



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

County of Champaign, Urbana, Illinois

Thursday, March 9, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Bradley Clemmons

Matt Hiser

Robert King

Kyle Patterson

Jon Rector

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – February 9, 2017 1-3
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. Update on prosecution of dangerous structures 4-6
 - B. Update on Mahomet Aquifer Advocacy Alliance formerly known as Mahomet Aquifer Coalition 7-10
- VIII. Items to be Approved by ELUC
 - A. Proposed Zoning Ordinance Text Amendment to require a Special Use Permit *(to be distributed)* for any Neighborhood Home Occupation that is not a prohibited Neighborhood Home Occupation under paragraph 7.1.1.i. and that exceeds and/or does not meet the other requirements of Section 7.1.1
 - B. Proposed Zoning Ordinance Text Amendment to allow “minor auto repair” as *(to be distributed)* A Neighborhood Home Occupation by Special Use Permit when more than 1 ½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation
 - C. Update on Champaign County MS4 Area Storm Water Survey 11
- IX. Items to be Recommended to the County Board
 - A. Authorization to seek various court orders against 504 South Dodson Drive pursuant to Enforcement Case ZN 12-32/21 12-14

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- X. Monthly Reports
 - A. January 2017 15-24
- XI. Other Business
- XII. Chair's Report
- XIII. Designation of Items to be Placed on Consent Agenda
- XIV. 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, February 9, 2017
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)	
Patti Petrie (Vice Chair)	
Bradley Clemmons	
	Matt Hiser
Robert King	
Kyle Patterson	
	Jon Rector

County Staff: Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)
Others Present: Susan Monte (Regional Planning Commission), Kathleen Oldrey (Regional Planning Commission), Pius Weibel (County Board Member)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:30 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 Ms. Petrie to approve the agenda as distributed; seconded by Mr. Clemmons. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – January 5, 2017

MOTION by Ms. Petrie to approve the minutes of the January 5, 2017 ELUC meeting; seconded by Mr. Clemmons. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Abbie Frank. Ms. Frank stated she is the sixth generation to live at the farmstead at 1413 East Old Church Road in Urbana. She is working on a conservation project with the Barnhart family to develop a community recreational center.

VI. Communications

None.

Mr. Patterson entered the meeting at 6:34 p.m.

VII. For Information Only

A. Champaign County MS4 Storm Water Management Program Identification of Environmental Justice Areas

Ms. Monte reviewed the additional requirements for the environmental justice outreach need for the MS4 NPDES Illinois permit; effective March 1, 2016. She stated the MS4 Environmental Justice areas have been identified.

Kathleen Oldrey provided the definition of an “Environmental Justice Area” and the assumptions related to the identification of the areas. Ms. Oldrey reviewed the data collected and associated maps.

Ms. Petrie asked whether collaboration between the municipalities and University exists for this project. Ms. Oldrey responded she will be looking for opportunities to collaborate in the future, specifically the MS4 meeting, the Sustainability Practitioners Group facilitated by CCRPC.

B. Issues Related to Champaign County Ordinance No. 713; An Ordinance Regulating Tree Trimming, Cutting, and Removal by Public Utilities

Mr. Hall reviewed the January 31, 2017 memo to ELUC. Mr. Hall noted the greatest weakness in Ordinance No. 713 is that it does not require the trimming be done by a qualified professional.

VIII. Items to be Approved by ELUC

A. Annual renewal of Recreation and Entertainment license

- i. Alto Vineyards, 4210 North Duncan Road, Champaign. 1/1/17-12/31/17
- ii. Recreation & Entertainment License: Generations Music Booking, NFP for Christian Music Festival. Location: Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 6/29/17-7/2/17

Omnibus MOTION by Ms. Petrie; seconded by Mr. Clemmons. Upon vote, the **MOTION CARRIED** unanimously.

B. Draft Champaign County MS4 Area Storm Water Survey

Ms. Monte reviewed the draft survey. She shared there are 4,327 parcels that are qualified or self-identified as Environmental Justice Areas. According to Ms. Monte, there are two options regarding the methodology for sampling. A random sample would utilize 353 mailed surveys, at a cost of \$406.00. A stratified random sample would utilize 2,452 mailed surveys, at a cost of \$2,820.00.

Mr. Hall stressed that IEPA does not require a random sample. He commented a budget amendment is required in order to perform the stratified random sample.

Ms. Petrie expressed concern regarding the use of a random sample and with asking for survey responses on the website. She suggested in person interviewing as an alternative to the survey.

The committee determined it best to complete a pilot of door-to-door interviews to collect data. The results will be reported at the next ELUC meeting; prior to releasing the full survey.

MOTION by Ms. Petrie; seconded by Mr. Clemmons. Upon vote, the **MOTION CARRIED** unanimously.

IX. Items to be Recommended to the County Board

- A. *Zoning Case 858-AM-16. Request by petitioners Abigail Frank, Amber Barnhart, Trent Barnhart, and Donald Barnhart 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 on a 35.15 acre tract of land in order to authorize the remodeling of existing farm buildings for the establishment of an Event Center as a combination "Private Indoor Recreational Development" and "Outdoor Commercial Recreational Enterprise" as a Special Use authorized by the Zoning Board of Appeals in related Zoning Case 859-S-16 on 4.54 acres of the 35.15 acres and subject to a request for waiver for a separation of 185 feet from the nearest residential use in lieu of the required 200 feet separation from a residential use, all on land located in the East Half of the Northwest Quarter of Section 4 of Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township and commonly known as the farmstead located east of Barnhart Prairie Restoration at 1433 East Old Church Road, Urbana*

Mr. Hall reviewed the IDNR memo dated February 7, 2017 regarding the ground squirrel.

Ms. Abbie Frank answered questions by the committee members. She presented the site plan, including the full cut-off lighting provided by a company called RAB.

MOTION by Ms. Petrie; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously. Per Ms. Petrie's request, this item will not be placed on the consent agenda.

- B. *Intergovernmental Cost-Share Agreement for Two Residential Electronics Collections in 2017*

Ms. Monte stated she requested the 10% increase based on the assumption the participation will increase. According to her, 13 local municipalities will participate (an increase from 4 last year).

Ms. Monte responded to a question by Mr. King by saying the cost per participating entity is based solely on population (based on 2010 census data).

MOTION by Ms. Petrie; seconded by Mr. Clemmons. Upon vote, the **MOTION CARRIED** unanimously.

X. Monthly Reports

MOTION by Mr. Esry to accept and place on file the December 2016 Monthly Reports.

XI. Other Business

None

XII. Chair's Report

None

XIII. Designation of Items to be Placed on the Consent Agenda

IX. B.

XIV. Adjournment

MOTION by Mr. Clemmons to adjourn; seconded by Mr. Patterson. There being no further business, Mr. Esry adjourned the meeting at 7:59 p.m.

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1776 E. Washington Street
Urbana, Illinois 61802

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zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**
Jamie Hitt, Zoning Officer
Jacob Croegaert, Assistant State's Attorney

Date: **February 28, 2017**

RE: **Current status of dangerous structures enforcement cases**

BACKGROUND

The Committee last reviewed a proposed timeline for prosecution of dangerous structure cases at the June 4, 2015, meeting. The attached table is an update of the current status of enforcement cases for dangerous structures.

Please note the following:

- A. Both the former Cherry Orchard Apartments and the adjacent Jones Building properties have been cleaned up.
- B. The State's Attorney's Office is currently working on two active court cases for 3304 and 3306 Pine Circle, Urbana.
- C. The property at 2603 Campbell Drive is ready to be marketed for sale. The property is owned by Champaign County and has recently been appraised for \$7,500.
- D. Champaign County has a lien against the property at 1101 Carroll Avenue. The cost of demolition and clean up was \$15,650. The State's Attorney's Office will be foreclosing on this property as soon as possible.
- E. New owners have begun making repairs at 1208 North Eastern, Urbana and at 303 North Main Street in Seymour.
- F. The property at 210½ Brady Lane, Urbana was recently purchased at the tax sale but no repairs have yet been made.
- G. In a separate item on this same Agenda the State's Attorney's Office requests authority to begin Court action against the property at 504 South Dodson, Urbana. Property demolition and clean-up is expected to cost approximately \$16,000 and a budget amendment will be required but will only be requested after a formal bidding process for the demolition and clean up.
- H. Two new dangerous structures have been added to the list. One is located at 202 Brady Lane, Urbana and the other is located at 205 Main Street in Penfield.

Current Status of Dangerous Structures Enforcement Cases
FEBRUARY 28, 2017

Table 1. Current Status of Dangerous Structure Cases¹

Revised Timeline and Cost	Property Address	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
FY2015 \$15,650	1518B CR 2700N, Rantoul (Case ZN 11-52/09)	2011	OWNER DEMOLISHED BY CONTROLLED BURN IN MAY 2015; CLEANED UP IN DECEMBER 2015	NONE	Former Jones Building property
	1101 Carroll Avenue, Urbana (Case ZN 09- 105/21; also see below)		STRUCTURE DEMOLISHED BY COUNTY IN FALL OF 2015	ACTUAL COSTS: \$1,800 fencing; \$100 title search; \$13,750 demo.	County lien against property for the clean-up costs; see appraisal below
FY2016 \$ 0 (PREV. \$70,100)	1512 CR2700N, Rantoul (Case ZN 11-01/09)	2010	NEW OWNER DEMOLISHED BY CONTROLLED BURN IN JULY 2016	NONE	Former Cherry Orchard Apartments property
	3304 South Pine Circle, Urbana (Case ZN 12-17/21)	8/17/00	ACTIVE COURT CASE- OWNER MAKING REPAIRS	NONE	Same owner as 3306 S. Pine Circle
	3306 South Pine Circle, Urbana (Case ZN 12-18/21)	2/02/12	ACTIVE COURT CASE- OWNER MAKING REPAIRS	NONE	Same owner as 3304 S. Pine Circle
	1208 North Eastern Avenue, Urbana	5/22/06	NEW OWNER MAKING REPAIRS	NONE	No County action anticipated.
	504 South Dodson, Urbana (Case ZN 12-32/21)	4/27/10	(NO ENFORCEMENT ACTION IN 2016)		
FY2017 \$48,000 (less any cost recovery from property foreclosur e & sales and/or fines) (PREV. \$55,000)	2603 Campbell Drive, Champaign (Case ZN 01-30/14)		COUNTY REMOVING PLAYGROUND EQUIPMENT; MARKETING OF PROPERTY IS EMINENT	APPRAISED IN 2017 AT \$7,800	The former Mefford property and also the former Mabel Thomas Park.
	1101 Carroll Avenue, Urbana (Case ZN 09-105/21)		FORECLOSURE EXPECTED IN 2017; MARKETING OF PROPERTY TO FOLLOW	APPRAISED IN 2017 AT \$30,000	
	504 South Dodson, Urbana (Case ZN 12-32/21)	4/27/10	SEEKING COUNTY BOARD APPROVAL TO CLEAN-UP PROPERTY ²	ESTIMATED COSTS: \$3,600 for garbage; \$12,400 for demo. of house & garage	
	210½ Brady Lane, Urbana	8/08/12	SOLD AT TAX SALE IN JANUARY 2017; NOT YET REPAIRED	NONE	It is hoped the new owner will either make repairs or demolish.
	2218 East University Avenue, Urbana	5/7/12	NEEDS NEW FIRST & FINAL NOTICES	ESTIMATED COSTS ² : \$16,000	Same owner as 3304 & 3306 S. Pine Circle.
	202 Brady Lane, Urbana (Case ZN 16-26/01)	8/2/16	NEEDS FINAL NOTICE	ESTIMATED COSTS ² : \$16,000	

Current Status of Dangerous Structures Enforcement Cases
FEBRUARY 28, 2017

Table 1. Current Status of Dangerous Structure Cases¹

Revised Timeline and Cost	Property Address	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
FY2018 \$92,560	2303 Brownfield Road, Urbana	3/08/07	NO CHANGE	ESTIMATED COSTS: \$23,140**	Same owner on all four properties; some cleanup was accomplished previously; the owner passed away in fall of 2016
	2305 Brownfield Road, Urbana	3/08/07	NO CHANGE	ESTIMATED COSTS: \$23,140**	
	2402½ Johnson Lane, Urbana	7/07/09	NO CHANGE	ESTIMATED COSTS: \$23,140**	
	2312 Johnson Lane, Urbana	7/07/09	NO CHANGE	ESTIMATED COSTS: \$23,140**	
FY2019 \$18,000 (PREV. \$49,000)	205 Main Street, Penfield	9/23/14	NEW CASE	ESTIMATED COSTS: \$18,000**	
	1301 East Perkins Road, Urbana	9/13/14	NO CHANGE	ESTIMATED COSTS: \$18,000**	
	303 North Main Street, Seymour	1/01/09	NEW OWNER IS SLOWLY MAKING REPAIRS	NONE	Former gas station; underground tanks may be left as is
TOTAL COST	\$158,560 \$52,853/ yr. ave. (PREVIOUS \$262,200 \$65,550/ yr. ave.)				
<p>*includes title search, appraisal and engineering inspection costs **includes title search and appraisal costs</p> <p>FOOTNOTES</p> <p>1. At least four other dangerous structures have been removed by private action since 3/08/07. 2. A budget amendment will be required.</p>					

DATE: March 1, 2017
TO: Environment and Land Use Committee
FROM: Susan Monte, RPC Planner
John Hall, Champaign County Planning & Zoning Director
RE: Mahomet Aquifer Advocacy Alliance

ACTION REQUEST: For Information Only

Mahomet Aquifer Coalition Background

The Mahomet Aquifer Coalition was formed in 2011 as an intergovernmental coalition to share costs of legal challenges to the operation of a chemical waste unit located directly over the Mahomet Aquifer within a landfill facility in DeWitt County Illinois, and associated with evaluating potential and filing a petition for the designation of the Mahomet Aquifer as a Sole Source Aquifer pursuant to the Federal Safe Drinking Water Act. City of Champaign served as lead agency in forming the coalition. In December 2012, Champaign County became a ‘non-lead agency’ party to the Coalition (Champaign County Board Resolution No. 8402), agreeing to a population based cost-share payment not to exceed \$13,785 at that time.

New Identify for the Mahomet Aquifer Coalition

The Mahomet Aquifer Coalition¹ is now known as the Mahomet Aquifer Advocacy Alliance (MAAA). County Administrator Rick Snider received a letter dated November 18, 2016 with regard to the MAAA and inviting applications for an available ‘at-large’ member on the MAAA Executive Committee (see Attachment A). This February, Ben McCready, Assistant to the City Manager, Town of Normal, provided the following additional information via email to Mr. Snider:

“Moving forward the Mahomet Aquifer Coalition will be known as the Mahomet Aquifer Advocacy Alliance (MAAA). This new identity is being adopted as a measure to reduce any confusion and ensure the Alliance’s activities remain as transparent as possible. The Alliance is an informal membership organization committed to “issue-advocacy” and preserving the Mahomet Aquifer as a reliable and safe source of fresh water for our region. The membership model allows members the flexibility to determine their level of participation in initiatives, legislative matters, and litigation. To facilitate this new approach, the Town of Normal is serving as the lead agency for the Alliance. To help ensure the Mahomet Aquifer remains uncompromised, the Alliance has identified three key priorities to safeguard the Mahomet Aquifer. The priorities include; public education, legislative advocacy, and continued monitoring and research.

Based on feedback provided last July, the Alliance developed its informal membership structure whereby an “Executive Committee” provides guidance and funding to support the Alliance’s ongoing efforts. The Executive Committee consists of representatives from City of Bloomington, City of Champaign, City of Urbana, and the Town of Normal. The City of

Rantoul recently began serving as an “At-Large” member to the Executive Committee, providing additional input to help guide the Alliance. The Committee convenes on a quarterly basis and is responsible for annual membership dues to support the Alliance’s work plan.

Recognizing that the financial requirements created a barrier for some stakeholders to participate, the Alliance has outlined a set of criteria for additional stakeholders to participate and support the Alliance’s priorities. The criteria include identifying a primary point of contact, participating in issue advocacy and engaging area legislators, attending an annual Alliance meeting and other events when called upon, providing regular feedback to the executive committee, and linking your organization’s website to an Alliance webpage (currently being developed).

I should have a date for an annual meeting of the Alliance to share soon, one of work plan items is to coordinate an annual summit for sharing aquifer information and Alliance updates with stakeholders. Additional work plan items include developing informational materials for the public, monitoring changes in groundwater chemistry and Clinton Landfill activity to ensure full compliance with the consent decree. Please let me know if I may be of further assistance or provide additional information regarding the Mahomet Aquifer Advocacy Alliance.”

MAAA Participation Options

We requested additional information about potential options available to Champaign County to either participate or support MAAA efforts. Additional information received prior to the March 9 ELUC meeting will be shared at that time.

Attachment:

A: Letter to Rick Snider from Ben McCready, dated November 18, 2016

1. The Mahomet Aquifer Coalition should not be confused with the continuing group Mahomet Aquifer Consortium. The Mahomet Aquifer Consortium (MAC) was formed in 1998 by public and private parties interested in the Mahomet Aquifer as a groundwater source for 15 central Illinois counties, and continues to meeting regularly. The MAC mission statement is: ‘To further study the Mahomet aquifer system, the river basins and surface waters located in the 15 county regional water supply planning area and to develop and recommend options for the planning and management of these valuable public resources.’



November 18, 2016

Mr. Rick Snider
Champaign County
1776 East Washington Street
Urbana, IL 61820

Dear Mr. Snider:

On July 20, 2016, several members of the Mahomet Aquifer Coalition convened in Normal, Illinois to discuss the Coalition's future. The discussion focused on the Coalition's governance structure, work priorities, and identity moving forward. The feedback and input provided by Coalition members has been invaluable in helping the Executive Committee set a course for our efforts to protect and preserve the Mahomet Aquifer.

The Executive Committee has developed a work plan based on input provided this past July that reflects three primary priorities; Legislative Advocacy, Public Education, and Landfill Monitoring. The Coalition maintains its commitment to "issue-advocacy" and preserving the Mahomet Aquifer as a reliable and safe source of fresh water for our region.

While I anticipate there will be much more to share in the coming months, I wanted to make you aware of two updates regarding the Executive Committee's work and Coalition's identity.

First, moving forward the Coalition will now be known as the Mahomet Aquifer Advocacy Alliance (MAAA). This new identity is being adopted as a measure to reduce any confusion and ensure the Alliance's activities remain as transparent as possible. By adopting this new identity the Alliance hopes to build strong working relationships with other organizations who share a similar interest in the future of the Mahomet Aquifer.

In lieu of financial contributions, the Executive Committee requests Alliance members to help support the Alliance's important work in the following manner:

- Adopt a "turn key" resolution of support (*template to be provided*)
- Link your website to a soon-to-be-developed Alliance website
- Participate in issue advocacy and efforts to engage area legislators
- Attend Annual Alliance meeting and events when called upon
- Provide regular feedback and input to the Executive Committee

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Secondly, you should also be aware that the Mahomet Aquifer Advocacy Alliance is seeking an at-large member to serve on the Executive Committee. The at-large member position involves a two-year commitment to assist in the decision making and activities of the Alliance. No financial contribution will be expected of the at-large member however, the Executive Committee is requesting a commitment of time to attend all meetings and actively work to pursue the Alliance's objectives. Anyone interested in serving in this role should submit a letter of interest outlining your availability and commitment to serve in this role.

All information should be submitted electronically to Ben McCready (bmccready@normal.org) no later than December 6, 2016. If you have any questions regarding this update or the at-large Executive Committee position please feel free to call me at 309-454-9504 and I will be happy to respond to your questions.

Welcome to the Mahomet Aquifer Advocacy Alliance!

A handwritten signature in black ink that reads "Ben McCready".

Ben McCready
Assistant to the City Manager
Town of Normal
11 Uptown Circle
Normal, IL 61761

DATE: March 1, 2017
TO: Environment and Land Use Committee
FROM: Susan Monte, RPC Planner
John Hall, Champaign County Planning & Zoning Director
RE: Champaign County MS4 Storm Water Survey - Update

ACTION REQUEST: Approve Distribution of the Survey

Pre-Test of Champaign County MS4 Storm Water Survey

On February 28, 2017, CCRPC staff mailed a revised version of the Champaign County MS4 Storm Water Survey (Survey) and a stamped return envelope to a small (n = 10) random sample of property owners residing within the Champaign County MS4 Area. Included with the Survey was a cover letter signed by County Board Chair C. Pius Weibel that contained background about the survey and requested assistance of the Survey recipients to participate in the pre-testing effort.

Pending receipt of Survey responses, we will update ELUC members at the March 9 ELUC meeting.

ELUC Approval of Survey Distribution following Pre-Test Results

Provided that Survey responses are received prior to the March 9 ELUC meeting, we will request ELUC approval to distribute the Survey to a random sampling of the residential population in the Champaign County MS4 Area.

Champaign County
Department of

**PLANNING &
ZONING**

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To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**
Jamie Hitt, Zoning Officer
Jacob Croegaert, Assistant State's Attorney

Date: **February 28, 2017**

RE: **Clean-up of dangerous structure and garbage and debris at 504
South Dodson Drive, Urbana (Enforcement Case ZN 12-32/21)**

Requested Action:

Authorization is requested for the State's Attorney's Office to seek the following:

- **a Court Order declaring the property to be abandoned; and**
- **Court Approval to remove garbage and debris from the property; and**
- **Court Approval to cause the demolition, repair, or enclosure of the house that is a dangerous and unsafe building located on the subject property and to cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from the house. See the background information below.**

BACKGROUND

The house on the property at 504 South Dodson Drive, Urbana, was damaged by fire in 2008. The Planning and Zoning Department started receiving complaints about the property in 2010 and began enforcement action against the owner in 2012. The house is a dangerous structure, as defined in the Champaign County Nuisance Ordinance, and the property is littered with garbage and debris and the property has not been occupied since the 2008 house fire.

The attached Resolution will authorize the State's Attorney's Office to seek a Court Order declaring the property to be abandoned; and seek Court Approval to remove garbage and debris from the property; and seek Court Approval to cause the demolition, repair, or enclosure of the house that is a dangerous and unsafe building located on the subject property and to cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from the house.

After receiving the Court approval to remove garbage and debris and approval to seek demolition, a formal bidding process will be initiated and a budget amendment will then be requested based upon the results of the bidding process.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEMOLITION OF DANGEROUS BUILDING AND
CLEANUP OF GARBAGE AND DEBRIS IN THE UNINCORPORATED AREA OF
CHAMPAIGN COUNTY AT 504 SOUTH DODSON DRIVE; AND
AUTHORIZING PETITION TO HAVE THAT PROPERTY DECLARED ABANDONED

WHEREAS, the Champaign County Board may provide for the removal of garbage and debris from property in the unincorporated areas of Champaign County if the owner of the property refuses or neglects to remove the garbage and debris, and may then obtain a lien on the property for the costs of garbage and debris removal (55 ILCS 5/5-1118); and

WHEREAS, the Champaign County Board may demolish, repair, or enclose, or cause the demolition, repair, or enclosure of dangerous and unsafe buildings within the territory of Champaign County, but outside the territory of any municipality, and may remove or cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from those buildings, and may then obtain a lien on the property for the costs of demolition, repair, enclosure, and garbage and debris removal (55 ILCS 515-1 121(a)); and

WHEREAS, the Champaign County Board may additionally or alternatively petition the circuit court to have a property declared abandoned if the property has been tax delinquent 2 or more years, and is unoccupied by persons legally in possession, and contains a dangerous or unsafe building; and, if such order is entered and other statutory requirements fulfilled, may then petition the circuit court to obtain a judicial deed to the property (55 ILCS 5/5-1121(c)); and

WHEREAS, the property located at 504 South Dodson Drive, Urbana, Illinois, with Permanent Index Number 30-21-15-178-011 ("subject property") is in the unincorporated areas of Champaign County; and

WHEREAS, the subject property contains garbage and debris; and

WHEREAS, the subject property contains one or more dangerous and unsafe buildings;
and

WHEREAS, the subject property has been tax delinquent for more than 2 years; and

WHEREAS, the subject property is unoccupied by persons legally in possession;

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

1. The Champaign County State's Attorney is hereby authorized, pursuant to 55 ILCS 5/5-1118, to obtain approval from the Champaign County Circuit Court to remove garbage and debris from the subject property;
2. The Champaign County State's Attorney is hereby authorized, pursuant to 55 ILCS 5/5-1121(a), to obtain approval from the Champaign County Circuit Court to cause the demolition, repair, or enclosure of any dangerous and unsafe buildings located on the subject property and to cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from those buildings;
3. The Champaign County State's Attorney is hereby authorized, pursuant to 55 ILCS 5/5-1121(c), to seek an order from the Champaign County Circuit Court declaring the subject property abandoned.

PRESENTED, PASSED, APPROVED AND RECORDED this 23rd day of March, A.D. 2017.

C. Pius Weibel, Chair
Champaign County Board

ATTEST: _____
Gordy Hulten, County Clerk and
Ex-Officio Clerk of the County Board

MONTHLY REPORT for JANUARY 2017¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in January and four cases were filed in January 2016. The average number of cases filed in January in the preceding five years was 1.4.

Two Zoning Board of Appeals (ZBA) meetings were held in January and four cases were completed. One ZBA meeting was held in January 2016 and four cases were completed. The average number of cases completed in January in the preceding five years was 1.6.

By the end of January there were 16 cases pending. By the end of January 2015 there were 13 cases pending.

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www.co.champaign.il.us/zoning

Table 1. Zoning Case Activity in January 2017 & January 2016

Type of Case	January 2017 2 ZBA meetings		January 2016 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	3	1
SFHA Variance	0	0	0	0
Special Use	2	1	1	1
Map Amendment	1	1	0	1
Text Amendment	0	0	0	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	4	4	4
Total cases filed (fiscal year)	4 cases		4 cases	
Total cases completed (fiscal year)	4 cases		4 cases	
Case pending*	16 cases**		13 cases	
* Cases pending includes all cases continued and new cases filed **Cases pending was reported as 17 at the end of December 2016 but should have been 16				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 108% or the equivalent of 5.4 full time staff members (of the 5 authorized) present on average for each of the 20 work days in January.

Subdivisions

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

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 January can be summarized as follows:

- 6 permits for 4 structures were approved in January compared to 4 permits for 2 structures in January 2016. The five-year average for permits in January in the preceding five years was 6.2.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including January 2017, November 2016, August 2016, June 2016, May 2016, April 2016, March 2016, February 2016, 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, and February 2012).
- 4.0 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$304,000 was the reported value for the permits in January compared to a total of \$1,088,000 in January 2016. The five-year average reported value for authorized construction in January is \$692,177.
- 32 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, 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, and January 2012).
- \$3,050 in fees were collected in January compared to a total of \$3,054 in January 2016. The five-year average for fees collected in January is \$1,952.
- 31 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, 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, and February 2012).

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Table 2. Zoning Use Permits Approved in January 2017

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential						
Other	2	0	97,000	2	0	97,000
SINGLE FAMILY Resid.: New - Site Built						
Manufactured						
Additions						
Accessory to Resid.	1	65	4,000	1	65	4,000
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other	1	2,985	165,000	1	2,985	165,000
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	0	38,000	2	0	38,000
TOTAL APPROVED	6/4	3,050	304,000	6/4	3,050	304,000

*6 permits were issued for 4 structures in January 2016; 6 permits require inspection and Compl. Certif.

◇ 6 permits have been issued for 4 structures since 1/1/17 (FY2017)

NOTE: Home occupations and other permits (change of use, temporary use) total 2 since 1/1/17, (this number is not included in the total number of structures).

There were 6 Zoning Use Permit Apps. *received* in January 2017 and 4 were *approved*.

2 Zoning Use Permit App. *approved* in January 2017 had been *received* in prior months.

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- There were also 9 lot split inquiries and 190 other zoning inquiries in January.
- No rural address was issued or changed in January

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2017.

Table 3. Best Prime Farmland Conversion in 2017

	January 2017	2017 to date
Zoning Cases. Approved by the ZBA, a Zoning Case may authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	2.0 acres ³	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval may authorize the 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 may authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	0.0 acres
----- Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	2.0 acres	0.0 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		
3. Zoning Case 858-AM-16 and related Case 859-S-16 were approved in January 2017 and will result in the conversion of about 2.0 acres of best prime farmland.		

Zoning Compliance Inspections

- Three zoning compliance inspections were made in January.
- Three zoning compliance certificates were issued in January. The 2017 budget anticipated a total of 275 compliance inspections and certificates for an average of 5.3 certificates per week. However, compliance inspections are typically done by temporary staffing and all temporary staffing continues to be needed to prepare the MS4 Storm Sewer System Map. Temporary staffing will resume compliance inspections after the MS4 Storm Sewer System Map has been completed.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for January 2017 and can be summarized as follows:

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- 7 new complaints were received in January compared to 3 complaints that were received in January 2016. No complaint was referred to another agency in January and none were referred to another agency in January 2016.
- 62 enforcement inspections were conducted in January compared to 18 inspections in January 2016. 6 of the January 2017 inspections were for new complaints.
- No contact was made prior to written notification in January and none were made in January 2016.
- 21 initial investigation inquiries were made in January for an average of 5.3 per week in January. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- 2 First Notices and no Final Notices were issued in January and there were no First Notices and one Final Notice issued in January 2016. The 2017 budget anticipated a total of 39 First Notices for 2017.
- No cases were referred to the State's Attorney in January and no cases were referred in January 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- 1 case was resolved in January (that complaint had been received in January) and 1 case was resolved in January 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 329 cases remain open at the end of January compared to 315 open cases at the end of January 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in January 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. Continued coordinating with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including one inspection.
 4. Provided an update on the current dangerous structures.

APPENDIX

A Zoning Use Permit Activity In January 2017

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued In January 2016

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Table 4. Enforcement Activity During January 2017

	FY2016 TOTALS ¹	Jan. 2017	Feb. 2017	March 2017	April 2017	May 2017	June 2017	July 2017	Aug. 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	TOTALS ¹ FY2017
Complaints Received	60	7												7
Initial Complaints Referred to Others	7	0												0
Inspections	400	62 ⁴												62 ⁵
Phone Contact Prior to Notice	12	0												0
First Notices Issued	22	2												2
Final Notices Issued	1	1												1
Referrals to State's Attorney	0	0												0
Cases Resolved ²	50	1 ⁶												1 ⁷
Open Cases ³	323	329												329 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. 6 inspections of the 62 performed were for the 7 complaints received in January, 2017.
5. 6 inspections of the 62 inspections performed in 2017 were for complaints received in 2017.
6. None of the resolved cases for January, 2017, were received in January, 2017.
7. None of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
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.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN JANUARY 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
347-16-01 R-2	Two tracts of land located in the SE ¼ of the SW ¼ of Section 23, Champaign Township; 1212 W. Windsor Road, Champaign, Illinois PIN: 03-20-23-381-002 & 001	John Regan	12/12/16 01/09/17	Demolish an existing home and backfill area of demolition to a level grade
363-16-01 R-1	Lot 27, Rolling Acres IV Subdivision, Section 34, Champaign Township; 2702 Berniece Dr., Champaign, IL PIN: 03-20-34-104-014	Tom and Kristine Scheu	12/29/16 01/17/17	Construct a detached storage shed
05-17-01 R-4	A tract in part of the NW ¼ of the NW ¼ of Section 8, Urbana Township; 1507 Coler Avenue, Urbana, IL PIN: 30-21-08-102-001	Vineyard Church	01/05/17 01/09/17	Demolish and existing home and backfill area of demolition to a level grade
17-17-01 I-1	A 7.38 acre tract of land located in the NW ¼ of Section 2, Condit Township; 1009 County Road 3000N, Dewey, Illinois PIN: 07-08-02-100-007	Illini FS	01/17/17 01/26/17	Construct an addition to an existing building for a chemical load out, and to authorize the following that were constructed with Zoning Use Permits: additions to 4 buildings, a scale, an anhydrous ammonia control building, and a liquid storage tank Variance application/case pending
18-17-01 AG-1	A 40 acre tract of land located in the E ½ of the E ½ of the SW ¼ of Section 4, Compromise Township; 2044 County Road 2900N, Rantoul, Illinois PIN: 06-10-04-300-004	Paul Severins	01/18/17 01/26/17	Construct a lean-to addition to an existing detached agriculture equipment storage shed to be used for agriculture equipment only

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

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APPENDIX A. ZONING USE PERMIT ACTIVITY DURING JANUARY, 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
20-17-01 AG-1	A 17.50 acre tract of land located in the NW ¼ of the NW ¼ of Section 11, Somer Township; 2294 County Road 1600E, Urbana, Illinois PIN: 25-15-11-100-015	Rick Wolken	01/20/17 01/26/17	Construct a detached storage shed for agriculture equipment (existing shed destroyed by fire)
*25-17-01 FP	Under review			
*27-17-01	Under review			

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2017

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
01/06/17	252-16-03	A tract of land located in the NE ¼ of Fractional Section 2, Somer Township; 2370 County Road 1600E, Thomasboro, Illinois PIN: 25-15-02-300-004	A sunroom addition to an existing single family home
01/06/17	188-16-01	A 1.46 acre tract of land located in the NE ¼ of the SW ¼ of Section 17, Rantoul Township; 2731 County Road 2000E, Rantoul, Illinois PIN: 20-10-17-400-012	A detached garage for personal use
01/11/17	117-16-01	A 70' by 100' leased area of a 3.10 acre parcel of land being a Part of the NW ¼ of the NW ¼ of Section 16, Champaign Township; 4006 Kearns Drive, Champaign, Illinois PIN: Part of 03-20-16-102-003	A 150' monopole cellular communication tower with equipment shelters