation to limit type of coolants used in closed loop system wells
27

28 Mr. Weibel abstained from discussion pertaining to the recommendation to limit type of coolants
29 used in closed loop system wells as he is a member of the Water Board Advisory Council of the
30 State of Illinois.
31

32 Ms. Monte noted that this item is for the ELUC Committee's consideration to make a
33 recommendation to the County Board of Health. Ms. Monte explained that Macon County's
34 decision to limit coolants used in closed loop system wells was a reactionary response to a flawed
35 inspection system and not based on scientific evidence. Further discussions with the Illinois
36 Department of Public Health (IDPH) have resulted in a revised 6 month timeline and a broader
37 amendment consistent with state guidelines to be recommended by the ELUC Committee to the
38 County Board of Health.
39

40 Ms. Petrie asked if it is necessary to follow state guidelines. Ms. Monte noted that following state
41 guidelines is necessary because additional research is needed to understand this topic.
42

43 **MOTION** by Ms. Berkson to recommend the County Board of Health to Review an Amendment to the
44 Champaign County Health Ordinance to Restrict Type of Heat Exchange Fluids Used in a Closed Loop
45 System Well as it has been presented to the ELUC Committee; seconded by Mr. Shore.
46

47 Upon vote: Aye (3) Esry, Berkson, Shore
48 Nay (1) Petrie
49 Abstain (1) Weibel
50

51 **MOTION CARRIED.**

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

- 53 A. **Case 815-AM-15.** Recommendation to approve a Zoning Map Amendment to change the zoning
54 district designation from the B-2 Neighborhood Business Zoning District to the B-4 General Business

1 Zoning District for petitioners Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, on a 2.16
2 acre tract in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20N Range
3 7E in Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet.
4

5 **MOTION** by Mr. Shore to recommend the approval of a Zoning Map Amendment to change the zoning
6 district designation from the B-2 Neighborhood Business Zoning District to the B-4 General Business
7 Zoning District for petitioners Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, on a 2.16 acre
8 tract in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20N Range 7E in
9 Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet.; seconded by Mr.
10 Weibel.
11

12 Mr. Weibel asked if any significant changes to the way the property is used will be experienced. Mr.
13 Hall noted that changing to B-4 zoning will be consistent with the commercial B-4 zoning already
14 surrounding the property and that no significant changes will be experienced.
15

16 Upon vote, the **MOTION CARRIED** unanimously.
17

- 18 B. **Case 817-AM-15.** Amend the Zoning Map to change the zoning district designation from the R-4
19 Multiple Family Residence District to the AG-2 Agriculture Zoning District in order to operate a
20 Special Use Permit authorized in related Zoning Case 808-S-15 for the ongoing use of an existing
21 barn as a rentable venue for entertainment and recreation for petitioner Loretta Dessen, d.b.a.
22 Farm Lake Inc. on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township
23 19 North Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of
24 2502 North Cunningham Avenue, Urbana.
25

26 **MOTION** by Mr. Weibel to recommend the Amendment of the Zoning Map to change the zoning district
27 designation from the R-4 Multiple Family Residence District to the AG-2 Agriculture Zoning District in
28 order to operate a Special Use Permit authorized in related Zoning Case 808-S-15 for the ongoing use of
29 an existing barn as a rentable venue for entertainment and recreation for petitioner Loretta Dessen, d.b.a.
30 Farm Lake Inc. on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township 19
31 North Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502
32 North Cunningham Avenue, Urbana.; seconded by Ms. Berkson.
33

34 Mr. Weibel asked if this amendment has been needed for some time. Mr. Hall confirmed.
35

36 Upon vote, the **MOTION CARRIED** unanimously.
37

- 38 C. CDAP Loan Request for Rantoul Hospitality, LLC
39

40 Kathy Larson reported that CDAP Loans are for those businesses within Champaign County but
41 outside of Champaign-Urbana city limits. Rantoul Hospitality, LLC plans to construct a Holiday Inn
42 Express in Rantoul. The project is expected to complete by September 2016 and will receive most
43 of its funding through Morton Community Bank. RPC staff recommends approval of a CDAP loan of
44 \$400,000 with rates and terms specified. This project would provide modern and affordable
45 accommodations in Rantoul, additional tax revenues, new jobs, and direct/indirect/induced
46 economic impacts for the community.
47

48 **MOTION** by Mr. Weibel to approve the CDAP Loan Request for \$400,000 to Rantoul Hospitality, LLC;
49 seconded by Mr. Shore.
50

51 Mr. Weibel asked if any other motels are in the area where the Holiday Inn Express will be
52 constructed. Ms. Larson explained that Rantoul has 3 other motels with only 1 other national brand
53 in the area.
54

1 Ms. Petrie if the loan program includes parameters to track staffing levels. Ms. Larson confirmed
2 and noted that the CDAP program requires operations to be checked for the first 24 months of
3 operations.
4

5 Upon vote, the **MOTION CARRIED** unanimously.
6

7 **X. Monthly Reports**

8 A. *October 2015*
9

10 **MOTION** by Mr. Esry to accept and place on file the monthly reports for October 2015.
11

12 **XI. Other Business**

13 None
14

15 **XII. Chair's Report**

16 None
17

18 **XIII. Designation of Items to be Placed on Consent Agenda**

19 IX. A., IX. B., IX. C
20

21 **XIV. Adjournment**

22 **MOTION** by Ms. Petrie to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**
23 unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:14 p.m.

To: **Environment and Land Use Committee**
From: **John Hall**, Director & Zoning Administrator
Date: **January 27, 2016**

RE: **Case 819-AT-15.** Amend the text of the Zoning Ordinance as follows:
PART A
In Section 6.1.3 add special provisions (standard conditions) for a Special Use Permit for a “Fairground”.
PART B
In Section 4.2.1C. add “PARKING LOT and related passenger waiting buildings” as a Special Use Permit in the CR District only as an additional principal USE or additional principal STRUCTURE on Public; and
in Section 5.2 add a footnote to “PARKING GARAGE or LOT” stating that “PARKING LOT and related passenger waiting buildings may be authorized in the CR District by SPECIAL USE Permit only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void; and
in Section 6.1.3 add the Special Use “PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District” and add special provisions (standard conditions).

BACKGROUND

The Committee reviewed this proposed amendment at their November 5, 2015, meeting. The Zoning Board of Appeals voted 5 to 0 (with two members absent) to RECOMMEND ENACTMENT of this amendment at their January 14, 2016, public hearing.

During the public hearing the City of Urbana staff became concerned about the scope of the amendment as originally proposed. The recommended amendment has been revised to eliminate the Urbana staff concerns and still meet the needs of the Champaign County Fair Association.

The text amendment needs to be placed on file for 30 days awaiting municipal comments.

RECOMMENDED AMENDMENT

The recommended amendment is included as Attachment A. Attachment B is the Summary Finding of Fact.

ATTACHMENTS

- A Proposed Amendment As-Recommended**
- B As-Approved Summary Finding of Fact for Case 819-AT-15**

Case 819-AT-15
Attachment A. Proposed Amendment As Recommended

Proposed Amendment As-Recommended

PART A

1. Revise Section 6.1.3 by adding the following special provision (standard condition) for “Fairground” (new text is underlined):

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (Feet)	Feet	Stories	Front Setback from STREET Centerline ²					
						STREET Classification			SIDE	REAR	
MAJOR	COLLECTOR	MINOR									
Fairground	6' wire mesh	20	(1)	(1)	(1)	100	100	100	50	50	<u>*See below</u>
<p><u>Site design, land management, and storm water management designs and practices shall provide effective site drainage; shall meet or exceed state and federal water quality standards; shall protect downstream drainage patterns; shall provide for stream flows that support healthy aquatic ecosystems; shall minimize impacts on adjacent properties and cause no more than minimal disturbance to the stream corridor environment; and, shall wherever possible, preserve existing habitat, enhance degraded habitat, and restore habitat.</u></p>											

Case 819-AT-15
Attachment A. Proposed Amendment As Recommended

PART B

1. Add new subparagraph 4.2.1 C.4. to read as follows (all of existing 4.2.1 has also been included below for convenience of the reader; new text is underlined):

4.2.1 CONSTRUCTION and USE

- C. It shall be unlawful to erect or establish more than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT or more than one PRINCIPAL USE per LOT in the AG-1, Agriculture, AG-2, Agriculture, CR, Conservation-Recreation, R-1, Single Family Residence, R-2, Single Family Residence, and R-3, Two Family Residence DISTRICTS other than in PLANNED UNIT DEVELOPMENTS except as follows:
1. Mortuary or funeral home may be authorized as a Special Use Permit in the AG-2, Agriculture Zoning District, when it is on a lot under common management with a cemetery.
 2. Up to three BIG WIND TURBINE TOWERS may be authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in the AG-1 Agriculture and AG-2 Agriculture DISTRICTS.
 3. RESIDENTIAL RECOVERY CENTER may be authorized as a SPECIAL USE Permit in the AG-2, Agriculture Zoning DISTRICT in accordance with Section 5.2.
 4. PARKING LOT and related passenger waiting buildings may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to Section 5.2.

Case 819-AT-15
Attachment A. Proposed Amendment As Recommended

PART B (continued)

2. **Revise Section 5.2 by revising “PARKING GARAGE or LOT” and adding a new footnote to read as follows (“Fairgrounds” has also been included below for convenience of the reader; new text is underlined):**

Section 5.2 Table of Authorized Principal USES

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Public and Quasi-Public Facilities															
PARKING GARAGE or LOT	<u>S²²</u>														
Public Fairgrounds	S		S											S	S

Footnotes

22. PARKING LOT and related passenger waiting buildings may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to the standard conditions in Section 6.1.3. provided that the Public Fairgrounds were an established use at the subject location on October 10, 1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void and subject to the standard conditions in Section 6.1.3.

Case 819-AT-15
Attachment A. Proposed Amendment As Recommended

PART B (continued)

3. **Revise Section 6.1.3 by adding a new special use “PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District” with special provisions (standard conditions) to read as follows (Part A of the amendment has also been included below for convenience of the reader; new text is underlined):**

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (Feet)	Feet	Stories	Front Setback from STREET Centerline ²					
						STREET Classification			SIDE	REAR	
MAJOR	COLLECTOR	MINOR									
Fairground	6' wire mesh	20	(1)	(1)	(1)	100	100	100	50	50	*See below
<p><u>Site design, land management, and storm water management designs and practices shall provide effective site drainage; meet or exceed state and federal water quality standards; protect downstream drainage patterns; provide for stream flows that support healthy aquatic ecosystems; minimize impacts on adjacent properties and cause no more than minimal disturbance to the stream corridor environment; and, wherever possible, preserve existing habitat, enhance degraded habitat, and restore habitat.</u></p>											
<u>PARKING LOT and related passenger waiting buildings as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District</u>	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<p><u>At a Public Fairgrounds that was an established USE at the subject location on October 10, 1973, all or part of the parking area(s) may be used for parking not otherwise related to the Fairground and the non-Fairground parking may be limited to parking for a single other non-Fairground USE or to multiple other non-Fairground USES and may include the construction and use of related passenger waiting buildings, so long as authorized as part of the Special Use Permit and subject to the following:</u></p> <p><u>a. Traffic impacts shall be considered.</u></p> <p><u>b. A Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void.</u></p>											
Public HOSPITAL	NR	5	(1)	(1)	(1)	(1)	(1)	(1)	40	40	

Footnotes

- Standard same as applicable zoning DISTRICT.
- In no case, however, shall the FRONT YARD, measured from the nearest RIGHT-OF-WAY line, be less than 35' from a MAJOR STREET, 30' from a COLLECTOR STREET, or 25' from a MINOR STREET. Where 25% or more of the LOTS within a BLOCK, such LOTS abutting STREETS other than federal or state highways, were occupied by MAIN or PRINCIPAL STRUCTURES prior to the effective date of this ordinance, the average of the SETBACK LINES of such STRUCTURES shall be the minimum SETBACK LINE of the remaining vacant LOTS within such BLOCK except where the public health, safety, comfort, morals, or welfare are endangered.
- Other standards shall be in accordance with the "State of Illinois Environmental Protection Agency Solid Waste Rules and Regulations," effective July 27, 1973.
- Applications for sewage disposal facilities shall include plans for such facilities prepared by a registered professional engineer. All plans shall include assurance that the proposed facilities will not be subject to

Case 819-AT-15
Attachment A. Proposed Amendment As Recommended

flooding, will not contaminate ground water resources, and any other assurances that may be required by the BOARD. All sewage disposal facilities shall be constructed in accordance with the rules and regulations of the State of Illinois and this ordinance.

5. Industrial Pre-existing USES must make application to obtain SPECIAL USE status.
6. The specific location and area to be enclosed by required fencing shall be determined by the Zoning Board of Appeals.

Case 819-AT-15
Attachment B. Summary Finding of Fact

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **December 10, 2015, December 17, 2015, and January 14, 2016**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of this text amendment on the Land Resource Management Plan (LRMP):

A. Regarding Goal 8 Natural Resources:

- This amendment will **HELP ACHIEVE** Objective 8.4 requiring the County to work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, and minimize erosion and sedimentation because it will **HELP ACHIEVE** the following:
 - Policy 8.4.2 requiring the County to 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 (see Item 13.A.(2)).
 - Policy 8.4.5 requiring the County to ensure that non-point discharges from new development meet or exceed state and federal water quality standards (see Item 13.A.(3)).
- This amendment will **HELP ACHIEVE** Objective 8.5 requiring the County to encourage the maintenance and enhancement of aquatic and riparian habitats because while it will either not impede or is not relevant to the other Policies under this Objective, it will **HELP ACHIEVE** the following:
 - Policy 8.5.1 requiring discretionary development to preserve existing habitat, enhance degraded habitat and restore habitat (see Item 13.B.(2)).
 - Policy 8.5.2 requiring discretionary development to cause no more than minimal disturbance to the stream corridor environment (see Item 13.B.(3)).
- This amendment will **HELP ACHIEVE** Objective 8.6 requiring that the County avoid loss or degradation of areas representative of the pre-settlement environment and other areas that provide habitat for native and game species because it will **HELP ACHIEVE** the following:
 - Policy 8.6.2 requiring new development to minimize the disturbance of habitat or to mitigate unavoidable disturbance of habitat (see Item 13.C.(3)).
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed text amendment will **HELP ACHIEVE** Goal 8 Natural Resources.

B. Regarding Goal 7 Transportation:

- This amendment will **HELP ACHIEVE** Objective 7.1 requiring that Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted because it will **HELP ACHIEVE** the following:
 - Policy 7.1.1 requiring the County to include traffic impact analyses in discretionary review development proposals with significant traffic generation (see Item 12.A.).

Case 819-AT-15
Attachment B. Summary Finding of Fact

- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, this text amendment will **HELP ACHIEVE Goal 7 Transportation.**
- C. This text amendment will **NOT IMPEDE** the following LRMP goal(s):
- **Goal 1 Planning and Public Involvement**
 - **Goal 2 Governmental Coordination**
 - **Goal 3 Prosperity**
 - **Goal 4 Agriculture**
 - **Goal 5 Urban Land Use**
 - **Goal 6 Public Health and Safety**
 - **Goal 9 Energy Conservation**
 - **Goal 10 Cultural Amenities**
- D. Overall, this text amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because it will **HELP ACHIEVE** the following purposes of the Ordinance:
- This text amendment will **HELP** conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY (Purpose 2.0 (b); see Item 16.B.).
 - This text amendment will **HELP** classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses. (Purpose 2.0 (i); see Item 16.I.).
 - This text amendment will **HELP** divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance. (Purpose 2.0 (j); see Item 16.J.).
 - This text amendment will **HELP** fix regulations and standards to which buildings, structures, or uses therein shall conform. (Purpose 2.0 (k); see Item 16.K.).
 - This text amendment will **HELP** prohibit uses, buildings, or structures incompatible with the character of such districts. (Purpose 2.0 (l); see Item 16.L.).
 - This text amendment will **HELP** prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance. (Purpose 2.0 (m); see Item 16.M.).
 - This text amendment will **HELP** protect natural features such as forested areas and watercourses. (Purpose 2.0 (o); see Item 16.O.).



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

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

For Office Use Only

License No. _____
Date(s) of Event(s) Annual
Business Name: Alto Vineyards
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

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

Checks Must Be Made Payable To: Gordy Hulten, Champaign County Clerk

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

- A. 1. Name of Business: ALTO VINEYARDS CHAMPAIGN
2. Location of Business for which application is made: NORTH OF Rt. 150 ON DUNCAN RD.
3. Business address of Business for which application is made: 4210 N. DUNCAN RD, CHAMPAIGN, IL. 61822
4. Zoning Classification of Property: B-2
5. Date the Business covered by Ordinance No. 55 began at this location: 11-01
6. Nature of Business normally conducted at this location: RETAIL WINE AND GIFT SALES
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): SMALL BAND CONCERTS (MAY-SEPTEMBER)
8. Term for which License is sought (specifically beginning & ending dates): 1-1-16 TO 12-31-16
(NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? YES
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: _____
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: MICHELE PIEPER Date of Birth: _____
Place of Birth: CHICAGO, IL. Social Security No.: _____
Residence Address: 567 W. BROOK, RANTOUL, IL. 61866
Citizenship: YES If naturalized, place and date of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
JAMES DUBNICEK
Date of Birth: _____ Place of Birth: CHICAGO IL.
Social Security Number: _____ Citizenship: YES
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
375 C.R. 2425 N.
MAHOMET, IL. 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____
ACTO VINEYARDS CHAMPAIGN

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

D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
ACTO VINEYARDS LTD.
2. Date of Incorporation: 04-11-88 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: 04-11-88

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

ROUTE #1 BOX 51

ACTS PAS, IL. 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: DAN RENZAGLIA Title: PRESIDENT

Date elected or appointed: 10-15 Social Security No.: _____

Date of Birth: _____ Place of Birth: CARBONDALE, ILLINOIS

Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

1204 SIGNATURE CT.

FRANKLIN TN. 37064

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

INDUSTRIAL FINISHES Co.

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

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

N/A

Give first date qualified to do business in Illinois: 04-11-88

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

ROUTE #1 BOX 51

ALTO PASS, IL. 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: AOELLE RENEALCIA Title: SECRETARY

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

Date of Birth: _____ Place of Birth: EATONIAS SASKATCHEWAN, CANADA

Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

375 C.R. 2425 N.

MAHOMET, IL. 61853

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

UNIVERSITY OF ILLINOIS - RETIRED

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

RECEIVED

AFFIDAVIT

(Complete when applicant is an Individual or Partnership)

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

AFFIDAVIT

(Complete when applicant is a Corporation)

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

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

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

[Signature]

Signature of President

[Signature]

Signature of Secretary

[Signature]

Signature of Manager or Agent

Subscribed and sworn to before me this 16th day of December, 2015.

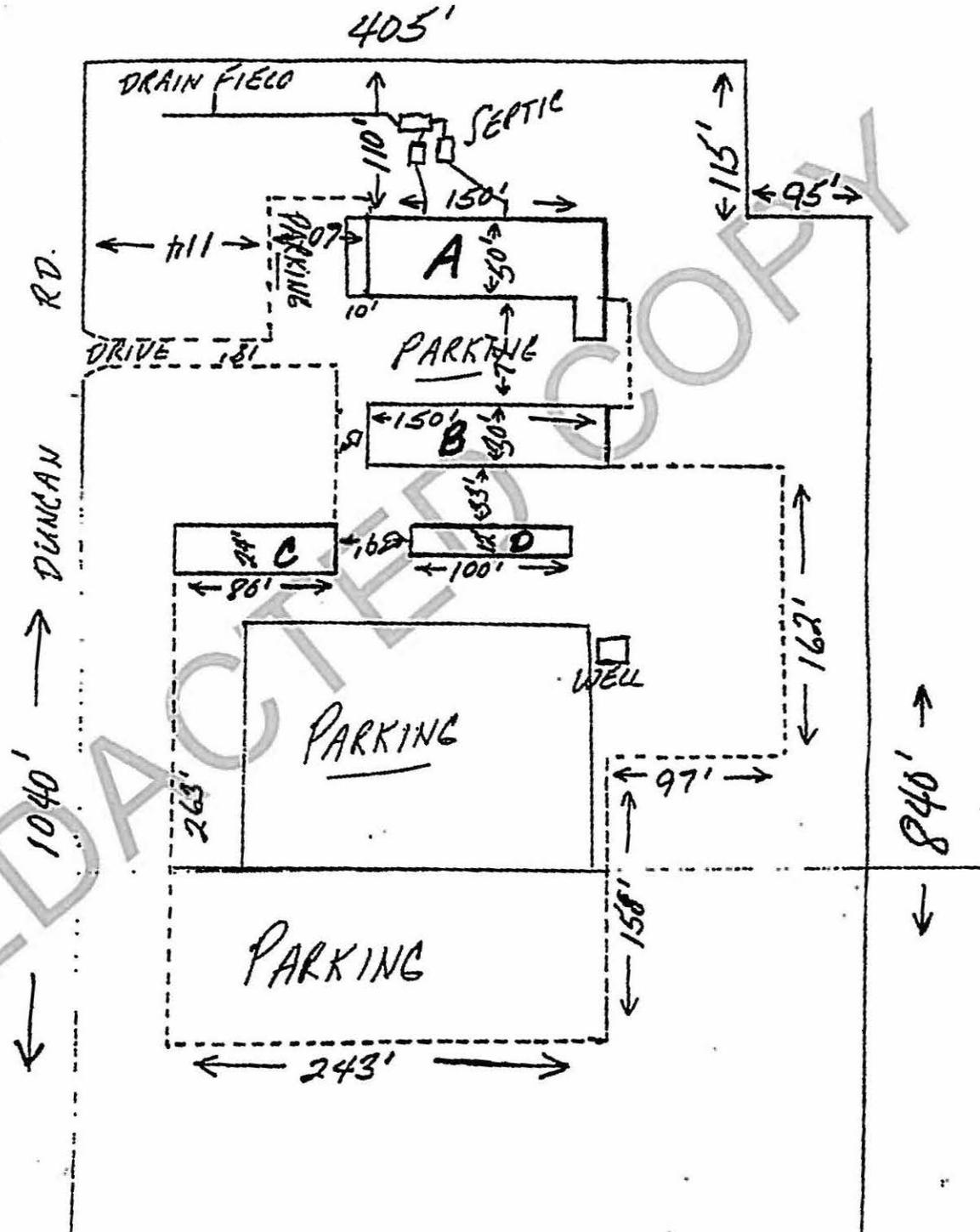
[Signature]

Notary Public



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

- A - RETAIL SHOP/STORAGE
- B - RETAIL SALES/STORAGE
- C - GAZEBO (STAGE)
- D - GREENHOUSE (NOT USED)





STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 1-13-2016
- 2. Fee Amount Received: 104.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 1/15/16
 - 2. Credit Check Disapproval: _____ Date: _____
- Remarks: no objections Signature: [Signature]

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
 - 2. Restrictions or Violations Disapproval: _____ Date: _____
- Remarks: _____ Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
 - 2. Requirements Met Disapproval: _____ Date: _____
- Signature: _____

Remarks and/or Conditions: _____

DATE: January 26, 2016
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: Countywide Residential Electronics Collection in 2016
ACTION REQUEST: Approve Champaign County coordination of one CREC event in 2016 with expected support of other participating local governments

Background

Public Act 99-0013, signed into law July, 2015, includes short-term interim fixes to the state's manufacturer electronics take-back program (Electronics Products Recycling and Reuse Act).¹ The interim fixes have not proved effective in the short-term. Illinois residents continue to have no local options available to recycle their larger televisions at no cost.

Seeking long term program solutions, Illinois Environmental Protection Agency (IEPA) held a series of public hearings during fall, 2015, to engage stakeholders to comment on the law and its implementation status. IEPA must prepare a final report to the General Assembly by February, 2016. Other stakeholder entities, including the Illinois Product Stewardship Council, continue to seek workable options to improve the electronics take-back program statewide.

Local Options Available to Residents

This year public outreach efforts by CREC organizers will continue to focus on the local retail and non-profit agency options available to residents to recycle/reuse their electronics. As mentioned above, residents continue to have no options available to responsibly recycle larger televisions. See Attachment A.

One Countywide Residential Electronics Collection (CREC) in 2016

Since 2008, our county and certain municipalities have collaborated to provide a countywide one-day residential electronics collection option for residents, accepting unwanted electronics from households including televisions of all sizes/types.

Last year local governments collaborated to hold two CREC events at the Parkland College host site. It was the first year since 2008 that local governments were charged a logistics fee by a qualified electronics recycler. The fee assessed in 2015 was \$2000 per event, totaling \$4,600 including traffic patrol costs.

In 2016, the responses from qualified electronics recyclers to Champaign County RFP 2016-002 included a significantly higher logistics fee to be charged to local government agencies. The least costly of responses received was from ATR, with a logistics fee of \$2,500 per semitrailer utilized

during a one-day event. CREC organizers expect that six semitrailers would be used at a single 2016 CREC event. Organizers would plan for the possible need for an additional semitrailer to allow for the possibility the event response is greater than expected. Cost of a single CREC event this year, including traffic patrol costs, with six semitrailers will total \$15,900. The cost for a single CREC event if seven semitrailers are used will be \$18,400.

Participating local governments providing support for CREC events are: City of Champaign, City of Urbana, Village of Savoy, and Champaign County (if authorized), with additional continued substantial staffing and support provided by Champaign County Probation and Court Services. Parkland College tentatively has agreed to serve as host site.

For one CREC event in 2016, local governments would enter a cost-share agreement to divide the total event cost of \$15,900 for six semitrailers or \$18,400 if seven semitrailers among participating municipalities and county, based on population. The Champaign County share of cost to support a single CREC event in 2016 would increase by \$2,581 if six semis, or by \$3,458 if seven semis, over the \$3,000 amount already budgeted in the County Solid Waste Management Fund for recycling collection events in 2016.

Request ELUC Recommend Approval

This request is that ELUC approve that Champaign County coordinate and participate, in conjunction with other local governments as described above, one CREC event at the Parkland College host site in 2016.

Attachment A Recycle/Reuse Unwanted Electronics Guide for Residents

-
1. The Electronic Products Recycling and Reuse Act (Public Act 97-0287) established a statewide system for recycling and/or reusing 17 categories of 'covered electronic devices' banned from Illinois landfills. The Act requires electronic manufacturers to participate in the management of discarded and unwanted electronic products from residences.



GUIDE FOR RESIDENTS of or nearby Champaign County, Illinois

This guide describes local options available to residents to recycle or reuse unwanted electronics items.

As of January 1, 2012, local waste haulers no longer accept 17 categories of electronics items listed below with your regular trash collection, as these have been banned from Illinois landfills.

Electronics Items Banned from Illinois Landfills

- Televisions
- Monitors
- Printers
- Computers (laptops, notebooks, netbooks, tablets)
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players
- Video game consoles
- Small scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable receivers
- Satellite receivers
- Digital video disc recorders

For a list of registered residential e-waste collectors and recyclers in Illinois, visit: www.epa.illinois.gov/topics/waste-management/electronics-recycling.

The following listings are not intended to constitute company endorsements.

Where Residents can bring TVs and Monitors during Business Hours Only for Recycling/Reuse

Flat Panel TVs: LCD, Plasma, LED up to 50"

Tube TVs or Portable TVs up to 32"

Best Buy -- accepts only TV and monitor types and sizes indicated above. Limit two TVs per household per day.
 2117 N. Prospect Avenue, Champaign Drop-off in store only during Best Buy business hours.

Important regarding TVs and Monitors accepted in-Store from residents for free:

Best Buy will not accept TVs or monitors that are disassembled or which have broken glass.

Visit Best Buy website for additional information.

TVs up to 15" or Monitors up to 15"

Office Depot -- accepts only TVs up to 15" and CRT (tube) monitors up to 15" from residents for free.

111 Convenience Center Rd, Champaign Drop-off in store only during Office Depot business hours.

Flat-Panel TVs in Working Condition

Goodwill -- accepts only flat-panel TVs in working condition for free.

Champaign Store, 912 W. Anthony Drop-off in store only: Mon-Sat 9am-7pm and Sunday noon-6pm

Savoy Store, 1201 Savoy Plaza Lane Drop-off in store only: Mon-Sat 9am-8pm and Sunday noon-6pm

CRT (Tube) Monitors

Staples -- accepts CRT monitors only from residents for free. Staples does not accept TVs.

2005 N. Prospect Avenue, Champaign Drop-off in store only during Staples business hours.

Where to bring OTHER ELECTRONICS ITEMS ** for Recycling / Reuse

- Computers (laptop, notebook, netbook, tablet)
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players
- Video game consoles
- Small scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable receivers
- Satellite receivers
- Digital video disc recorder

Residents seeking to recycle/reuse the electronics items listed above ** can bring these to the following locations during business hours only:

Advantage Recycling

Location: 3008 N. Cunningham Ave, Urbana

Drop-Off Times: Monday-Friday, 8 am-5 pm & Saturday 8 am-noon

Best Buy

Location: 2117 N. Prospect Avenue, Champaign

Drop-Off Times: Best Buy business hours only

3-item limit per household per day

Goodwill

Champaign Store, 912 West Anthony, Champaign

Drop-Off Times: Monday-Saturday 9 am -7 pm & Sunday noon-6 pm

Savoy Goodwill Store, 1201 Savoy Plaza Lane, Savoy

Drop-Off Times: Monday-Saturday 9 am-8 pm & Sunday noon-6 pm

Habitat for Humanity ReStore

Location: 119 East University Avenue, Champaign

Drop-Off Times: Monday – Friday 10 am-6 pm or Saturday 10 am-4 pm

Mack's Twin City Recycling

Location: 2808 N. Lincoln Avenue, Urbana

Drop-Off Times: Monday-Friday 8 am-4 pm & Saturday 8 am-11:30 am

Staples

Location: 2005 N. Prospect Avenue, Champaign

Drop-Off Times: Staples business hours. 6-item limit per household per day

These listings are not intended to constitute company endorsements.

*** Places where residents may bring TV's or monitors during business hours only are listed on reverse side of this brochure. This brochure prepared by Champaign County Regional Planning Commission with funds from Illinois EPA.*

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**
Susan Chavarria, Senior Planner

Date: **January 27, 2016**

RE: **Recommendation for rezoning Case 805-AM-15**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to authorize the use of an existing unauthorized Truck Terminal as a Special Use Permit approved by the Zoning Board of Appeals in related Zoning Case 806-S-15 and subject to a variance approved by the Zoning Board of Appeals in related Zoning Case 807-V-15 on a 5.7 acre tract in Pesotum Township in the Northwest Quarter of the Northwest Quarter of Section 10 of Township 17 North, Range 8 East of the Third Principal Meridian and commonly known as Wishall Transport, Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. located at 482 and 486 CR 900 East, Tolono.**

Petitioner: **Michael Wishall, Jason Wishall, and Brian Wishall d.b.a. Wishall Transport, Wishall Farms & Transportation Inc., and Wishall Farms Inc.**

STATUS

The Zoning Board of Appeals (ZBA) voted 5-0 to “RECOMMEND ENACTMENT” of this map amendment at their January 14, 2016 meeting. The Board also approved the Special Use Permit (4-1) in related Case 806-S-15 with special conditions, and Variances (5-0) in related Case 807-V-15 at that meeting.

All comments received during the hearing were in favor of Wishall Farms remaining at its location.

The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

One special condition for the rezoning is recommended. Four special conditions were approved with Special Use Permit 806-S-15.

The subject property is located outside any 1.5 mile extraterritorial jurisdiction.

BACKGROUND

Wishall Farms has been in operation for decades on and adjacent to the subject property. Wishall Transport incorporated as a business in 2006 and became Wishall Transportation LLC in 2012, also currently operating from the subject property. On April 21, 2014, based on a complaint received in 2013 regarding road conditions and heavy truck traffic, a First Notice of Violation was sent by the Zoning

Department to the Petitioners. The Notice identified the operation of an unauthorized trucking terminal in the AG-1 Agriculture Zoning District and creation of a 5 acre lot when the maximum lot area is 3 acres on best prime farmland. A Final Notice was sent on June 5, 2015 for the same violations. The Wishalls applied for the necessary Map Amendment, Special Use Permit with waiver, and Variances on June 24, 2015, and continue to operate an unauthorized Truck Terminal on the property.

In order to continue use of the Truck Terminal, the petitioners required:

- A Zoning Map Amendment (Case 805-AM-15) to change the zoning from AG-1 to AG-2;
- A Special Use Permit (Case 806-S-15, approved January 14, 2016) for use of the existing unauthorized Truck Terminal (Part A) and a waiver of standard conditions for a separation distance from the nearest residential use (Part B); and
- A Variance (Case 807-V-15, approved January 14, 2016) for a lot that is 5.68 acres on best prime farmland in lieu of the maximum 3 acres (Part A) and a variance from completing a Stormwater Drainage Plan (Part B).

PROPOSED SPECIAL CONDITIONS

The following special condition is proposed for Case 805-AM-15:

- A. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425 (see attached).

The above special condition is necessary to ensure the following:

Conformance with policies 4.2.3 and 5.1.5.

The following special conditions were approved with Special Use Permit Case 806-S-15:

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 805-AM-15 by the County Board.**

The above special condition is required to ensure the following:

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

- B. **The Special Use shall be void if the owner/operator fails to comply with the road agreement with Pesotum Township regarding an annual road maintenance fee, provided as follows:**

- (1) **This condition applies to the Agreement with Pesotum Township Road Commissioner received June 24, 2015, or to any subsequent road agreement between the petitioner and Pesotum Township, provided that a fully executed agreement shall be filed with the Zoning Administrator.**

- (2) **This condition shall be cancelled if the Pesotum Township Highway Commissioner relieves the Petitioners of the road maintenance agreement obligations.**

The special condition stated above is required to ensure the following:

That any additional highway maintenance due to the truck traffic generated by the proposed Special Use is reimbursed by the petitioner.

- C. **The Special Use shall be void if the owner/operator fails to comply with the road agreement with Tolono Township regarding road use, provided as follows:**
 - (1) **This condition applies to the Agreement with Tolono Township Road Commissioner received January 14, 2016, or to any subsequent road agreement between the petitioner and Tolono Township, provided that a fully executed agreement shall be filed with the Zoning Administrator.**
 - (2) **This condition shall be cancelled if the Tolono Township Highway Commissioner relieves the Petitioners of the road use agreement obligations.**

The special condition stated above is required to ensure the following:

To ensure that specified conditions are met by the petitioners.

- D. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Truck Terminal until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

The special condition stated above is necessary to ensure the following:

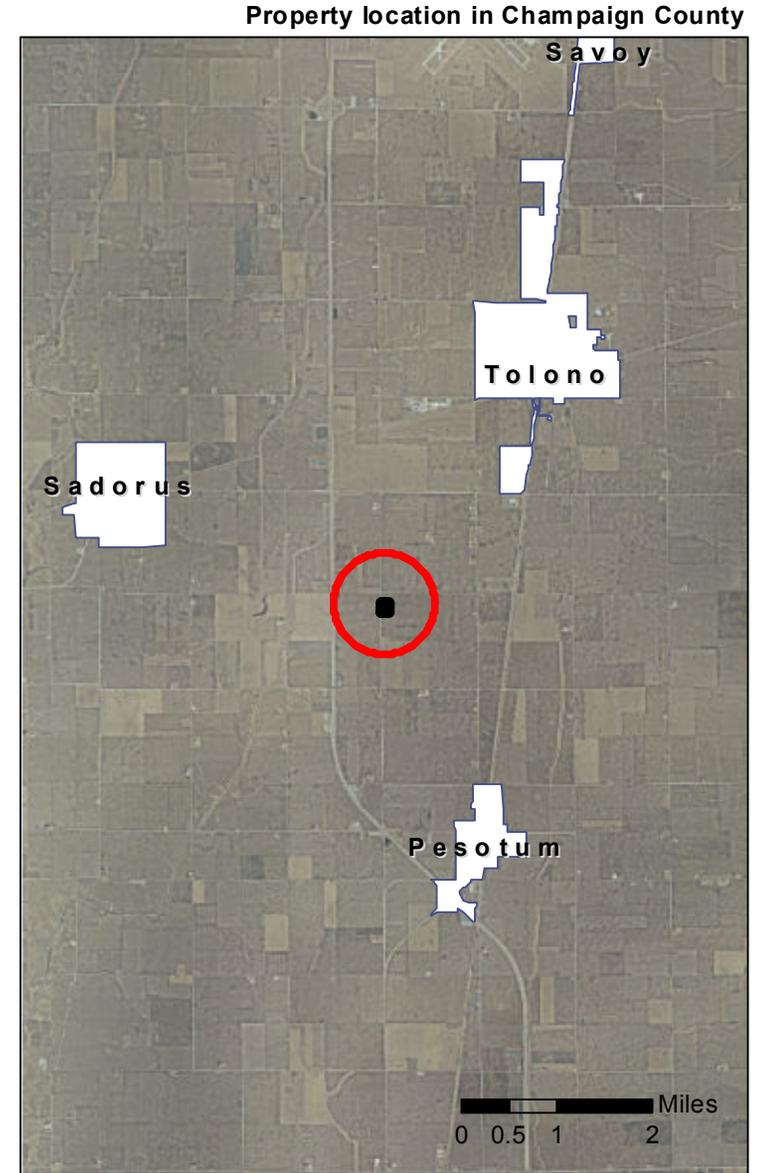
That the proposed Special Use meets applicable state requirements for accessibility.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received October 2, 2015
- C Copy of Right to Farm Resolution 3425
- D Summary Finding of Fact, and Final Determination for Case 805-AM-15
- E Selected Findings from Map Amendment Case #805-AM-15 Regarding Land Resource Management Plan (LRMP) Goal 4 Agriculture, Objective 4.2
- F Selected Findings from Map Amendment Case #805-AM-15 Regarding Land Resource Management Plan (LRMP) Goal 4 Agriculture, Objective 4.3

Location Map

Cases 805-AM-15, 806-S-15, and 807-V-15
October 15, 2015 and January 14, 2016



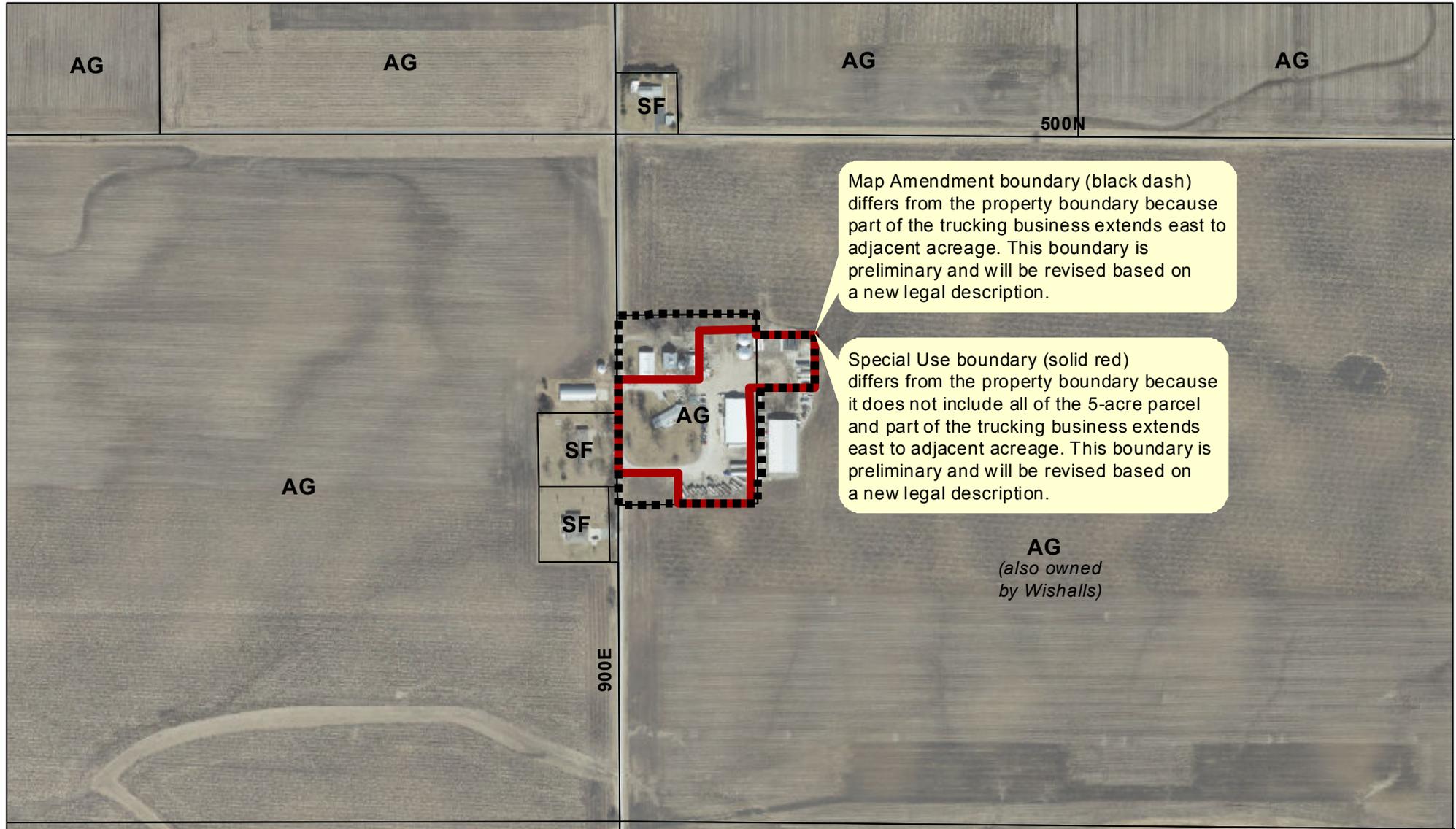
Legend

-  Subject Property
-  Streets
-  Parcels



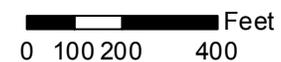
Land Use Map

Cases 805-AM-15, 806-S-15, and 807-V-15
 October 15, 2015 and January 14, 2016



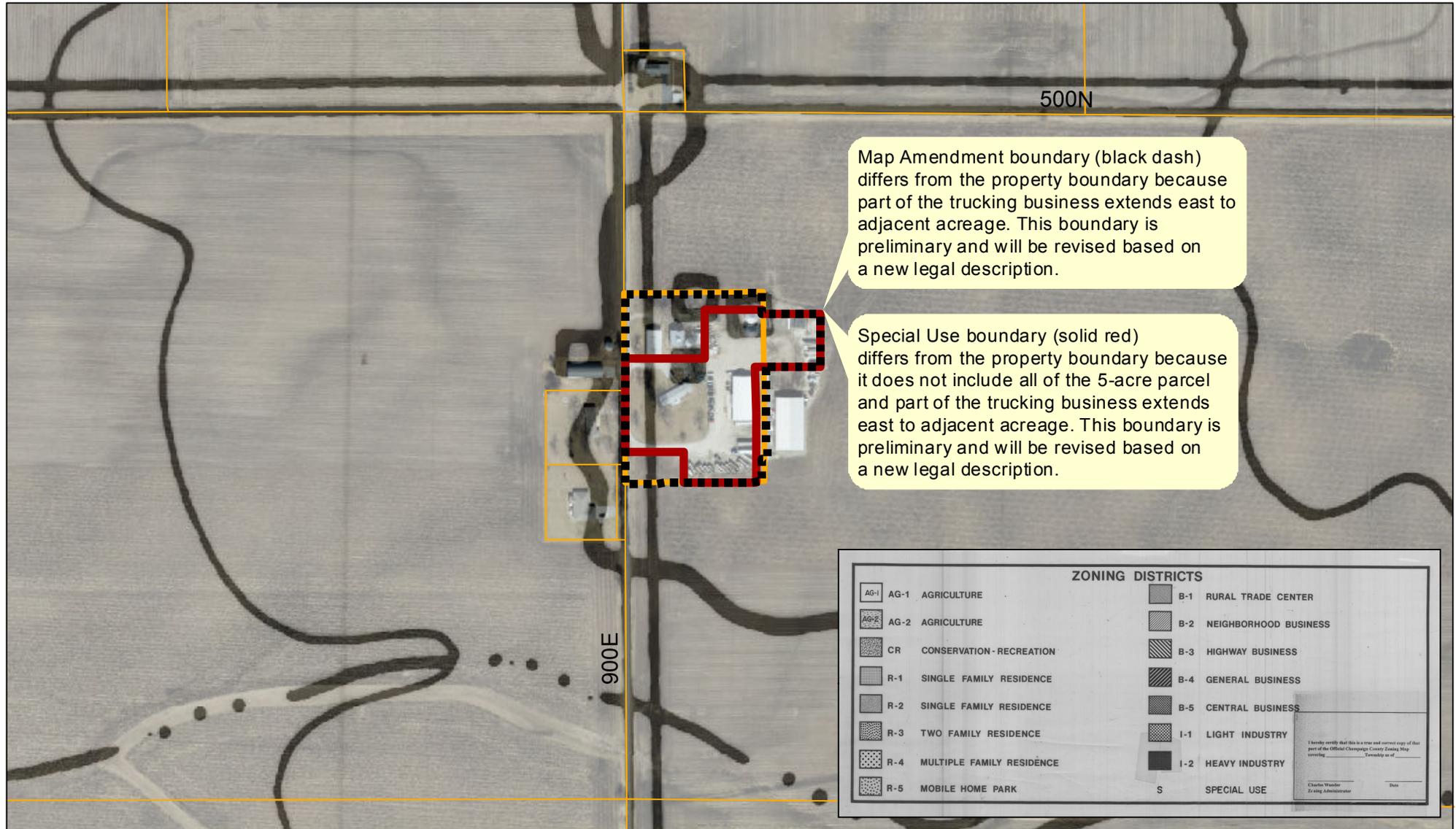
Legend

-  Parcels
-  Subject Property



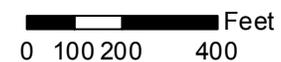
Zoning Map

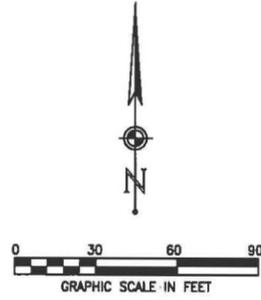
Cases 805-AM-15, 806-S-15, and 807-V-15
 October 15, 2015 and January 14, 2016



Legend

-  Parcels
-  Subject Property

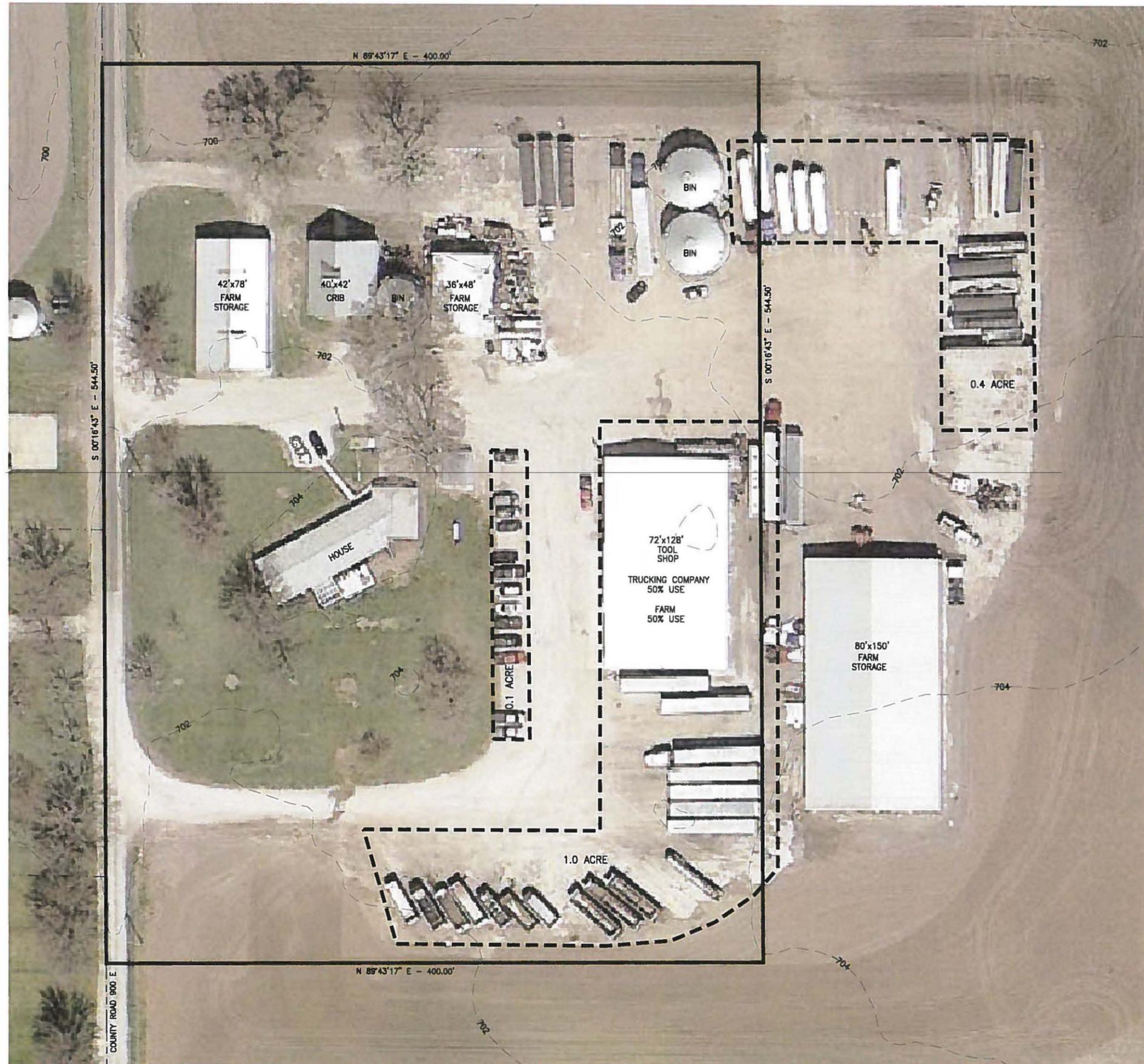




LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00°16'43" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 520.00 FEET TO A MAG NAIL AND THE POINT OF BEGINNING; THENCE NORTH 89°43'17" EAST, A DISTANCE OF 400.00 FEET TO AN IRON PIN; THENCE SOUTH 00°16'43" EAST, A DISTANCE OF 544.50 FEET TO AN IRON PIN; THENCE SOUTH 89°43'17" WEST, A DISTANCE OF 400.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND A MAG NAIL; THENCE NORTH 00°16'43" WEST, ALONG SAID WEST LINE, A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING.



RECEIVED

OCT 02 2015

CHAMPAIGN CO. P & Z DEPARTMENT

REVISIONS

NO.	DATE	DESCRIPTION



301 N. NEL STREET, SUITE 400 | CHAMPAIGN, IL 61820
 CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

SKETCH PLAN

WISHALL TRANSPORT
 450 COUNTY ROAD 900 EAST
 TOLONO, ILLINOIS

PROJECT: 130-1401

DESIGN BY: BKB

DRAWN BY: BKB

DATE: 9/17/15

SHEET:

1

RESOLUTION NO. 3425

**A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY**

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.

3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

RESOLUTION NO. 3425

Page 2

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of May, A.D., 1994.



Chairman, County Board of the
County of Champaign, Illinois

ATTEST: 

County Clerk and Ex-Officio
Clerk of the County Board

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 15, 2015** and **January 14, 2016**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 3 Prosperity.
 - B. Regarding Goal 4:
 - (1) It will **HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it will **HELP ACHIEVE** the following:
 - a. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 13.A.(2)).
 - b. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 13.A.(3)).
 - c. Policy 4.1.7 requiring a maximum lot size limit on new lots established as by right development on best prime farmland (see Item 13.A.(4)).
 - (2) It will **HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it will **HELP ACHIEVE** the following:
 - a. Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 13.B.(1)).

- b. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(2)).
 - c. Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 13.B.(3)).
 - d. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 13.B.(4)).
- (3) It will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it will **HELP ACHIEVE** the following:
- a. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.C.(1)).
 - b. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(2)).
 - c. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(3)).
 - d. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture or is appropriate in a rural area (see Item 13.C.(4)).
- (4) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
- C. Regarding Goal 7:
- (1) The proposed amendment will **HELP ACHIEVE** Goal 7 Transportation because it **CONFORMS** to the following:
- a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation.
- D. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 5 Urban Land Use
 - Goal 6 Public Health and Public Safety
 - Goal 8 Natural Resources

- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

- E. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
- A. This area is primarily an agricultural area and the subject property has been a farmstead and trucking business for years.
- B. It is impossible to establish property values without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.
- C. There has been no evidence submitted regarding property values. This area is primarily an agricultural area and the subject property has been a farmstead and trucking business for many years.
- D. The gain to the public of the proposed rezoning would be positive because: the proposed amendment would allow the Petitioner to continue being a significant local employer that purchases parts and equipment from local suppliers and has increased the tax base of the Township, as per a letter from Steve Miller, Pesotum Township Commissioner, received June 24, 2015.
- E. The subject property is occupied and in use as a farm and unauthorized trucking terminal.
- F. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** Policy 4.2.1 regarding whether the proposed use is a service better provided in a rural area.
- G. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
- A. Establishing the special use as originally proposed by the Petitioner, which requires rezoning to AG-2, **WILL** lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 21.C.).
- B. Establishing the AG-2 District at this location **WILL** help classify, regulate, and restrict the location of the uses authorized in the AG-2 District (Purpose 2.0 (i) see Item 21.G.).

- C. Establishing the AG-2 District in this location **WILL** help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses ((Purpose 2.0 (n) Item 21.I).
 - D. Establishing the AG-2 District at this location **WILL** maintain the rural character of the site (Purpose 2.0 (q) Item 21.L).
 - E. The proposed rezoning and proposed Special Use will **NOT** hinder the development of renewable energy sources (Purpose 2.0(r) Item 21.M).
4. The proposed Zoning Ordinance map amendment is subject to the following special condition:
- A. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425 (see attached).

The above special condition is necessary to ensure the following:

Conformance with policies 4.2.3 and 5.1.5.

Attachment E: Selected Findings from Map Amendment Case #805-AM-15 Regarding Land Resource Management Plan (LRMP) Goal 4 Agriculture Objective 4.2

Objective 4.2

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** LRMP Objective 4.2 entitled “Development Conflicts with Agricultural Operations” and states “Champaign County will require that each *discretionary review* development will not interfere with agricultural operations” based on the following:

Policy 4.2.1

The ZBA recommended that proposed rezoning **WILL HELP ACHIEVE** LRMP Policy 4.2.1 that requires a proposed *discretionary review* development in a rural area support agriculture or involve a product or service that is better provided in a *rural* area than in an urban area, based on the following (summarized from 13.B. (1)c.):

1. The existing and proposed development in related Case 806-S-15 and 807-V-15 **DOES** principally support agriculture but is not limited to only that purpose (see 13.B. (1)c.(a)).
2. The Wishall trucking operation was operated by the family farm corporation until 2004 when the trucking operation spun off into a separate entity. The overall growth has been organic at this location and as the petitioners worked hard to grow both of the businesses there was not a lot of consideration in them being separate. The trucking operation is ag related being that predominately 80% of the revenues are from ag related services and the mindset of the petitioners is that the two operations are more or less one in the same and both part of the agricultural nature of the area (see 13.B. (1)c.(b)ii.).
3. The proposed Special Use Permit makes use of existing buildings that are no longer adequate to house modern agricultural machinery and does not include any proposed new non-agricultural buildings (see 13.B. (1)c.(b)iii.).
4. The Petitioner’s truck terminal is located at a pre-existing 5 acre farmstead that was **GRANTED** a variance for lot area in related Zoning Case 807-V-15 and even though the lot area exceeds the 3 acre maximum lot area that is otherwise required, co-locating with the farmstead allows significant amounts of lot area to serve both the truck terminal and the farming activities which helps to minimize the total land area occupied by both uses (see 13.B. (1)c.(b)iv.).
5. The subject property is approximately 4 miles from the I-57 exit at Pesotum, 1.5 miles from US 45 South, and approximately 1 mile from County Highway 17. It is located on a public road that the Zoning Board believes has adequate traffic capacity with careful compliance to road agreements with Pesotum and Tolono Townships. (see 13.B. (1)c.(b)v.).

Policy 4.2.2

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** LRMP Policy 4.2.2 that requires a proposed *discretionary review* development in a rural area to not negatively affect agricultural activities; or be located and designed to minimize exposure to any negative

affect caused by agricultural activities; and not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure, based on the following (summarized from 13.B. (2)):

1. The existing and proposed use of the subject property **DOES NOT** negatively affect agricultural activities because it provides trucking services to a primarily agricultural customer base (see 13.B. (2)b.(a)).
2. The existing and proposed use of the subject property **IS NOT** negatively affected by surrounding agricultural activities (see 13.B. (2)b.(b)).
3. No development has occurred in the last decade on the property that would impact agricultural drainage patterns (see 13.B. (2)b.(c).i.).
4. The Wishalls own the land adjacent to the other three sides of the subject property (see 13.B. (2)b.(c).iv.).
5. The Natural Resource Report by the Champaign County Soil and Water Conservation District received October 15, 2015 indicates “The site is on flat ground, water now travels off the site in all directions. The west has a good road ditch to help with drainage” and cautions that if any tile is found, care should be taken to maintain the tile in working order (see 13.B. (2)b.(c).ii.).
6. In 2013, a complaint was received by the Zoning Department regarding the bad road conditions created by trucks traveling in and out of the subject property. The Petitioners have since signed a Road Maintenance Agreement with Pesotum Township Highway Commissioner Steve Miller, received June 24, 2015, to evenly split the cost to apply oil and chip the Township road between CR 600 North (County Highway 17) and the Petitioner’s property at 486 CR 900 East. No end date is indicated in the Agreement. The first maintenance under this Agreement was completed in 2014 and 2015 (see 13.B. (2)b.(d).ii.).
7. On October 15, 2015, the Zoning Department received an email from neighbors James and Marilyn Chancellor, 483 CR 900 E, and Doug Bartlett Jr. and Lori Bartlett, 481 CR 900 E, both indicating that they support keeping the Wishall trucking business at the current location, but request that if they do continue operating from that location, that strong consideration be given to both current and long-term upkeep and maintenance of CR 900 E (see 13.B. (2)b.(d).iv.).
8. The Wishalls submitted a letter of support signed by six neighbors in the CR 400-600 North portion of CR 900 East stating “they welcome our company to stay in the current location” (see attachment). The following parties signed the petition (see 13.B.(2)b.(d).v.):
 - William Bialeschki, 455 CR 900 East
 - Mark F. Bates, 450 CR 900 East
 - James Chancellor, 483 CR 900 East
 - Doug Bartlett, 481 CR 900 East
 - Marilyn Hoch, 502 CR 900 East

- Linden Warfel, 581 CR 900 East
 - Steve Miller, Pesotum Township
9. Steve Miller, Pesotum Township Commissioner, wrote a letter of support received June 24, 2015 for the Petitioners' applications for zoning map amendment, special use permit, and variance (see 13.B. (2)b.(d)vi.).
 10. The traffic generated by the proposed use is unlikely to increase as testimony from the petitioner is that they are comfortable with the size of the business at this time (see 13.B. (2)b.(d)i.).

Policy 4.2.3

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** Policy 4.2.3 requiring that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (summarized from Item 13.B.(3)):

1. The Petitioners have farmland adjacent to the subject property and understand that this is a rural area where agricultural activities take place (Item 13.B.(3)a.).
2. A special condition has been added to the map amendment regarding Champaign County's Right to Farm Resolution (Item 13.B.(3)b.).

Policy 4.2.4

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (summarized from Item 13.B.(4)).

1. The use on the subject property is intended to benefit from the adjacent agricultural activities and a buffer between the use and nearby agriculture is not warranted (Item 13.B.(4)a.).

Attachment F: Selected Findings from Map Amendment Case #805-AM-15 Regarding Land Resource Management Plan (LRMP) Goal 4 Agriculture Objective 4.3

Objective 4.3

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** LRMP Objective 4.3 entitled “Site Suitability for Discretionary Review Development” and states “Champaign County will require that each discretionary review development is located on a suitable site” based on the following:

Policy 4.3.2

The ZBA recommended that proposed rezoning **WILL HELP ACHIEVE** LRMP Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (summarized from Item 13.C.(1)):

1. The soil on the subject property is best prime farmland consisting of Elburn silt loam and Drummer silty clay loam, and has an average LE of 100 (Item 13.C.(1)a).
2. No development has occurred in the last decade on the property that would impact agricultural drainage patterns (Item 13.C.(1)b).
3. The proposed Special Use Permit makes use of existing buildings that are no longer adequate to house modern agricultural machinery and does not include any proposed new non-agricultural buildings (Item 13.C.(1)c).
4. The Petitioner’s truck terminal is located at a pre-existing 5 acre farmstead that was GRANTED a variance for lot area in related Zoning Case 807-V-15 and even though the lot area exceeds the 3 acre maximum lot area that is otherwise required, co-locating with the farmstead allows significant amounts of lot area to serve both the truck terminal and the farming activities which helps to minimize the total land area occupied by both uses (Item 13.C.(1)d).
5. The subject property is approximately 4 miles from the I-57 exit at Pesotum, 1.5 miles from US 45 South, and approximately 1 mile from County Highway 17. It is located on a public road that the Zoning Board believes has adequate traffic capacity with careful compliance to road agreements with Pesotum and Tolono Townships (Item 13.C.(1)e).
6. In 2013, a complaint was received by the Zoning Department regarding the bad road conditions created by trucks traveling in and out of the subject property. The Petitioners have signed a Road Maintenance Agreement with Pesotum Township Highway Commissioner Steve Miller received June 24, 2015 to evenly split the cost to apply oil and chip the Township road between CR 600 North (County Highway 17) and the Petitioner’s property at 486 CR 900 East. No end date is indicated in the Agreement. The first maintenance under this Agreement was completed in 2014 and 2015. The Final Determination in related Zoning Case 806-S-15 included a special condition that required ongoing compliance with the road agreement with the Pesotum Township Highway Commissioner (Item 13. C.(1)f).

7. On January 14, 2016, the Zoning Department received a copy of the road agreement between the Petitioners and Tolono Township Highway Commissioner stating that “Tolono Township allows Wishall Transport to run 900 East between Sadorus Road and Monticello Road. In accordance with this agreement Wishall Transport agrees to only run 900 East when the trailers are empty. Wishall Transport also agrees to not run 900 East in inclement weather” (Item 13. C.(1)g).

Policy 4.3.3

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** LRMP Policy 4.3.3 that requires existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C. (2)):

1. The subject property is located approximately 3.5 miles from the Pesotum Fire Protection District Station. A notice of these related zoning cases was sent to the Pesotum Fire Protection District but no comments have been received (Item 13.C. (2)a.).

Policy 4.3.4

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** Policy 4.3.4 that requires existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense, the ZBA referred back to the evidence under Policy 4.2.2 (see item 13.B.(2)) for which the ZBA found that the existing and proposed use of the subject property **WILL NOT** damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure (see 13.C. (3)).

Policy 4.3.5

The ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** LRMP Policy 4.3.5 that requires that on best prime farmland, a business or other non-residential use must also serve surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or a use that is otherwise appropriate in a rural area and a site that is very well suited to it, based on the following (summarized from Item 13.C. (4)):

1. The existing and proposed development in related Case 806-S-15 and 807-V-15 DOES principally support agriculture but is not limited to only that purpose (Item 13.C. (4)a).
2. The proposed use **CANNOT** be located in an urban area or on a less productive site (Item 13.C. (4)b.).
3. The proposed development **IS** otherwise appropriate in a rural area (Item 13.C. (4)c.).
- 4.. Regarding whether the site is very well suited to the proposed land use, the ZBA recommended that the proposed rezoning **WILL HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use (Item 13.C. (4)d.).

MONTHLY REPORT for NOVEMBER 2015¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in November and two were filed in November 2014. The average number of cases filed in November in the preceding five years was 2.2.

One ZBA meeting was held in November and three cases were completed. One ZBA meeting was held in November 2014 and two cases were completed. The average number of cases completed in November in the preceding five years was 1.0.

By the end of November there were 11 cases pending. By the end of November 2014 there were 6 cases pending.

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

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

Table 1. Zoning Case Activity in November 2015 & November 2014

Type of Case	November 2015 1 ZBA meeting		November 2014 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	1	0
SFHA Variance	0	0	0	0
Special Use	0	1	1	2
Map Amendment	0	2	0	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	3	2	2
Total cases filed (fiscal year)	23 cases		18 cases†	
Total cases completed (fiscal year)	19 cases		22 cases†	
Case pending*	11 cases		6 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
†Does not reflect the actual FY2014 which was 12/13 through 12/14				

¹ Note that approved absences, sick days, and one part-time intern resulted in an average staffing level of 84% or the equivalent of 4.2 full time staff members (of the 5 authorized) present on average for each of the 18 work days in November.

Subdivisions

No County subdivision application was received in November. No municipal subdivision plats were reviewed for compliance with County zoning in November.

Zoning Use Permits

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

- 7 permits for 7 structures were approved in November compared to 9 permits for 8 structures in November 2014. The five-year average for permits in November in the preceding five years was 7.6.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including October 2015, July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, October 2011, February 2011, and January 2011).
- 4.8 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$547,500 was the reported value for the permits in November compared to a total of \$677,400 in November 2014. The five-year average reported value for authorized construction in November is \$1,449,837.
- 28 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2015, July 2015, June 2015, December 2014, October 2014, June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, June 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, and April 2011).
- \$1,487 in fees were collected in November compared to a total of \$2,527 in November 2014. The five-year average for fees collected in November is \$1,778.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including October 2015, September 2015, July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, and June 2011).
- There were also 7 lot split inquiries and 200 other zoning inquiries in November.

Planning & Zoning Monthly Report
NOVEMBER 2015

Table 2. Zoning Use Permits Approved in November 2015

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				3	0	837,000
Other				7	0	687,200
SINGLE FAMILY Resid.:						
New - Site Built	2	1,090	271,000	19	9,882	4,009,600
Manufactured				1	345	122,260
Additions	4	821	154,500	28	4,430	1,100,218
Accessory to Resid.	10	2,621	276,345	48	14,728	1,248,209
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.2 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood	1	0	0	14	0	0
COMMERCIAL: New				5	4,328	1,730,000
Other				2	1,694	1,413,000
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	2,800
Other				2	642	811,000
SIGNS	1	314	4,000	3	488	16,485
TOWERS (Incl. Acc. Bldg.)				3	832	260,000
OTHER PERMITS				11	947	89,100
TOTAL APPROVED	18/17	\$4,846	\$705,845	148/122	\$38,349	\$12,352,072

*18 permits were issued for 17 structures in November 2015; 17 permits require inspection and Compl. Certif.

◇ 148 permits have been issued for 122 structures since January 1, 2015 (FY2015)

NOTE: Home occupations and other permits (change of use, temporary use) total 25 since January 1, 2015, (this number is not included in the total # of structures).

There were 17 Zoning Use Permit Apps. *received* in November 2015 and 12 were *approved*.

5 Zoning Use Permit App. *approved* in November 2015 were *received* in prior months.

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NOVEMBER 2015

- Two rural addresses were issued in November.
- Two sets of ZBA meeting minutes were transcribed in November.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

Table 3. Best Prime Farmland Conversion

	November 2014	FY 2015 to date
Zoning Cases. Approved by the ZBA, a Zoning Case November authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval November authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit November authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	6.14 acres
Agricultural Courtesy Permits	3.0 acres	3.0 acres
TOTAL	3.0 acres	9.14 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Three zoning compliance inspections were made in November for a total of 188 compliance inspections in FY2015.
- No zoning compliance certificates were issued in November. A total of 235 zoning compliance certificates have been issued so far in FY2015 for an average of 5.5 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for November 2015 and can be summarized as follows:

- 6 new complaints were received in November compared to 2 complaints that were received in November 2014. One complaint was referred to other agencies in November and none were referred to another agency in November 2014.
- 9 enforcement inspections were conducted in November compared to 8 in November 2014. None of the November 2015 inspections were for the new complaints received in November 2015.
- No contact was made prior to written notification in November and none was made in November 2014.
- 9 initial investigation inquiries were made in November for an average of 2.3 per week in November and 10.7 per week for the fiscal year. The FY2015 budget anticipates an average of 9.9 initial investigation inquiries per week.
- 3 First Notices and 0 Final Notices were issued in November and 3 First Notices and no Final Notices were issued in November 2014. The FY2015 budget anticipated a total of 32 First Notices for an average of 2.7 First Notices per month and there had been 48 First Notices by the end of November.
- No cases were referred to the State's Attorney in November and no cases were referred in November 2014. The FY2015 budget anticipated a total of 6 cases forwarded to the State's Attorney's Office.
- 4 cases were resolved in November and 7 cases were resolved in November 2014. The FY2015 budget anticipated a total of 150 resolved cases for an average of 12.5 resolved cases per month.
- 316 cases remain open at the end of November compared to 307 open cases at the end of November 2014.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
 4. Coordinated with the Senior Planner who helped with enforcement in November by sending 2 First Notices and two Final Notices and resolving two complaints.

APPENDIX

A Zoning Use Permit Activity In November 2015

Planning & Zoning Monthly Report
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Table 4. Enforcement Activity During November 2015

	FY2014 TOTALS ¹	Jan. 2015	Feb. 2015	March 2015	April 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	TOTALS ¹ FY2015
Complaints Received	68	2	3	9	5	4	6	3	9	4	2	6		53
Initial Complaints Referred to Others	14	0	1	0	0	0	4	2	1	0	0	1		9
Inspections	485	49	19	37	29	44	71	62	14	71	53	9 ⁴		458 ⁵
Phone Contact Prior to Notice	10	0	0	2	1	1	0	0	0	0	0	0		4
First Notices Issued	22	4	2	0	2	0	3	0	7	23	4	3 ⁹		48
Final Notices Issued	0	0	0	0	1	0	1	2	0	0	2	0		6
Referrals to State's Attorney	1	0	0	1	0	0	1	0	0	0	0	0		2
Cases Resolved ²	159	0	0	8	3	1	5	9	1	15	2	4 ^{6,9}		48 ⁷
Open Cases ³	311	313	316	317	319	322	323	317	325	314	314	316		316 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 0 inspections of the 9 performed were for the 6 complaints received in November, 2015.
5. 91 inspections of the 458 inspections performed in 2015 were for complaints received in 2015.
6. None of the resolved cases for November, 2015, were for complaints received in November, 2015.
7. 20 of the cases resolved in FY 2015 were for complaints that were also received in FY 2015.
8. Total open cases include 21 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
9. The Senior Planner helped with enforcement in October with 2 First Notices and 2 Final Notices and 2 resolved cases.

Planning & Zoning Monthly Report

NOVEMBER 2015

APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
282-15-01 B-4	A tract of land located in the NE ¼ of Section 24, Hensley Township; 309 W. Hensley Road, Champaign, Illinois PIN: 12-14-24-100-008	Kimberly Young/Rush Truck Center	10/09/15 11/06/15	Construct a parking lot expansion
303-15-01 AG-2	A tract of land immediately West of Lot 4 of Bergman Subdivision in the SE ¼ of Section 33, Harwood Township; 2062 County Road 3000N, Rantoul, IL PIN: 11-04-33-451-018	Matthew McCallister	10/30/15 11/10/15	Construct a detached garage
306-15-01 CR	53.79 acres in all of the SE ¼ and parts of the SW ¼ and the NE ¼ of Section 8, Urbana Township; 1302 N. Coler Avenue, Urbana, IL PIN: 30-21-08-176-001	Champaign County Fair Association	11/02/15 11/18/15	Construct a pavilion
309-15-01 R-3	The S ½ of Lot 55 of Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1109 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-024	Eddie Laroe, Lessee/ William Schoonover, Owner	11/05/15 11/12/15	Move a detached garage on the subject property and construct a covered front porch
*310-15-01	Under review			
310-15-02 AG-2	Lot 21 of Westbrook Estates, Section 8, Mahomet Township; 1509 W. Brookside Lane, Mahomet, Illinois PIN: 15-13-08-403-001	Greg and Carol Tempel	11/06/15 11/19/15	Construct a detached garage/personal workshop
316-15-01 CR	The West Tract of a survey of Part of the NE ¼ of Section 22, Newcomb Township; 373 County Road 2700N, Mahomet, Illinois PIN: 16-07-22-200-022	Armstrong Construction	11/12/15 11/19/15	Construct a single family home with attached garage

*received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
316-15-02 R-1	Lot 103 of Wiltshire Estates 7 th Subdivision, Section 13, St. Joseph Township, 703 Nottingham, St. Joseph, IL PIN: 28-22-13-306-007	Melissa Owens	11/12/15 11/19/15	Construct a pergola addition to an existing single family home and a four-feet high non- climbable swimming pool fence with self- closing, self-latching gates
*316-15-03	Approved 12/01/15			
*316-15-04	Approved 12/01/15			
*323-15-01	Approved 12/01/15			
*323-15-02	Approved 12/01/15			
*324-15-01	Under review			
*324-15-02	Under review			
*327-15-01	Under review			

*received and reviewed, however, not approved during reporting month

MONTHLY REPORT for DECEMBER 2015¹

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
Center**
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in December and three were filed in December 2014. The average number of cases filed in December in the preceding five years was 1.6.

Two ZBA meeting were held in December and two cases were completed. No ZBA meeting was held in December 2014 and no cases were completed. The average number of cases completed in December in the preceding five years was 0.6.

By the end of December there were 13 cases pending. By the end of December 2014 there were 9 cases pending.

Table 1. Zoning Case Activity in December 2015 & December 2014

Type of Case	December 2015 2 ZBA meetings		December 2014 No ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	1	0
SFHA Variance	0	0	0	0
Special Use	2	1	2	0
Map Amendment	1	0	0	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	2	3	0
Total cases filed (fiscal year)	27 cases		21 cases†	
Total cases completed (fiscal year)	21 cases		22 cases†	
Case pending*	13 cases		9 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
†Does not reflect the actual FY2014 which was 12/13 through 12/14				

¹ Note that approved absences, sick days, and one part-time intern resulted in an average staffing level of 83% or the equivalent of 4.2 full time staff members (of the 5 authorized) present on average for each of the 21 work days in December.

Subdivisions

No County subdivision application was received in December. No municipal subdivision plats were reviewed for compliance with County zoning in December.

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 December can be summarized as follows:

- 14 permits for 10 structures were approved in December compared to 9 permits for 9 structures in December 2014. The five-year average for permits in December in the preceding five years was 8.0.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including December 2015, October 2015, July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, October 2011, February 2011, and January 2011).
- 5.9 days was the average turnaround (review) time for complete initial residential permit applications in December.
- \$912,700 was the reported value for the permits in December compared to a total of \$1,611,500 in December 2014. The five-year average reported value for authorized construction in December is \$1,025,706.
- 28 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2015, July 2015, June 2015, December 2014, October 2014, June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, June 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, and April 2011).
- \$3,190 in fees were collected in December compared to a total of \$1,738 in December 2014. The five-year average for fees collected in December is \$1,505.
- 26 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including December 2015, October 2015, September 2015, July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, and June 2011).
- There were also 4 lot split inquiries and 197 other zoning inquiries in December.

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Table 2. Zoning Use Permits Approved in December 2015

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	4	0	1,137,000
Other	1	0	60,000	8	0	747,200
SINGLE FAMILY Resid.: New - Site Built				20	10,479	4,289,600
Manufactured	1	213	20,000	2	558	142,260
Additions	2	562	288,000	31	5,073	1,390,718
Accessory to Resid.	4	996	144,700	55	16,207	1,417,909
TWO-FAMILY Residential						
Average turn-around time for permit approval	5.9 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood	4	0	0	18	0	0
COMMERCIAL: New				5	4,328	1,730,000
Other				2	2,020	1,653,000
INDUSTRIAL: New						
Other						
OTHER USES: New	1	1,419	100,000	2	1,419	2,800
Other				2	642	811,000
SIGNS				3	488	16,485
TOWERS (Incl. Acc. Bldg.)				3	832	260,000
OTHER PERMITS				11	947	89,100
TOTAL APPROVED	14/10	\$3,190	\$912,700	169/139	\$43,026	\$13,812,272

*14 permits were issued for 10 structures in December 2015; 14 permits require inspection and Compl. Certif.

◇ 169 permits have been issued for 139 structures since January 1, 2015 (FY2015)

NOTE: Home occupations and other permits (change of use, temporary use) total 30 since January 1, 2015, (this number is not included in the total # of structures).

There were 6 Zoning Use Permit Apps. *received* in December 2015 and 3 were *approved*.

7 Zoning Use Permit App. *approved* in December 2015 were *received* in prior months.

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- Two rural addresses were issued in December.
- Two sets of ZBA meeting minutes were transcribed in December.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

Table 3. Best Prime Farmland Conversion

	December 2014	FY 2015 to date
Zoning Cases. Approved by the ZBA, a Zoning Case December authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval December authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit December authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	6.14 acres
Agricultural Courtesy Permits	0.0 acres	3.0 acres
TOTAL	0.0 acres	9.14 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Four zoning compliance inspections were made in December for a total of 192 compliance inspections in FY2015.
- 16 zoning compliance certificates were issued in December. A total of 251 zoning compliance certificates have been issued so far in FY2015 for an average of 4.8 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for December 2015 and can be summarized as follows:

- 2 new complaints were received in December compared to 4 complaints that were received in December 2014. No complaint was referred to another agency in December 2015 but one complaint was referred to another agency in December 2014.
- 37 enforcement inspections were conducted in December compared to 20 in December 2014. Two of the December 2015 inspections were for the new complaints received in December 2015.
- No contact was made prior to written notification in December and none was made in December 2014.
- 37 initial investigation inquiries were made in December for an average of 9.3 per week in December and 9.6 per week for the fiscal year. The FY2015 budget anticipates an average of 9.9 initial investigation inquiries per week.
- No First Notice and 1 Final Notice was issued in December and 1 First Notice and no Final Notices were issued in December 2014. The FY2015 budget anticipated a total of 32 First Notices for an average of 2.7 First Notices per month and there had been 48 First Notices by the end of December.
- No cases were referred to the State's Attorney in December and no cases were referred in December 2014. The FY2015 budget anticipated a total of 6 cases forwarded to the State's Attorney's Office.
- 6 cases were resolved in December and no cases were resolved in December 2014. The FY2015 budget anticipated a total of 150 resolved cases but there have only been 53 cases resolved in FY2015.
- 312 cases remain open at the end of December compared to 311 open cases at the end of December 2014.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in December included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
 4. Coordinated with the Senior Planner who helped with enforcement in December by sending one Final Notice, performing four inspections, and resolving three complaints.

5. Three complaints resolved in December were related to the former Jones Building. The debris that was left over from the controlled burn has been removed and there is no longer an enforcement case for the Jones Building property.

APPENDIX

A Zoning Use Permit Activity In December 2015

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Table 4. Enforcement Activity During December 2015

	FY2014 TOTALS ¹	Jan. 2015	Feb. 2015	March 2015	April 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	TOTALS ¹ FY2015
Complaints Received	68	2	3	9	5	4	6	3	9	4	2	6	2	55
Initial Complaints Referred to Others	14	0	1	0	0	0	4	2	1	0	0	1	0	9
Inspections	485	49	19	37	29	44	71	62	14	71	53	9	37 ⁴	495 ⁵
Phone Contact Prior to Notice	10	0	0	2	1	1	0	0	0	0	0	0	0	4
First Notices Issued	22	4	2	0	2	0	3	0	7	23	4	3	0	48
Final Notices Issued	0	0	0	0	1	0	1	2	0	0	2	0	1	7
Referrals to State's Attorney	1	0	0	1	0	0	1	0	0	0	0	0	0	2
Cases Resolved ²	159	0	0	8	3	1	5	9	1	15	2	4	6 ⁶	54 ⁷
Open Cases ³	311	313	316	317	319	322	323	317	325	314	314	316	312	312 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 37 performed were for the 2 complaints received in December, 2015.
5. 108 inspections of the 495 inspections performed in 2015 were for complaints received in 2015.
6. None of the resolved cases for December, 2015, were for complaints received in December, 2015.
7. 21 of the cases resolved in FY 2015 were for complaints that were also received in FY 2015.
8. Total open cases include 21 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
9. The Senior Planner helped with enforcement in December by sending one Final Notice, performing four inspections, and resolving three complaints.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN DECEMBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
266-15-01 R-5	A 42.09 acre tract of land located in part of the NE ¼ of Section 5, Urbana Township and a part of the NW ¼ of Section 5, Urbana Township; Various addresses located within the Woods Edge Manufactured Home Park PIN: 30-21-05-201-008	Woods Edge Development, Inc.	09/23/15 12/23/15	Authorize 42 home sites for single family manufactured homes and 2 home sites for duplex (two-family) manufactured homes CASE: 818-S-15
301-15-01 CR	A tract of land located in the SW Corner of the SE ¼ of Section 14, Newcomb Township; 2701 CR 500E, Mahomet, Illinois PIN: 16-07-14-400-003	Terry and Karen Woller	10/28/15 12/08/15	Construct a barn and authorize placement of a storage shed and a cabin (single family home) previously placed on the subject property
310-15-01 AG-1	A tract of land located in the SW ¼ of the SW ¼ of Section 15, Philo Township; 1514 County Road 900N, Tolono, Illinois PIN: 19-27-15-300-005	Thomas E. Cain	11/06/15 12/08/15	Construct an addition to an existing single family home
316-15-03 AG-1	A parcel of land being a part of an 80 acre tract of land located in the NE ¼ of Section 16, Somer Township; 1477 CR 2200N, Urbana, Illinois PIN: Pt. of 25-15-16-200-001	Perry and Marcia Sage	11/12/15 12/01/15	Construct a single family home with attached garage and a detached agriculture storage shed
323-15-01 AG-1	Tract 8 of the Dale Wolf Tracts, Section 12, Sidney Township; 1072 CR 2375E, Homer, Illinois PIN: 24-28-12-200-017	John Paul	11/19/15 12/01/15	Construct a detached storage shed
323-15-02 AG-1	Tract 4 of Blackbird Meadows Development, Section 22, Newcomb Township; 354 CR 2650N, Mahomet, Illinois PIN: 16-07-22-251-008	Ken Keefe	11/24/15 12/01/15	Place an in-ground swimming pool on the property and to authorize a previously constructed detached storage shed (barn)

	Land Disturbance Erosion Control Permit also required (None required in December 2015)
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*Application received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN DECEMBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
324-15-02 AG-2	Lot 5, Hudson Acres Subdivision, Section 11, Urbana Township; 3610 E. University Ave., Urbana, IL PIN: 30-21-11-376-006	Christina Evers	11/20/15 12/01/15	Construct an attached garage addition to an existing single family home
338-15-01 CR	Lots 41 and 42 of Woodard's Heather Hills Subdivision 2, Section 2, St. Joseph Township; 2234 Morningside Drive, St. Joseph, Illinois PIN: 28-22-02-304-013	Chris Wagner	12/05/15 12/17/15	Construct a detached storage shed
342-15-01 R-2	Lots 7 & 8, Block 5 of S. H. Busey's addition to Penfield, Section 4, Compromise Township; 324 East Street, Penfield, Illinois PIN: 06-12-04-352-007	Rodney and Jane Rogers	12/08/15 12/17/15	Move a home onto the subject property
*348-15-01	Additional information required			
*348-15-02	Additional information required			
349-15-01 AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 15, Sadorus Township; 321 CR 400E, Sadorus, Illinois PIN: 22-31-15-400-005	Aaron and Gina Marsh	12/15/15 12/28/15	Construct additions to an existing single family home CASE: 821-V-15 (pending)
*351-15-01 FP	Under review			
	Land Disturbance Erosion Control Permit also required (None required in December 2015)			

*Application received and reviewed, however, not approved during reporting month