



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

County of Champaign, Urbana, Illinois

Thursday, January 10, 2019 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Eric Thorsland – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Tanisha King-Taylor

Kyle Patterson

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – November 8, 2018 1 - 5
- V. Public Participation
- VI. Communications
- VII. New Business: for Information Only
 - A. Letter dated 11/05/18 from the Village of St. Joseph Mayor, the Village of Savoy President, and the Village of Mahomet President requesting re-evaluation of Zoning Ordinance requirements for “solar farm” 6
 - B. Miscellaneous emails and information from Ted Hartke regarding noise from solar Farms and wind farms 7 - 26
 - C. IEPA Notification of RCRA Hazardous Waste Renewal Application for Safety-Kleen Systems, Inc., located at 500 West Anthony Drive, Urbana 27
- VIII. New Business: Items to be Approved by ELUC
 - A. Annual Renewal of Recreation & Entertainment License
 - i. Alto Vineyards, 4210 North Duncan Road, Champaign. 01/01/19 – 12/31/19 28 - 31
 - ii. Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, including the Champaign County Fair July 19 – July 27, 2019 32 - 44
 - iii. Generations Music Booking, NFP for Christian Music Festival, Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. July 3 – July 6, 2019 45 - 53
 - iv. Gordyville LLC, 2205 CR3000N, Gifford. 01/01/19 – 12/31/19 54 - 63
 - v. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 01/01/19 – 12/31/19 64 - 67
 - vi. Hudson Farm Wedding & Events, LLC., 1341 CR1800E, Urbana. 01/01/19 – 12/31/19 68 - 78
 - B. Annual Hotel/Motel License for Urbana Motel Inc., at 1906 North Cunningham Avenue, Urbana. 01/01/19 – 12/31/19 79
- IX. New Business: Items to be Recommended to the County Board
 - A. Resolution Approving the Application for, and If Awarded, Acceptance of Department Of Homeland Security, Federal Emergency Management Agency FY2019 Pre-Disaster Mitigation Grant 80 - 105

- B. Zoning Case 898-S-18 (BayWa r.e.).** A request by Prairie Solar 1, LLC, wholly owned by BayWa r.e. Development, LLC, with Chief Executive Officer, Jam Attari; Chief Financial Officer, William Gulley; and Chief Operating Officer, David Sanders, all with offices at 17901 Von Karman Avenue, Suite 1050, Irvine, CA 92614, via agent Patrick Brown, Director of Development for BayWa r.e. Solar Projects LLC, 17901 Von Karman Avenue, Suite 1050, Irvine, CA 92614, and the participating landowners listed in Attachment A, to authorize a PV Solar Farm with a total nameplate capacity of 150 megawatts (MW), including access road and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, with a fenced solar farm area of approximately 1, 191 acres on a total of approximately 1,609 acres in Sidney Township in Sections 11, 12, 13, 1, 15, 22 and 23 of Township 18 North, Range 10 East of the 3rd Principal Meridian, with land exceptions as described in Attachment A, including the following waivers of standard conditions:
- Part A: A waiver for a distance of 1,175 feet between a PV Solar Farm and the CR Conservation Recreation Zoning District in lieu of the minimum required on-half mile per Section 6.1.5 B.(2)b. of the Zoning Ordinance.
- Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. of the Zoning Ordinance.
- Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.
- X. Other Business**
- A. Monthly Report**
- i. October 2018 158 - 172
- ii. November 2018 173 – 184
- XI. Presiding Officer’s Report**
- XII. Designation of Items to be Placed on Consent Agenda**
- XIII. Adjournment**



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, November 8, 2018
 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)	
Pattsi Petrie (Vice Chair)	
Jodi Eisenmann	
	Stephanie Fortado
Jim Goss	
Kyle Patterson	
James Quisenberry	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)
Others Present: Chris Stohr (County Board Member)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:34 p.m.

II. Roll Call

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

III. Approval of Agenda and Addenda

MOTION by Goss to approve the agenda; seconded by Petrie. Upon vote, the **MOTION CARRIED** unanimously.

Mr. Esry noted Agenda Item IX. D. is not necessary and will be removed from the agenda.

IV. Approval of Minutes

A. ELUC Committee Meeting – October 4, 2018

MOTION by Petrie to approve the minutes of the October 4, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Brian Hartwig

Mr. Hartwig stated he is a representative of FFP and is available to answer any questions related to the Solar Farm resolutions.

Jason Grissom

Mr. Grissom stated he is a representative of FFP and is available to answer any questions related to the Solar Farm resolutions.

Tami Fruhling-Voges

Ms. Fruhling-Voges, Mayor of St. Joseph, expressed concerns regarding both proposed solar farms; specifically, the boundary waivers. She noted the owners of the properties are not local residents. Ms. Fruhling-Voges stated she will stay for the duration of the meeting, to answer questions.

Chris Stohr

Mr. Stohr stated he has had a long career in environmental and engineering geology. He has studied landfills and has been professionally recognized for his research. Mr. Stohr drafted the resolution under consideration and asks for support from ELUC. He noted there is no representative from the Champaign County Board on the Mahomet Aquifer Task Force.

Mr. Quisenberry entered the meeting at 6:40 p.m.

VI. Communications

None

VII. For Information Only

A. *Update on October 2018 Residential Electronics Collection*

Ms. Monte reviewed the memo in the agenda packet. In response to a question from Ms. Petrie, Ms. Monte responded the registration rates have increased. Ms. Monte reported she is still working to identify a permanent site for these collections. Mr. Quisenberry stated Staples and Mack’s Twin City Recycling accept electronics, with the exception of televisions. Ms. Monte noted RPC’s website has a brochure listing all collection options in the County.

VIII. Items to be Approved by ELUC

A. *Annual Renewal of Recreation & Entertainment License for Curtis Orchard, 3902 Duncan Road, Champaign. 01/01/19 – 12/31/19*

Mr. Esry noted Curtis Orchard has been in business at this location for many years.

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

IX. Items to be Recommended to the County Board

A. **Subdivision Case 201-18: Slinger’s Country Club Subdivision – Final Plat Approval of a One-Lot Minor Subdivision for an anticipated residence to be located in the part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 35 of T21N-R9E in Rantoul Township located on the west side of CR 1700E approximately 0.36 miles south of CR 2500N (County Highway 11)**

Mr. Esry requested that this item, if approved, to be so with conditions. Mr. Hall noted Mr. Esslinger is available to answer questions. Mr. Hall explained no one has paid the fee to the Health Department so it can review the report on the septic system. He reviewed the waivers included in the case.

MOTION by Ms. Petrie; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED** unanimously. Due to the contingency, and per a request by Ms. Petrie, this item will not be on the consent agenda.

B. *A Resolution concerning the Mahomet Aquifer Protection Task Force.*

Mr. Stohr acknowledged the contributions of John Hall, Susan Monte, Aaron Esry, and Pattsy Petrie in creating the resolution. Mr. Quisenberry suggested that if this Task Force will persist, Champaign County Government should be represented. According to Mr. Stohr, Chapin Rose has suggested the committee continue in some form. In response to a question from Ms. Eisenmann, Mr. Stohr responded that monitoring of water quality relates to chemistry and quantity as it relates to large users.

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

C. *A Resolution in Support of a Public Hearing on Stabilization of coal Ash Pits Along the Middle Fork River.*

Ms. Monte explained several other municipalities and organizations will also encourage the Army Core of Engineers to hold a public hearing.

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

D. *A Resolution to Agree to Participate in the Champaign County Multi-Jurisdictional Hazzard Mitigation Plan Update.*

This item was removed from the agenda.

E. **Zoning Case 903-S-18.** *A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating Landowners the Mildred Catherine Wolf Trust, Mildred Catherine Wolf, Trustee, and Judith K. Wertz to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the House located at 2232A CR 1000N, Sidney. The following waivers of standard condition are necessary:*

Part A: A waiver for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

Mr. Esry reminded the committee the public participants are available for questions. Committee members Eisenmann and Goss expressed concerns regarding the waiver to reduce the distance required from the Conservation Recreation Zoning District. Mr. Hall reminded the committee about the condition regarding Waiver B that requires the decommissioning plan to be approved by this committee, if the project is successful in the State lottery. Mr. Hall noted if he were writing the ordinance now, based on the knowledge he has, he would not include the requirement for a separation distance from the Conservation Recreation Zoning District.

MOTION by Ms. Petrie; seconded by Mr. Esry.
In Favor – Patterson, Esry, Petrie, Quisenberry
Opposed – Eisenmann, Goss
Upon vote, the **MOTION CARRIED**.

- F. **Zoning Case 906-S-18.** *A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 40.00-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E. the following waivers of standard conditions apply:*

Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

Mr. Hall noted the Conservation Recreation District is across the street from the proposed site and the CR District is heavily developed. Mr. Quisenberry expressed concern regarding the proximity of the flood plain. Ms. Petrie asked Ms. Fruhling-Voges questions about commercial growth. Ms. Fruhling-Voges responded that plans for growth are to the North of St. Joseph. She noted RPC helped St. Joseph write a comprehensive plan in 2013. According to Ms. Fruhling-Voges, the comprehensive plan shows this property as planned for "AG-1" to allow for greater flexibility in deciding what the property will be used for.

MOTION by Ms. Petrie; seconded by Mr. Patterson.

In Favor – Patterson, Esry, Petrie,

Opposed – Eisenmann, Quisenberry, Goss

Upon vote, the **MOTION CARRIED**. Chair Esry noted this will be forwarded to the full County Board without recommendation.

- G. **Zoning Case 907-S-18.** *A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range of 10 East of the Third Principal meridian in St. Joseph Township, and commonly known as the farmland of the southwest corner of CR 2350E and CR 1700N. The following waivers of standard conditions are necessary:*

Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: A waiver for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part C: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

Part D: Not entering into a Roadway Upgrade and maintenance agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5.G. of the Zoning Ordinance.

MOTION by Ms. Petrie; seconded by Mr. Patterson.

In Favor – Patterson, Esry, Petrie, Quisenberry

Opposed – Eisenmann, Goss

Upon vote, the **MOTION CARRIED**.

H. ***Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program***

Mr. Hall reviewed the memo contained in the agenda packet. He noted the application is not complete but expects it to be ready for the full County Board meeting. He stated Planning & Zoning has identified several more dangerous structures which could be reimbursed by this grant, if awarded.

MOTION by Mr. Patterson; seconded by Mr. Quisenberry. Upon vote, the **MOTION CARRIED** unanimously. Mr. Esry noted this item will not be on the consent agenda, since the application is not complete.

X. **Other Business**

None

XI. **Monthly Report**

A. *July 2018*

B. *August 2018*

C. *September 2018*

XII. **Chair's Report**

None

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

None

XIV. **Adjournment**

There being no further business, Mr. Esry adjourned the meeting at 8:13 p.m.

VILLAGE OF ST. JOSEPH

207 EAST LINCOLN STREET, P.O. BOX 716 • ST. JOSEPH, ILLINOIS 61873-0716
PHONE 217-469-7371 • FAX 217-469-7019

November 5, 2018

Mr. Pius Weibel, Chair
Champaign County Board
1776 East Washington Street
Urbana, Illinois 61802-4581

RE: Solar Farm Zoning Text Amendment

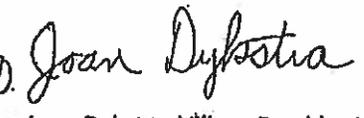
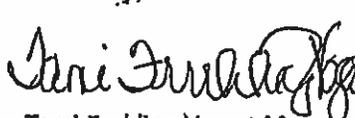
Dear Chairman,

As you're aware, the County Board recently adopted text amendments in the Zoning Ordinance regarding Solar Farms in Champaign County. This has resulted in a flurry of zoning cases whereas many of the applicants are seeking various waivers to the said Ordinance. Of particular interest to the Local Municipalities, is the development of such Solar Farms within the one and one-half mile extraterritorial jurisdiction (ETJ). As we have long experienced; the County and Municipalities must work together within our shared jurisdictional limit that is mutually beneficial and respectful of each agency's planning efforts. This is why it was surprising to learn that the Solar Farm zoning changes did not adhere to the standard ETJ but reduced permitting to the one-half mile limit. In addition; the notification process is concerning given the potential of large-scale developments within our respective planning areas.

Pursuant of your Board Value Teamwork which includes "Intragovernmental Cooperation" and "Collaboration to Achieve Goals" definitions, we are requesting that County Board and/or the Environment and Land Use Committee (ELUC) reevaluate the application requirements for Solar Farms located in Champaign County. Specifically, we request that full ETJ one and one-half-mile distance be enforced when considering any application. In addition, we believe there is an opportunity to improve our collaborative efforts by implementing a requirement for the Municipality to consider a resolution which would accompany the application to the County. This resolution would be considered non-binding regarding the Solar Farm request however it would completely satisfy the notification requirements which has been called into question.

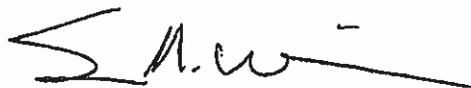
We look forward to your prompt attention to this matter and we stand ready to discuss further.

Sincerely,



Tami Fruhling-Voges, Mayor
Village of St. Joseph

Joan Dykstra, Village President
Village of Savoy



Sean Widener, Village President
Village of Mahomet

Endorsed by Gabe Clements, Village President Charles White, Village President

cc: Environment and Land Use Committee Members
Mr. John Hall, Department Head of Planning and Zoning

MAYOR TAMI FRUHLING-VOGES CLERK TIFFANY MCELROY-SMETZER TREASURER DEBBIE ROUTH TRUSTEES ANDREW GHERNA ANTHONY LAUBSCHER ROY MCCARTY ART RAPP BOB RIGDON JIM WAGNER

John Hall

From: Ted Hartke <tedhartke@hartke.pro>
Sent: Friday, November 16, 2018 1:03 PM
To: John Hall; Susan Burgstrom
Subject: Fwd: Note from Ted Hartke

Dear John and Susan,

Please distribute this email to the Champaign County ZBA and ELUC committee members.

At the bottom of this message, I included an email from one of the acousticians who was assisting us with our abandoned home (email dated from March, 2015) while I was searching for the IPCB noise measurement protocol. Due to wind turbine noise, a home in Falmouth Massachusetts was abandoned. Robert Rand and Steven Ambrose measured 42 dBA at that house.

As a clarification, last night before the meeting when Brad Passalacqua mentioned the wind farm project in Douglas County, I replied that "we are going to beat the wind farm in Ford County, also." John Hall's comment to me being something like "WE??....I didn't know this was a team effort" (or something similar to those words). I want everyone involved with these problems with wind turbines to know that "we" includes myself and the citizens who are about to be impacted by wind turbines if the proposed plans carry through. My goal is to not allow ANY FAMILY to lose the use of their homes due to decisions by incompetent or ignorant or just plain wrong choices made by naive appointed or elected decision makers.

I also find it weird and discouraging that citizens such as myself are not allowed to get any answers from developers who refuse to answer questions while having the appointed/elected representatives OF THE CITIZENS providing the cover for the developer. I anticipate the ZBA members won't be able to find the courage to ask the numerous questions requested from the citizens. One homeowner in the audience asked what the distance was from his home to the nearest panels and inverter. He also asked if the developer was going to drill water wells. (Perhaps for purposes of drawing water to clean the panels or perhaps even to water the grass and trees??) Even though the developer followed up at the end of the meeting and pleaded to have a final vote, the board members never asked him any of the questions about the wells or distance to that certain house.

My questions remain as follows:

- 1.) Water wells being drilled? How much water will be used?
- 2.) Will the new tiling system send water towards Sidney at a higher rate?
- 3.) What is the ability of the county to levy corrective action, fines, penalty, or have any power to shut down inverters if/when noise inverters exceed 39 dBA?
- 4.) What is the decommissioning price? Salvage? Panel disposal/recycling costs?
- 5.) Is the developer or acoustician who predicted and modeled the noise levels to be 38 dBA willing to purchase homes of a neighbor or if the buzzing/humming noise constitutes a "tonal noise" violation?

Please note that the IPCB noise limits have a penalty of some decibels for cases where noise is found to be impulsive or "tonal." Tonal noise is when one certain noise frequency is more prevalent than the adjacent octave band, and I was "shut down" from asking questions to Mr. Leech before I could quiz him on this detail. The full octave band output noise needs to be provided for the specific inverter proposed for this project to see if the tonal noise penalty comes into play.

Best regards,

Ted Hartke

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

----- Forwarded message -----

From: Stephen Ambrose <seaa@myfairpoint.net>

Date: Mon, Mar 2, 2015 at 8:40 AM

Subject: Re: Note from Ted Hartke

To: Ted Hartke <tedhartke@hartke.pro>, <rrand@randacoustics.com>, Rick James <rickjames@e-coustic.com>, Henrik Møller <henrikmoeller2@gmail.com>

Ted, Rob and I measured 42 dBA at Falmouth, the house was later abandoned and then sold at a discount. Best wishes

--
Steve

Neighbors are far better acoustic analyzers for determining the quality of their life versus any acoustic instrument left unattended by an expert.

Stephen E. Ambrose, INCE, Bd.Cert.
Acoustics, Environmental Sound and Industrial Noise
SE Ambrose & Associates Tel/Fax: 207.892.6691
15 Great Falls Road Mobile: 207.653.9099
Windham, ME 04062 email: seaa@myfairpoint.net

The contents of this e-mail are intended for the named addressee only. It contains information that may be confidential. Unless you are the named addressee or an authorized designee, you may not copy or use it, or disclose it to anyone else. If you received this email in error, please notify the sender immediately, delete and destroy.

On 3/2/2015 9:28 AM, Ted Hartke wrote:

Dear Mr. Rand,

I just reviewed this work posted here:

<http://www.pcwindfarm.org/wp-content/uploads/2014/11/Rand-Re-Pleasant-Ridge-18Feb15.pdf>

It was good that you used my home as an example.
43 dBA predicted noise at the receiver = home abandonment.

I was wondering if there are other similar home abandonment instances where this was measured. One thing we are trying to overcome is the BS that:

- 1.) Hartke is just a wimp.....oversensitive
- 2.) Hartke is a liar, trying to extort money, making a big deal out of nothing
- 3.) Hartke's house is poorly constructed, rare combination of topography and noise "funnels" towards him
- 4.) Nobody else has the same problem as Hartke. They are an anomaly, his story is very rare and does not happen anywhere else.

If there are other families out there, I would like to be able to give a rebuttal about how others have gone before us.

I appreciate all of the work you are doing to help be sure that this does not happen to other families.

I have a follow-up for you to look into:

The "predicted" nighttime noise at my house was 43 dBA?

Mike Hankard said the as-measured noise was 0.1 dB lower than the maximum IPCB noise limit (without telling us the level of uncertainty in his measurements).

So, does this mean he measured 46.9 dB at 500 Hz? I would like to see what his MEASURED results of the A-weighted noise actually was. He reported it in the octave band levels.

I also think that you, Steve, and Rick seem to not want to make statements about impulsive noise. The impulsive noise limit in Illinois is more stringent than what everyone concentrates on. Hankard took special measures to state, "since wind turbines are non-tonal and non-impulsive" then the noise limit is higher. It would be good if acousticians started to talk about turbine noise being tonal and impulsive. (They definitely have a certain signature at certain frequencies.)

My feeling is that the turbines are indeed making pulsating noise which is why we wake up. It is a thumping noise which is more like a impact forging hammer noise pulse. Our heads are "pounding."

Thank you for all the hard work you are doing to help protect future victims from disasters. It definitely helps them defend themselves when bad things happen to them in the future. I wish we had this level of education before these turbines were placed near our home.

Warmest regards,

Ted

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

John Hall

From: Ted Hartke <tedhartke@hartke.pro>
Sent: Friday, November 16, 2018 4:58 PM
To: John Hall; Susan Burgstrom
Subject: Fwd: ATTACHMENT: Steve Ambrose evaluation of Hankard-Schomer IPCB Compliance Measurement of Vermilion County InvEnergy Noise Exceedance
Attachments: Final Letter 4Dec2014 - Ted Hartke - Hankard-Schomer Noise Compliance California Ridge.pdf

Dear John and Susan,

Please distribute this email and attachment to all of the ZBA members and the ELUC members. This is an evaluation of the Hankard noise study completed in Vermilion County before we abandoned our home. INCE Steve Ambrose was critical of the noise study because none of the data collected was observed by any acoustician or any technician.

This supports my claims during last night's meeting that BayWa Renewable Energy's noise consultant failed to follow IPCB noise measurement protocol. Mr. Leech has a bunch of noise level data, but he has no clue and cannot prove what the data represents. I am still looking for Dr. Schomer's testimony on this matter.

Best regards,

Ted

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

----- Forwarded message -----

From: Stephen Ambrose <seaa@myfairpoint.net>
Date: Wed, Dec 3, 2014 at 6:58 PM
Subject: Hankard Schomer - Final Letter
To: Ted Hartke <tedhartke@hartke.pro>

Dear Ted,

See attached.

Best wishes

--

Steve

Neighbors are far better acoustic analyzers for determining the quality of their life versus any acoustic instrument left unattended by an expert.

Stephen E. Ambrose, INCE, Bd.Cert.
Acoustics, Environmental Sound and Industrial Noise
SE Ambrose & Associates Tel/Fax: [207.892.6691](tel:207.892.6691)
15 Great Falls Road Mobile: [207.653.9099](tel:207.653.9099)
Windham, ME 04062 email: seaa@myfairpoint.net

The contents of this e-mail are intended for the named addressee only. It contains information that may be confidential. Unless you are the named addressee or an authorized designee, you may not copy or use it, or disclose it to anyone else. If you received this email in error, please notify the sender immediately, delete and destroy.

December 4, 2014

Mr. Theodore P. Hartke, PE, PLS & President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859

Ref: Noise Level Compliance Analysis, California Ridge Wind Energy Project, March 7, 2014
Hankard Environmental, Inc. & Schomer & Associates, Inc.

Dear Mr. Hartke:

I have completed my review of the Noise Level Compliance Analysis and find it lacking in several critical aspects. Measurements were made without an observer, which contradicts IPCB rules. Measurements were made during mandatory operation curtailment or harvesting months. Analysis limited by unattended measurements and ineffective interpretation of audio recordings. Highly subjective methodology was used to select noise level measurements for analysis. Four-months' of noise level data had to be reduced to select tables, graphs, and charts with poor audio recordings.

- 1) Statement on page 10, 2nd paragraph, 3rd sentence. "At a certain point, turbines reach a maximum rotational speed and noise levels do not continue to increase with increasing wind speed." False, blades can be feathered to produce less electric output and noise at full rpm.
- 2) Statement, page 10, 2nd paragraph, 5th sentence. "Ground winds generate sound by rustling vegetation". These would be minimized by positioning microphones far away from elevated vegetation (view-attached pictures).
- 3) Conflicting statements: page 10, "The purpose of the subject measurements is to demonstrate, to a reasonable degree of scientific certainty, whether or not the wind turbines are in compliance with the applicable IPCB numerical limits." And page 14, last paragraph, "... but we do not know exactly when or where it occurred ... We were not confident with a reasonable degree of scientific certainty ... to separate harvest noise from turbine noise." There is no certainty or confidence.
- 4) Endangered species curtailment casts doubt on August/September measurements. October measurements contaminated by harvest equipment noise. Uncertainty of audio recordings hindered analysis.
- 5) Did not provide electric-power output for turbines 57, 75, 56 & 76 being tested. These are the critical turbines and there is no proof they are at full-power output. Turbine rpm has no value when the blades are feathered. Noise reduction option (NRO) feathers blades.

This report is not credible, does not comply with IPCB rules, and does not meet the intent to prove noise level compliance. Nearest wind-turbine noise level exceedances are expected for wind speeds above 5 m/s or when near full power output.

The Noise Level Compliance Analysis, California Ridge Wind Energy Project, March 7, 2014 report should not be used as a reference source for any purpose.

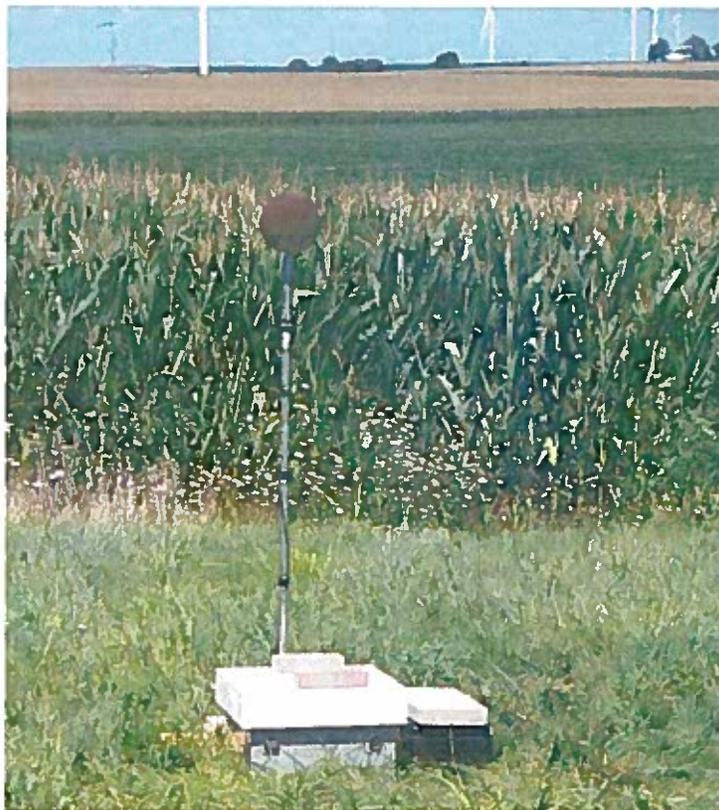
Respectfully,



Stephen E. Ambrose, ASA, INCE, Board Certified
Principal Consultant



Stronger Wind Speeds Through Tree And Growing Corn Stalks Affect Microphone.



John Hall

From: Ted Hartke <tedhartke@hartke.pro>
Sent: Monday, November 19, 2018 10:34 AM
To: Susan Burgstrom; John Hall
Subject: Noise standards for rural areas
Attachments: Letter - Ted Harke, Livingston County - 9Sept2014.pdf

Dear Susan and John,
Please share with ZBA and ELUC committee members.

This attachment is Steve Ambrose's letter used by some communities to establish 30 dBA nighttime and 35 dBA daytime noise levels for RURAL areas for WIND TURBINES.

Since wind turbines have impulsive noise (thumping from blade pass), there is a 5 dBA adjustment penalty. Note that the accousticians ask for 33.5 dBA noise levels for wind turbines, add the 5 dBA allowance since solar is "non-impulsive", and this reaches 38.5 dBA.....so basically 39 dBA max noise limit.

I am still looking for the case where Dr. Schomer testified the reason the IPCB noise measurement procol includes "observed" measurements.

Ted

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

----- Forwarded message -----

From: Ted Hartke <tedhartke@hartke.pro>
Date: Thu, Sep 11, 2014 at 7:57 AM
Subject: Turbine Noise in Illinois: Steve Ambrose letter to Hartke
To:

Dear friends,

Post and share all over. There are strong statements made by INCE Steve Ambrose in this letter.

It is a summarized statement on safe nighttime noise limits.

Notice that, a long time ago, Dr. Schomer said 33.5 dBA was safe, and it is documented again on this chart. Schomer also says that 39 dBA should be an "absolute maximum limit." in his Highland Wisconsin testimony.

Also, some acousticians and other people describe turbine noise as "pulsating" and "thumping" or at times "constant jet sound."

This sounds like turbines could be classified as "impulsive noise" and also "tonal noise" which would reduce the limit of noise which they are allowed to make at nighttime in Illinois.

Some wind company employed acousticians state that turbines are "variable" and "non tonal" noise. Look at what Hankard states in the InvEnergy application for Livingston County, Illinois. If the Vermilion County turbines remained 0.1 dBA below the highest allowable maximum nighttime noise allowance for Illinois during his test at my rear property line, then it would be way out of compliance if this noise was deemed to be "impulsive" which shakes us out of our sleep. The microbarometer recordings we have show pretty large pulses at the blade pass frequency.....similar to how a metal stamping/forging operation noise is made.

We should take this little microbarometer over to Urbana and record a bunch of forging thumping noise, and see how it compares.

Ted

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

----- Forwarded message -----

From: Stephen Ambrose <seaa@myfairpoint.net>
Date: Mon, Sep 8, 2014 at 3:57 PM
Subject: Emailing: Letter - Ted Harke, Livingston County - 9Sept2014.pdf
To: Ted Hartke <tedhartke@hartke.pro>

Ted, My latest. best wishes

--

Steve

Neighbors are far better acoustic analyzers for determining the quality of their life versus any acoustic instrument left unattended by an expert.

Stephen E. Ambrose, INCE, Bd.Cert.
Acoustics, Environmental Sound and Industrial Noise
SE Ambrose & Associates Tel/Fax: [207.892.6691](tel:207.892.6691)
15 Great Falls Road Mobile: [207.653.9099](tel:207.653.9099)
Windham, ME 04062 email: seaa@myfairpoint.net

The contents of this e-mail are intended for the named addressee only.
It contains information that may be confidential. Unless you are the

named addressee or an authorized designee, you may not copy or use it, or disclose it to anyone else. If you received this email in error, please notify the sender immediately, delete and destroy.

September 9, 2014

Theodore P. Hartke, PE, PLS & President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859

Dear Mr. Hartke;

I have been a noise control professional since 1976, committed to maintaining the highest standards required for INCE [1]; *"Hold paramount the safety, health and welfare of the public."* Noise complaints, neighbors' pleas for relief and ultimately home abandonment are strong indicators of real public harm. This has been proven true too many times, especially at night in rural communities where peace and tranquility are enjoyed without noise.

My first encounter with industrial wind turbines was out of curiosity. Why are so many neighbors' complaining, and why are regulators unable to protect the public? A visit to a wind turbine site during moderate wind speeds revealed that turbine noise ruined a once quiet community. Neighbors' complaints were valid, dramatic variations in turbine noise level and fluctuating audible pure tones. Regulatory agencies have failed to recognize that noise limits established for urban areas should not be used in rural communities.

The USEPA published groundbreaking community noise studies in the early 1970's. Many States and communities used these and other studies to create noise regulations. There was a common purpose to protect the majority of the US population, which live in urban areas. The 1972 Illinois regulation embraced the Chicago noise studies. Illinois chose to set their noise limits on a frequency spectrum of nine-octave bands versus the USEPA with dBA. Illinois and USEPA put off considerations for rural communities to future studies. Nonetheless, the USEPA issued a strong "cautionary" regarding populations living in rural communities. Appendix D, in the 1974 *"Levels Document"* presents a method to determine a "Community Noise Reaction" (CNR). This method was later modified and renamed "Community Tolerance Level" and adopted by international organizations; International Standard (ISO 1996 Part 1), American National Standard (ANSI S12.9 Part 4)].

The Illinois regulation was enacted to preserve the enjoyment of life and prevent noise pollution. **Section 900.101**, *"Noise pollution: the emission of sound that unreasonably interferes with the enjoyment of life or with any lawful business or activity"*. **Section 900.102**, *Section Prohibition of Noise Pollution; No person shall cause or allow the emission of sound beyond the boundaries of his property, as property is defined in Section 25 of the Illinois Environmental Protection Act, so as to cause noise pollution in Illinois, or so as to violate any provision of this Chapter.*

The Illinois regulation is tiered by zoning land-use classifications that establish noise emitter property line limits. Industrial (Class C) were zoned for noisier activities. The most

1 Institute of Noise Control Engineering, Board Certified, Member since 1978.

protective noise limits were reserved for Class A & B for residential properties. Class C emitters are permitted to be 6 dB louder than for Class A & B, as shown below.

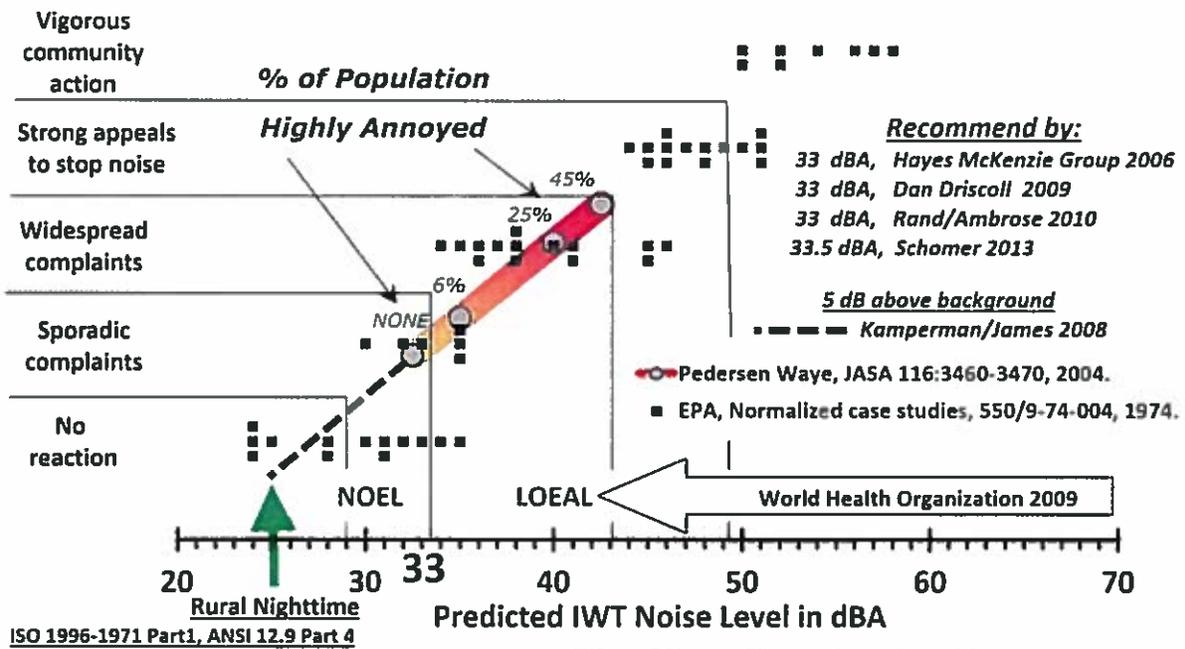
Part 901.102 - Daytime	Octave Band Center Frequencies, Hz										(calc)	Part 901.106
Class A Receiving Land	31.5	63	125	250	500	1000	2000	4000	8000		dBa	Impulsive
Class C Emitter Land	75	74	69	64	58	52	47	43	40		60.7	53 dBA
Class B Emitter Land	72	71	65	57	51	45	39	34	32		54.6	47 dBA
Class A Emitter Land	72	71	65	57	51	45	39	34	32		54.6	47 dBA

Part 901.102 - Nighttime	Octave Band Center Frequencies, Hz										(calc)	Part 901.106
Class A Receiving Land	31.5	63	125	250	500	1000	2000	4000	8000		dBa	Impulsive
Class C Emitter Land	69	67	62	54	47	41	36	32	32		51.2	43 dBA
Class B Emitter Land	63	61	55	47	40	35	30	25	25		44.4	37 dBA
Class A Emitter Land	63	61	55	47	40	35	30	25	25		44.4	37 dBA

These tables correlate with the USEPA recommended 55 dBA day and 45 dBA night for urban areas. Illinois Class A & B emitters are calculated at 54.6 dBA and 44.4 dBA, nearly the same. Rural areas were untested until the introduction of large wind turbines. Reclassifying Class A land used for wind turbines increased noise pollution by 6 dB.

The USEPA methodology adjustments [2] (Appendix D) were applied to reduce urban noise levels (Ldn 55, 55 day/45 night) to predict rural public responses, as shown below.

Predicted Community Reaction For Wind Turbines in a Quiet Area and Percent of Community Highly Annoyed



2 Adjustments Table D7; year round; 0, quiet rural; -10, no experience; -5, tones & impulsive; -5, Ldn to Leq; -6.

This chart is easy to use. The dBA noise level on the x-axis represents the predicted or measured wind turbine noise level. After locating the noise level (x-axis), slowly scan vertically, pausing at each dark square intersected and look to the y-axis to see the reaction. A noise level less than 30 dBA has "no reaction". From 30 to 35 dBA the response ranges from "no reaction", to "sporadic complaints", to "widespread complaints". Above 35 dBA, "widespread complaints" transitions to "strong appeals to stop the noise". At 50 dBA, the highest negative response of "vigorous community action" occurs.

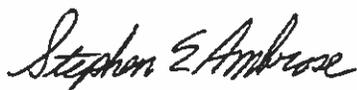
Researchers Pedersen & Wayne found through their public questionnaire study that 33 dBA represents the origin for "Highly Annoyed", which rapidly increases to 45% at 43 dBA. Independent noise studies support 33 dBA; Paul Schomer, George Kamperman, Richard James, Dan Driscoll

Illinois Class C emitter nighttime octave band limit is approximately 51.2 dBA (calculated). When plotted the response ranges from "strong appeals to stop the noise" to "vigorous community action", and >45% "Highly Annoyed". Published public records in Illinois document this highest negative reaction to wind turbine noise. It should be noted that "home abandonment" has not been included in any known research studies to date.

In summary, the Illinois noise limits are consistent with those recommended by USEPA for urban areas, except for Class C emitters that are 6 dB louder. Illinois did not address noise protections for rural communities resulting in levels that are at least 10 dB too loud as evidenced by public records, hearings and courts. Noise regulations are not effective when the community reaction is "widespread complaints" and above. There is growing evidence from independent acoustic researchers supporting nighttime noise limits no higher than 33 to 35 dBA for quiet rural communities. Noise assessment methodologies can be used to bolster Illinois regulations published by two international standards; ISO 1996, Part 1 and ANSI/ASA S12.9 Part 4 or the 1974 USEPA "Levels Document", Appendix D.

Please feel free to keep me advised.

Respectfully,



Stephen E. Ambrose, ASA, INCE, *Board Certified*
Principal Consultant

John Hall

From: Ted Hartke <tedhartke@hartke.pro>
Sent: Monday, November 19, 2018 10:59 AM
To: Susan Burgstrom; John Hall
Subject: Fwd: Hartkes-articles from 2011 re: Cal-Ridge project noise standards, Blazer representation

Dear Susan and John,

Please distribute to the ZBA and ELUC committee.

Here's an email from a time when John Hall was concerned about rural folks being able to use the yard surrounding our homes.

It was also a time when the Champaign County ZBA cared about protecting residents from noise (and other problems) with so-called renewable energy.....(rejecting the wind farm request 5 to 2.)

(It is IMPORTANT TO VERIFY THAT THE 39 dBA NOISE LIMIT IS FOR OUR PROPERTY LINES.)

----- Forwarded message -----

From: Jessica Hartke <jessicahartke@hotmail.com>
Date: Mon, Mar 24, 2014 at 9:25 PM
Subject: Hartkes-articles from 2011 re: Cal-Ridge project noise standards, Blazer representation
To: ted hartke <tedhartke@hartke.pro>,

Hello Jim and Rick-

Some info to add to the Hartke-Invenergy file. I came across these old articles and noted a couple important items. Specifically, Champaign county originally had issues with Invenergy's standards for noise (apparently Invenergy did not originally want to follow the IPCB standards, see #1 below), Blazer's story that he only came on board with the Cal-Ridge project in May 2013 (not true, he's been with the project since the beginning) and Invenergy's pledge to follow IPCB regulations for all class A properties adjoining the project (Blazer has made comments recently that our property, or portions of our property are not Class A, see #2 below).

1-the Champaign County Zoning Board of Appeals originally voted 'no' on the Cal-Ridge project. In particular, I note the comments their zoning director makes about Invenergy's standards for noise pollution, saying that their standards don't comply with the IPCB standards.

*The Champaign County Board will have to reverse the decision of the Zoning Board of Appeals if it wants to locate a wind farm in the northeast part of the county. Board members cited concerns with the Chicago company's standards for noise pollution impacting the yard of a rural resident. County Planning and Zoning Director John Hall said **the company's standards for noise don't comply with those of the Illinois Pollution Control Board.***

"This is regarding whether the noise standard applies just at the line of the dwelling, or in the yard outside of the dwelling," Hall said. "It's that simple. Why would have a residential noise standard that only applies inside the dwelling?"

<http://wil.illinois.edu/news/story/champaign-county-zba-votes-against-wind-farm-request-5-2>

2-Mike Blazer likes to make comments about how he was retained by Invenergy in May 2013 or that he was brought on board to handle things with the California Ridge project in May 2013. This News Gazette article from November 2011 has a quote from Invenergy attorney Mike Blazer (so he's not new to this project, as he likes to claim), and it mentions

how Invenergy has now pledged to follow Illinois Pollution Control Board standards regarding noise, and specifically mentions that they will follow the standards for any Class A land adjacent to the project.

This is important because at times during his Vermilion county board rants, Blazer has hinted that our property might not be Class A. Or maybe it was that our land wasn't class A, only the interior of our home qualified as class A. At any rate, we think he was beginning to lay the ground work for his argument that they shouldn't have to follow the same rules for inside our house versus our yard/acreage we own around our house. This would fit with the concerns outlined in the first article above, we have not seen Invenergy's internal noise standards (Rick, perhaps you are familiar with their internal standards?), but apparently they only take into account noise measured inside a home, so noise measured in a yard or in our case, our acreage that adjoins other properties hosting turbines, would not fall under the same noise standards.

<http://www.news-gazette.com/news/local/2011-11-03/zoning-board-votes-4-3-send-wind-farm-permit-county-board.html>

Jessica Hartke

John Hall

From: Ted Hartke <tedhartke@hartke.pro>
Sent: Monday, November 19, 2018 1:05 PM
To: Susan Burgstrom
Cc: John Hall
Subject: Noise at the property line and the enforcement in response to violation

Dear Susan,

Another message to pass along to Champaign County ZBA and ELUC.....

What happened to IPCB property line requirement?

Does Champaign County or BayWa Renewables have authorization from the neighbors to allow excessive noise easements across the property line and all the way up to the edge of their home? As a licensed land surveyor, I can confirm that all of the neighbors own ALL of their land and not just where the house is located. Taking of land for any purpose without just compensation goes against our rights as confirmed by the United States Constitution. Unless there are private agreements, waivers, easements, or outright buy-out of the neighbor, then the use and enjoyment across all of the property is certainly whisked away. Allowing a noise level (40 dBA) where the constant noise is the beginning of adverse health effects onto private un-leased property continues to be a concern because people are still paying all of their real estate taxes and mortgage payments for all of the land beyond the house footprint.

Although I am very satisfied with finally convincing some Champaign County decision makers that the 39 dBA noise limit should be the maximum level, perhaps it will be easier for everyone to understand that property rights matter and extend all the way to the property line.

Looking ahead to the noise violation event:

Will all of the neighbors agree to have noise recordings and an observer present with the sound meter on their front or back porch before sunrise till after dark each day to prove there is a problem? Wouldn't it make more sense to have that measurement and "lesser intrusion" happening out on the property line instead?

Please keep in mind that the pre-construction predicted noise level at my abandoned home in the wind farm was to be 43 dBA.

When the actual measurements were made, they were just 0.1 dB below the maximum IPCB allowance. When the noise study was going to be done for my house in the wind farm, InvEnergy demanded access to our property at the house. We refused to do this with the expectation that the recordings would be monitored properly with the observer being immediately around the house. Most responsible acousticians will do video and audio recordings along with the raw noise level data collection. Having this ongoing near the private space immediately adjacent to the home of a young family would be VERY intrusive.

We never allowed the wind company's hand-picked acoustician to have access to the immediate area near our house in order to maintain our privacy. The wind company's attorney and the county board attorney accused us as being uncooperative and painted us as the "bad guys."

Is the purpose of our county zoning ordinance to protect health/safety/welfare?

Taking noise complaints to the IPCB can take several years. You must have an attorney representation, a full and complete sound study, hearings, etc. If an IPCB determination is made, there is still no shutdown order or enforcement in place to stop the noise. Noise will continue. Residents and attorneys are well aware that the IPCB complaint-hearing process is very long and expensive. The rules put forth have no teeth or enforcement to stop harming neighbors within any reasonable time. Is our current rule protective of health/safety/welfare for the neighbors?

I hope the 1500' distance limitation does not become applied for noise-related complaints. Although it might be far enough in regards to a solar farm, our abandoned home is 1665' from nearest turbine, 2,225' from next nearest, and turbines within 3400 feet of our home were shut down so we would be able to sleep on two occasions back in 2013.

Please refer to my cross-examination of Mr. Leech.....I remember him saying predicted noise was to property lines. Even though he has no observed measurements, I think he acknowledged that the property line was the proper location for recording data. BayWa's spokesperson, Patrick Brown, seems confident his noise will be OK. I don't see anything wrong with holding him to his testimony there being little (no) risk of noise violation. It seems reasonable that the solar farm pay penalty or fine or face shutdown to take care of a noise problem.

Best regards,

Ted Hartke

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS
President
Hartke Engineering and Surveying, Inc.
117 S. East Avenue P.O. Box 123
Ogden, Illinois 61859 217.840.1612
tedhartke@hartke.pro

On Mon, Nov 19, 2018 at 11:02 AM Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Received. We also just received your email with Steve Ambrose's letter regarding Livingston County.

You posed several questions during the meeting; BayWa is working on responses to the more technical questions, but I can respond to a few:

- Regarding your question about the County's ability to levy corrective action, fines, penalty, or have any power to shut down inverters, my response is that the County has the ability, upon receipt of a complaint, to seek an independent noise evaluation and have the petitioner mitigate excessive noise if warranted. The special conditions of approval (see next paragraph) enable us to enforce this in court if necessary.
- Regarding your question about the developer/acoustician purchasing homes of a neighbor, that is not something that we require nor seek to require.
- Regarding your question about a tonal noise violation, the County can commission an independent noise study which would consider tonal noise and have the petitioner mitigate excessive noise if warranted.

An extensive amount of time and research has been done to evaluate noise during both the text amendment process and each solar farm case, and to reach the 39 decibels that you have been requesting all along. BayWa has agreed to extra accommodations (sound reduction kits) on each of the 32 proposed inverters, and has centralized them within the project site. They have a special condition of approval that states that operational sound levels will be less than 39 dBA at all existing residences within 1,500 feet of the project site, and another condition saying that they cannot get a Zoning Compliance Certificate until they have submitted a noise study to verify that the required sound reduction kits for all inverters result in less than 39 dBA noise level at all existing residences within 1500 feet of the project site. Our Ordinance also has an enforcement aspect for noise to ensure that complaints are investigated and that the petitioner takes steps to mitigate excessive noise, and another condition that the petitioner must cooperate fully with Champaign County in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations. In other words, there are multiple instances and levels where noise concerns have been and will be addressed.

Susan Burgstrom, AICP

Senior Planner

Champaign County Department of Planning & Zoning

1776 East Washington Street

Urbana, IL 61802

P: 217-384-3708

F: 217-819-4021

From: Ted Hartke <tedhartke@hartke.pro>

Sent: Friday, November 16, 2018 4:58 PM

To: John Hall <jhall@co.champaign.il.us>; Susan Burgstrom <sburgstrom@co.champaign.il.us>

Subject: Fwd: ATTACHMENT: Steve Ambrose evaluation of Hankard-Schomer IPCB Compliance Measurement of Vermilion County InvEnergy Noise Exceedance

Dear John and Susan,

Please distribute this email and attachment to all of the ZBA members and the ELUC members. This is an evaluation of the Hankard noise study completed in Vermilion County before we abandoned our home. INCE Steve Ambrose was critical of the noise study because none of the data collected was observed by any acoustician or any technician.

This supports my claims during last night's meeting that BayWa Renewable Energy's noise consultant failed to follow IPCB noise measurement protocol. Mr. Leech has a bunch of noise level data, but he has no clue and cannot prove what the data represents. I am still looking for Dr. Schomer's testimony on this matter.

Best regards,

Ted

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS

President

Hartke Engineering and Surveying, Inc.

117 S. East Avenue P.O. Box 123

Ogden, Illinois 61859 217.840.1612

tedhartke@hartke.pro

----- Forwarded message -----

From: Stephen Ambrose <seaa@myfairpoint.net>

Date: Wed, Dec 3, 2014 at 6:58 PM

Subject: Hankard Schomer - Final Letter

To: Ted Hartke <tedhartke@hartke.pro>

Dear Ted,

See attached.

Best wishes

--

Steve

Neighbors are far better acoustic analyzers for determining the quality of their life versus any acoustic instrument left unattended by an expert.

Stephen E. Ambrose, INCE, Bd.Cert.

Acoustics, Environmental Sound and Industrial Noise

SE Ambrose ' & Associates Tel/Fax: [207.892.6691](tel:207.892.6691)

15 Great Falls Road Mobile: [207.653.9099](tel:207.653.9099)

Windham, ME 04062 email: seaa@myfairpoint.net

The contents of this e-mail are intended for the named addressee only. It contains information that may be confidential. Unless you are the named addressee or an authorized designee, you may not copy or use it, or disclose it to anyone else. If you received this email in error, please notify the sender immediately, delete and destroy.



**Notification of Submittal of RCRA Hazardous
Waste Renewal Application
Safety-Kleen Systems, Inc.
500 W. Anthony Drive
Urbana, IL 61802
EPA ID #: ILD 981 088 388**

In accordance with the Illinois Environmental Protection Act, Section 39(d), 703.193, 703.248, 705.163, 703.3192, and 705.163(a)(5), please be advised that the above referenced facility will submit a renewal application for its RCRA Hazardous Waste Permit on December 21, 2018.

The facility is located at the above address and has operated at this location since 1984. The current operation includes only storage of both hazardous and nonhazardous wastes. There is no onsite processing or disposal. These wastes are stored in a tank or containers only and are shipped elsewhere for final disposal. This application does not request any additional capacity or any changes to the current operation.

A copy of the entire application will be available for public review at the Urbana Library which is located at 210 West Green Street Urbana, IL. The phone number for the library is 217-367-4057. The entire document can be viewed or copied at this repository during the library's regular business hours (Monday-Thursday: 9:00 a.m. to 9:00 p.m.; Friday-Saturday: 9:00 a.m. to 6:00 p.m.; and Sunday: 1:00 p.m. to 5:00 p.m.).

During the review process by IEPA, the applicant may update or revise the application as necessary.

Any questions pertaining to this application can be directed to the applicant's contact person whose information is listed below:

Kelly Taylor - Senior Environmental Compliance Manager
Safety-Kleen Systems, Inc.
500 W. Anthony Drive Urbana, IL 61802
Phone: (608) 298-6420 kelly.d.taylor@safety-kleen.com

Any person who wishes to have his or her name added to the Facility Mailing List can also contact the Safety-Kleen representative above.

For general information on the hazardous waste management permit program in Illinois, please contact the RCRA Public Involvement Coordinator, Illinois EPA at the address below. Comments regarding this topic may also be submitted to the address below:

Mr. Evan Yates - Public Involvement Coordinator
Illinois EPA
1021 N. Grand Avenue E. Springfield, IL 62702
Phone: 217-557-6474

The regional Illinois EPA office that serves the area where this facility located is Region 5 at the address below:

Mr. James Blough
Illinois EPA (Region 5)
77 West Jackson Blvd. Mail Code LR17J Chicago, IL 60604-3507
Phone: 312-886-2964

You were sent this notification because your name appears on the facility's hazardous waste permit mailing list that is maintained as required by state and federal hazardous waste management regulations. If you wish to have your name removed from the list, please contact the Safety-Kleen contact person listed above.

THIS NOTICE IS NOT A REQUEST FOR PUBLICATION



FILED

STATE OF ILLINOIS, DEC 12 2018
Champaign County
Application for: James Johnson
Recreation & Entertainment License CLERK

For Office Use Only

License No. _____
Date(s) of Event(s) ANNUAL
Business Name: ALTO VINEYARDS LTD
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: [Signature]

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)

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
- 2. Location of Business for which application is made: North of Rt 150 on Duncan Road
- 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 & Wholesale wine sales, gift sales
- 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Small band concerts (May - Sept)
- 8. Term for which License is sought (specifically beginning & ending dates): 1-1-19 to 12/31/19

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: Susan Sharp Date of Birth: _____
Place of Birth: Rochelle, IL Social Security No.: _____
Residence Address: 6 Welsh Cobb Circle, White Heath IL 61884
Citizenship: US 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 Dubnisek
Date of Birth: _____ Place of Birth: Chicago IL
Social Security Number: _____ Citizenship: US
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
315 CR 2405N
Mahomet IL 61853
3. Business occupation or employment of applicant for four (4) years preceding date of application for this license: _____
Alto 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: _____
Alto Vineyards, Ltd
2. Date of Incorporation: 04.11.88 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: 4/11/88

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: Dan Renzaglia Title: President
Date elected or appointed: 10/15/80 Social Security No.: _____
Date of Birth: _____ Place of Birth: Carbondale IL
Citizenship: US
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

1204 Sycamore 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.

REDACTED COPY

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

Susan Sharp

Signature of Manager or Agent

Subscribed and sworn to before me this 20th day of 20th November, 2018.



[Signature]

Notary Public

This ~~COMPLETED~~ 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.



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

FILED

NOV 08 2018

CHAMPAIGN COUNTY CLERK

Print Form

For Office Use Only

License No. 2019-ENT-21
Date(s) of Event(s) ANNUAL
Business Name: _____
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

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)

RECEIVED

Filing Fee: 2018

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

CHAMPAIGN CO. P & Z DEPARTMENT

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: Champaign County Fair Association
2. Location of Business for which application is made: 1302 N Coler Ave. Urbana, IL 61801
3. Business address of Business for which application is made: PO Box 544 Urbana, IL 61803-0544
4. Zoning Classification of Property: CR Conservation Recreation
5. Date the Business covered by Ordinance No. 55 began at this location: January 5, 1978
6. Nature of Business normally conducted at this location: County Fair, carnivals, demo derby, concert, rodeo, tractor pull
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): County Fair
8. Term for which License is sought (specifically beginning & ending dates): Annual: January 1-December 31, 2019
(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: None
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: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ 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): _____
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
3. Business occupation, or employment of applicant for four (4) years preceding date of application for this license: _____

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:
Champaign County Fair Association
2. Date of Incorporation: March 21, 1958 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

Champaign County Fair Association: PO Box 544 Urbana, IL 61803-0544

5. Objects of Corporation, as set forth in charter: promote agriculture

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

Name of Officer: William (Bill) Alagna Title: President

Date elected or appointed: December 12, 2017 Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign, IL

Citizenship: US

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

PO Box 70, 210 E North St. Seymour, IL 61855

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

REDACTED COPY

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

Champaign County Fair Association: PO Box 544 Urbana, IL 61803-0544

5. Objects of Corporation, as set forth in charter: promote agriculture

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

Name of Officer: Kent Weeks Title: 1st Vice President

Date elected or appointed: December 1, 2014 Social Security No.: _____

Date of Birth: _____ Place of Birth: Urbana, IL

Citizenship: us

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 24 Belmont Park Ln, Champaign IL

Business, occupation, or employment for four (4) years preceding date of application for this license: Chambana Sales Ownr 3310 N Mattis Ave, Champaign IL

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

REDACTED COPY

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

Champaign County Fair Association: PO Box 544 Urbana, IL 61803-0544

5. Objects of Corporation, as set forth in charter: promote agriculture

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

Name of Officer: Edgar Busboom Title: 2nd Vice President

Date elected or appointed: December 1, 2014 Social Security No.: _____

Date of Birth: _____ Place of Birth: Urbana, IL

Citizenship: US

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 2 CR 2500 N Thomasboro, IL

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

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.

REDACTED COPY

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

Champaign County Fair Association: PO Box 544 Urbana, IL 61803-0544

5. Objects of Corporation, as set forth in charter: promote agriculture

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

Name of Officer: Pam Barham Title: Secretary

Date elected or appointed: December 1, 2014 Social Security No.: _____

Date of Birth: _____ Place of Birth: Urbana, IL

Citizenship: US

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 201 Clayton Blvd. Champaign IL

← _____

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

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.

REDACTED COPY

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

Champaign County Fair Association: PO Box 544 Urbana, IL 61803-0544

5. Objects of Corporation, as set forth in charter: promote agriculture

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

Name of Officer: HD Brown Title: Treasurer

Date elected or appointed: February 13, 2017 Social Security No.: _____

Date of Birth: _____ Place of Birth: Danville, IL

Citizenship: US

If naturalized, place and date of naturalization: _____

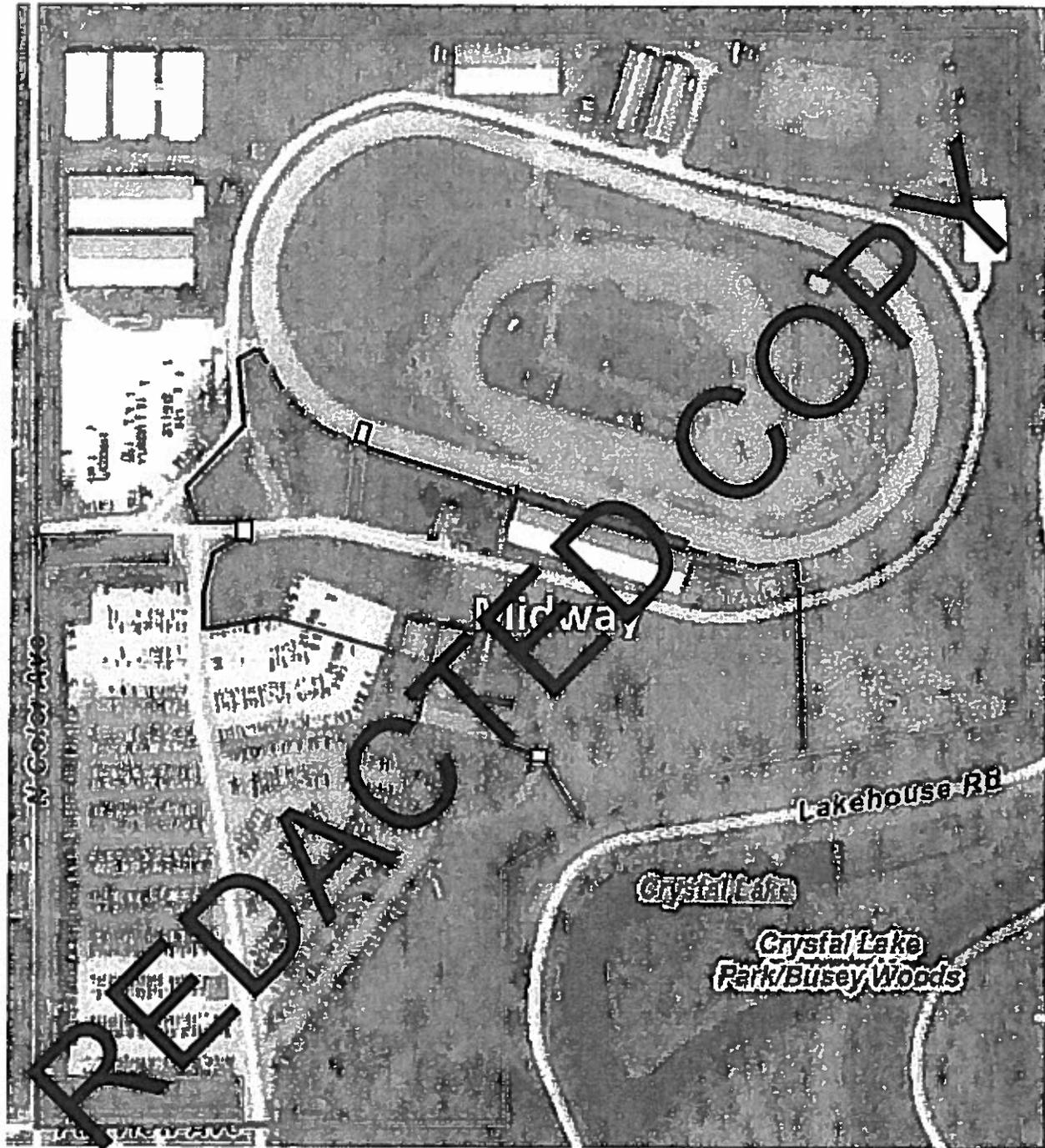
Residential Addresses for past three (3) years: 411 Apple Tree Dr. Monticello, IL

Business, occupation, or employment for four (4) years preceding date of application for this license: President, Star Limousine, Champaign IL

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.

REDACTED COPY

Champaign County Fair – Parking / Security Plan



- Midway Entry Points
- Temporary Fencing
- Pedestrian crossings
- - Existing Fencing
- Fair Entrance

IN WITNESS WHEREOF, the undersigned corporation has caused these Articles of Amendment to be executed in its name by its _____ President, and its _____ Secretary, this _____ 20th _____ day of _____ March _____, 19 58 _____

THE CHAMPAIGN COUNTY FAIR ASSOCIATION
(Exact Corporate Title)

Place
(CORPORATE SEAL)
Here

By Herbert L. Martin
Its _____

Marlo R. Mingo
Its _____ Secretary

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

I, Charles Perry a Notary Public, do hereby certify that on the _____ 20th _____ day of _____ March _____, 19 58 _____, Marlo R. Mingo personally appeared before me and, being first duly sworn by me, acknowledged that _____ he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day and year before written

Place
(NOTARIAL SEAL)
Here

Charles Perry
Notary Public

FORM 175A

For 1720 File 501

ARTICLES OF AMENDMENT

to the

ARTICLES OF INCORPORATION

of

CHAMPAIGN COUNTY FAIR ASSOCIATION

Amended Purposes

FILED

MAR 21 1958

Charles S. Coffey
Secretary of State

FILED FOR ME BY

(2025-01-15)

501

2019 Champaign County Fairgrounds Calendar

April 6 – Dairy Calf Sale

April 26-27 – Derby Icons; Demo Derby

June 14-15 – Derby Icons; Demo Derby

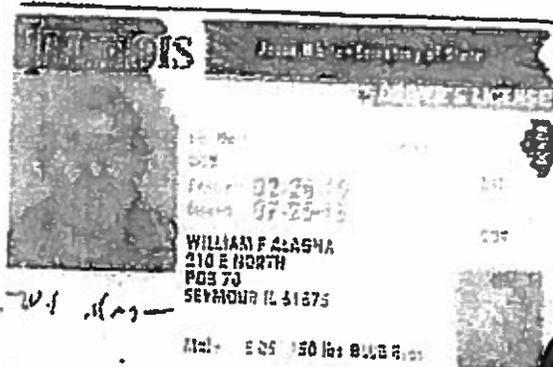
July 1-8 – Audiofeed; Music Festival

July 19-27 Champaign County Fair (Tentative Schedule)

- **19 – Sprint Cars**
- **20 – Demo Derby**
- **21 – Draft Horse Show**
- **22 – Rodeo**
- **23 – Harness Racing**
- **24 – Motorcycle Races**
- **25 – TBA**
- **26 – Concert**
- **27 – Tractor Pulls**

October 5 – Down Syndrome Network; Buddy Walk

REDACTED COPY



REDACTED COPY

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 plan 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 applicant.

W.F. [Signature]

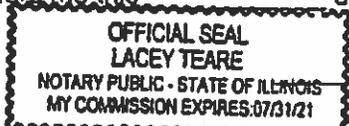
Signature of President

Carol J. Barkham

Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 8th day of November, 2018.



Lacey Teare

Notary Public

This **COMPLETED** 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.



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)

Print Form

For Office Use Only

License No. 2019-ENT-31
Date(s) of Event(s) July 3-6, 2019
Business Name: Generations Music Booking
License Fee: \$ 40.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 44.00
Checker's Signature: [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: Generations Music Booking, Inc
2. Location of Business for which application is made: 1302 N Coler Ave., Urbana, IL 61801 (Event location - Champaign County Fairgrounds)
3. Business address of Business for which application is made: 2507 S Nell St, Champaign, IL 61829
4. Zoning Classification of Property: Commercial / Non Profit
5. Date the Business covered by Ordinance No. 55 began at this location: Temporary
6. Nature of Business normally conducted at this location: Entertainment events
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Christian music festival, anticipated 1,000-1,200 attendance
8. Term for which License is sought (specifically beginning & ending dates): July 3-6, 2019

(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? No
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: Champaign County Fair Association - leased July 1-8, 2019
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: N/A Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ 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 (include any aliases): _____
Non-profit corporation - Section D completed
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____

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

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:
Generations Music Booking, NFP
2. Date of Incorporation: 3/14/2013 State wherein incorporated: IL

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: _____

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

2507 S. Neil St

Champaign, IL 61820

5. Objects of Corporation, as set forth in charter: Religious

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

Name of Officer: James Eisenmenger

Title: Treasurer / Secretary

Date elected or appointed: 3/14/2013

Social Security No.: _____

Date of Birth: _____

Place of Birth: Chicago, IL

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

1798 County Road 700M, Sidney, IL 61877

Business, occupation, or employment for four (4) years preceding date of application for this license: Martin Hood LLC - Partner, CPA/Accounting

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.

Attached

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

N/A

Give first date qualified to do business in Illinois: _____

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

2507 S. Neil St

Champaign, IL 61820

5. Objects of Corporation, as set forth in charter: Religious

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

Name of Officer: Luke Welch Title: President

Date elected or appointed: 3/14/2013 Social Security No.: _____

Date of Birth: _____ Place of Birth: Normal, IL

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

808 S. Kickapoo, Lincoln, IL 62656

Business, occupation, or employment for four (4) years preceding date of application for this license: Martin Hood LLC - Partner, CPA/Accounting

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.

REDACTED COPY

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.

[Handwritten Signature]

Signature of President

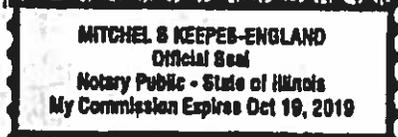
[Handwritten Signature]

Signature of Secretary

NA

Signature of Manager or Agent

Subscribed and sworn to before me this 14th day of November, 2018.



Mitchel & Keepe-England

Notary Public

This **COMPLETED** 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.



Facility Rental Agreement

This contract for the rental of a venue is made this day, October 15, 2018, by and between the Champaign County Fair Association, hereafter referred to as the Owner, and Generations Music Booking NFP c/o Jim Eisenmenger, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 1302 N. Coler Ave., Urbana, IL 61801, and known as the Champaign County Fairgrounds, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. To reserve calendar dates, a non-refundable deposit in the amount of 10% of the total rental cost is required with this agreement no later than 30 days prior to event and will be applied to rental charges upon final settlement of accounts. A separate check in the amount of \$1,500 is also required for a damage/security deposit which will be held and returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. Assessment to be done by Fair Personnel at the close of the event.
2. The Renter shall have access to and use of the venue from July 1-8, 2019 for the purpose of hosting the Renter's event; Audlofeed Music Festival. All events held at the Champaign County Fairgrounds will fall under the County noise ordinance (Section 3) and must end by 11:30pm each night of the event.
3. The full rental fee for the use of the venue described in (2) above shall be \$6,500. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner within three days of the rental period's expiration described in (2) above. At that time, Renter shall also tender to Owner all keys and other access control devices in his/her possession.
4. Electrical hookups on the fairgrounds will be used for RV camping, food vendors, and music stages to be included in the rent stated above. Renter to pay Owner a \$100 charge for use of A/C if used. Otherwise, Renter will furnish all power equipment necessary for its event unless otherwise agreed in writing with Owner. Aladdin Electric is the only authorized company or person allowed to perform electrical work of any kind at the expense of the Renter. This fee also applies to any vendor who requires hard wiring into electrical boxes. There is no charge for water and can only be used with a hose hookup at a spigot.
5. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Renter is responsible for providing appropriate trash services.
6. Upon Renter's completion of his/her obligations under (3) and (5) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

7. In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 10% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

8. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

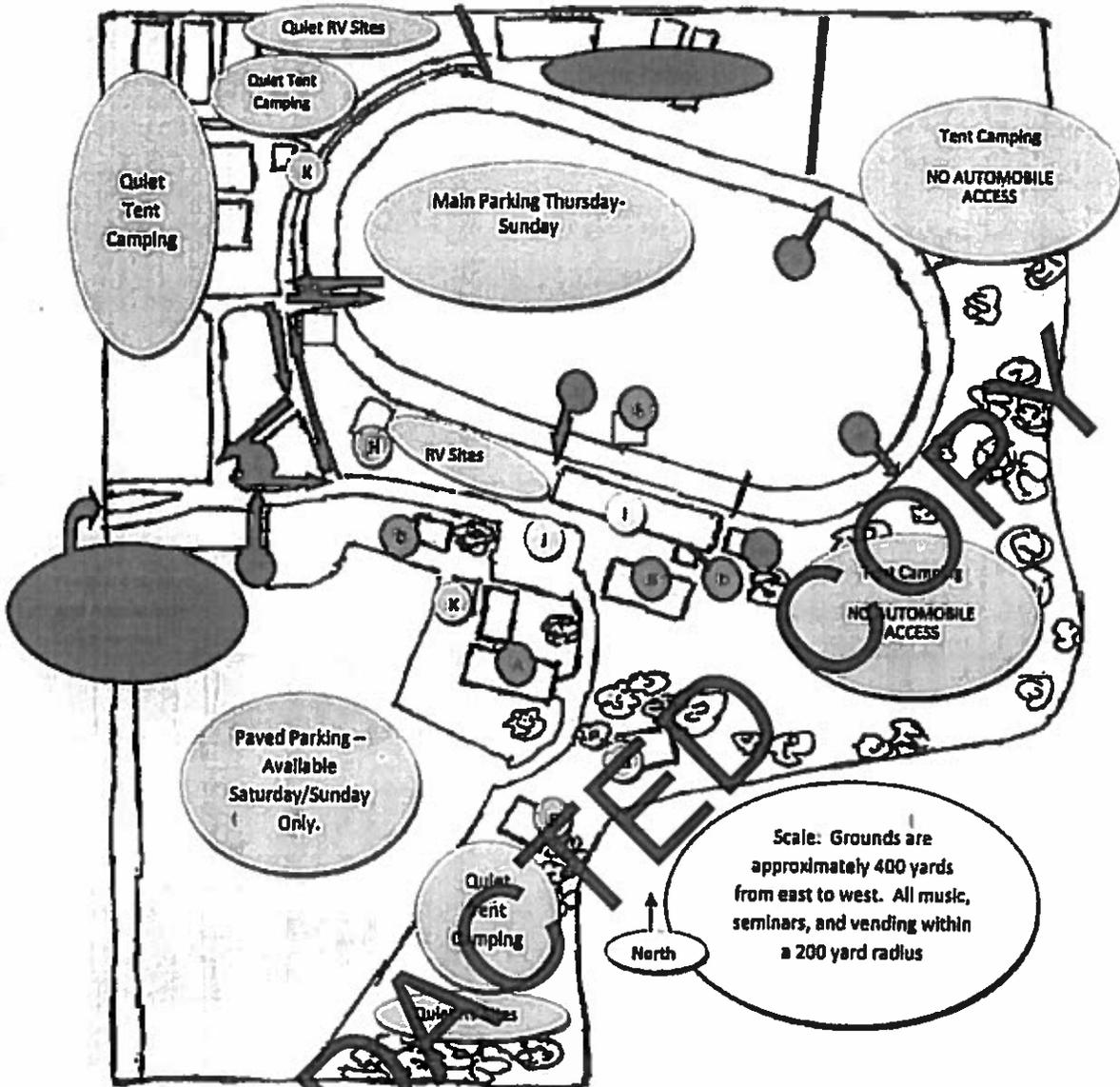
9. Renter may cancel the Event by notifying Owner by providing notice thirty (30) days or more before the Event Date. In such an event, Owner shall refund to Renter the full amount of the Rental Fee. In the event if the Event is cancelled within thirty (30) days of the Event Date, Owner shall have the right to retain the full Deposit.

10. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, date 	Owner's Signature, date  
Printed Name Jim Eisenmenger, Generations Music Bookings	Printed Name W.F. Cologan, Board President Kent Weeks, Board 1 st Vice President
Address 2507 S. Neil St. Champaign, IL 61820	Address 1302 N. Coler Ave. Urbana, IL 61801
Phone 217-419-1463	Phone (217) 367-8461

REDACTED COPY



- RADON LOUNGE / STAGE / COFFEE HOUSE
- BLACK SHEEP STAGE
- BURNING TOWN STAGE
- THE FRONT PORCH IMPROPTU
- PRAYER MINISTRY & WORSHIP
- SANCTUARY STAGE
- THE ASYLUM
- IMAGINOPOLIS (MOVIES, GAMES & SEMINARS)
- MERCHANDISE VENDING
- FOOD VENDING
- BATHROOMS/SHOWERS
- ADMISSIONS TENT/TICKETS/FIRST AID/LOST & FOUND
- ARTIST MEALS/HOSPITALITY
- FOOT TRAFFIC FROM PARKING



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. 2019-ENT-18

Date(s) of Event(s) ANNUAL

Business Name: GORDYVILLE LLC

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

COPY FILED
NOV 15 2018

Checks Must Be Made Payable To: Gordy Hulten, Champaign County Clerk
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: Gordyville LLC
2. Location of Business for which application is made: 2205 CR 3000N, Gifford, IL 61847
3. Business address of business for which application is made: SAME
4. Zoning Classification of Property: Business
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: Auctions, Horse Shows, Flea Markets, Video, Friction Pella.
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): As Above
8. Term for which License is sought (specifically beginning & ending dates): Jan 1st, 2019 - Dec 31st 2019

(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: NA
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: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ 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): Johanna M. Guirum
Date of Birth: _____ Place of Birth: Champaign - Urbana, IL
Social Security Number: _____ Citizenship: USA
If naturalized, state, place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 2297 CR 1200 N, SIDNEY, IL 61877
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Real Estate Agent Gordyville LLC

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: EDWARD F. HANNIGAN, Treasurer

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

Date of Birth: _____ Place of Birth: Chicago, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 845 S. New

Box 267, Oquon, IL 61851 CHICAGO, IL 60647

Business, occupation, or employment for four (4) years preceding date of application for this license: EMPLOYED BY BUNBEE CORP.

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

NO OTHER PARKING.

EVENT ALL INDOOR.

REDACTED COPY

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: MARILYN A. FRIEDMAN Title: OWNER

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

Date of Birth: _____ Place of Birth: CHAMPAIGN, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

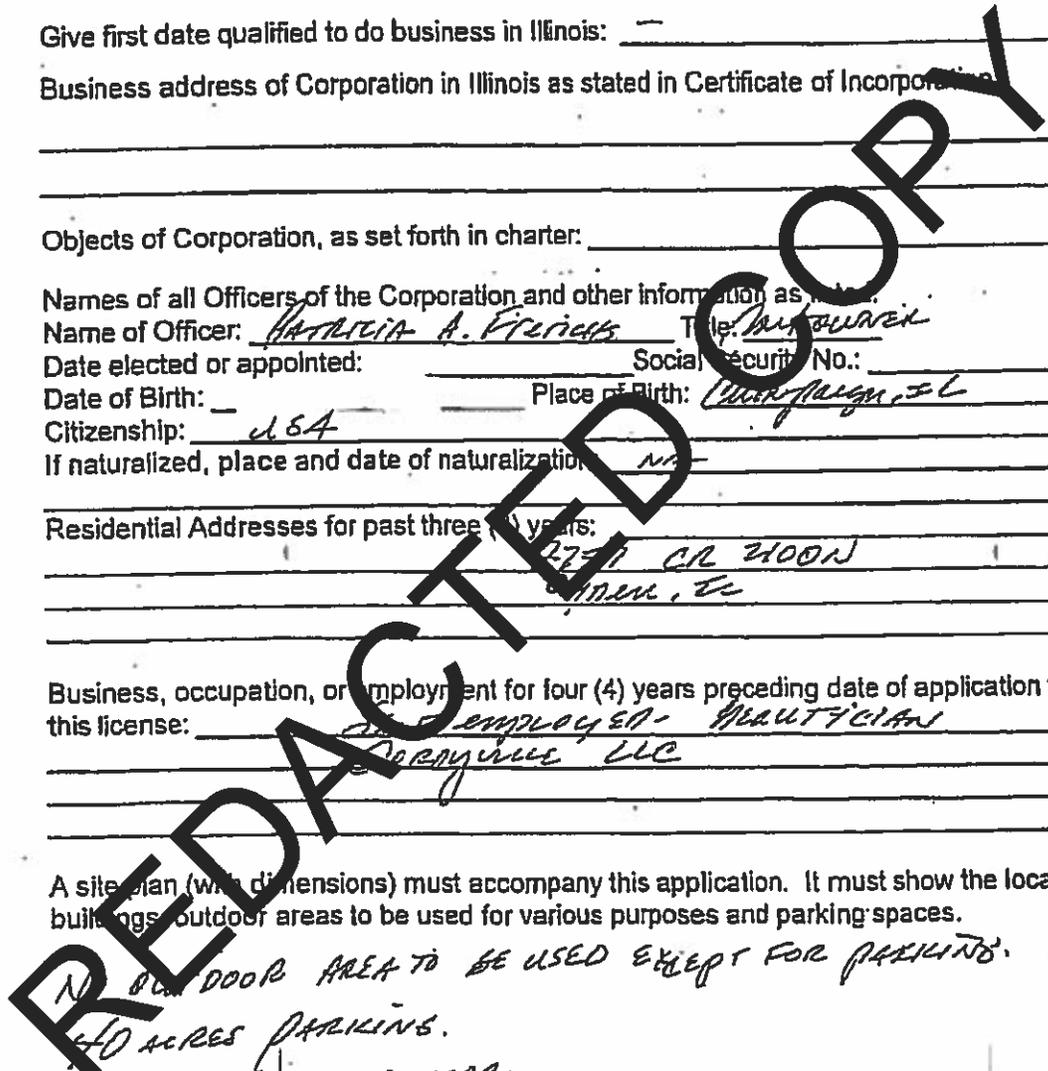
2751 CR 2100N
CHAMPAIGN, IL

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

EMPLOYED - BEAUTICIAN
CHAMPAIGN, IL

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.



Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter:

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

Name of Officer: MARY E. HUNNOLD Title: MANAGER-Part owner

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

Date of Birth: _____ Place of Birth: Champaign IL USA

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2451 CR 2800N

Rockfield IL 62562

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

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

REDACTED COPY

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: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ 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): _____
Hillary Hunter
Date of Birth: _____ Place of Birth: *Champaign, IL*
Social Security Number: _____ Citizenship: *US - White*
If naturalized, state, place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: *2444 N. ZOOB*
Gifford, IL 61847
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: *Sheriff's Office - Gordyville ILL*

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

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: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ 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 J. Hunsaker
Date of Birth: _____ Place of Birth: Champaign, IL
Social Security Number: 1 Citizenship: US - white
If naturalized, state, place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 702 N Pointe Blvd, Gifford, IL 61847
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Auctioneer - Goidyville LLC

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: _____ Title: _____

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

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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.

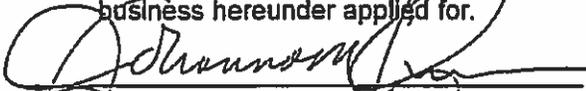
REDACTED COPY

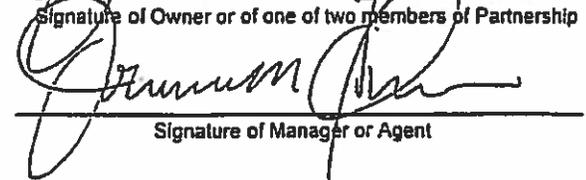
AFFIDAVIT

(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.



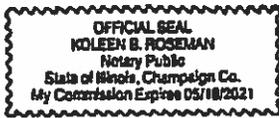
Signature of Owner or of one of two members of Partnership


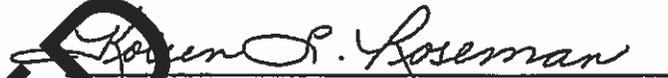
Signature of Manager or Agent



Signature of Owner or of one of two members of Partnership

Subscribed and sworn to before me this 14th day of November, 2018.





Notary Public

COPY

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 of President

Signature of Secretary

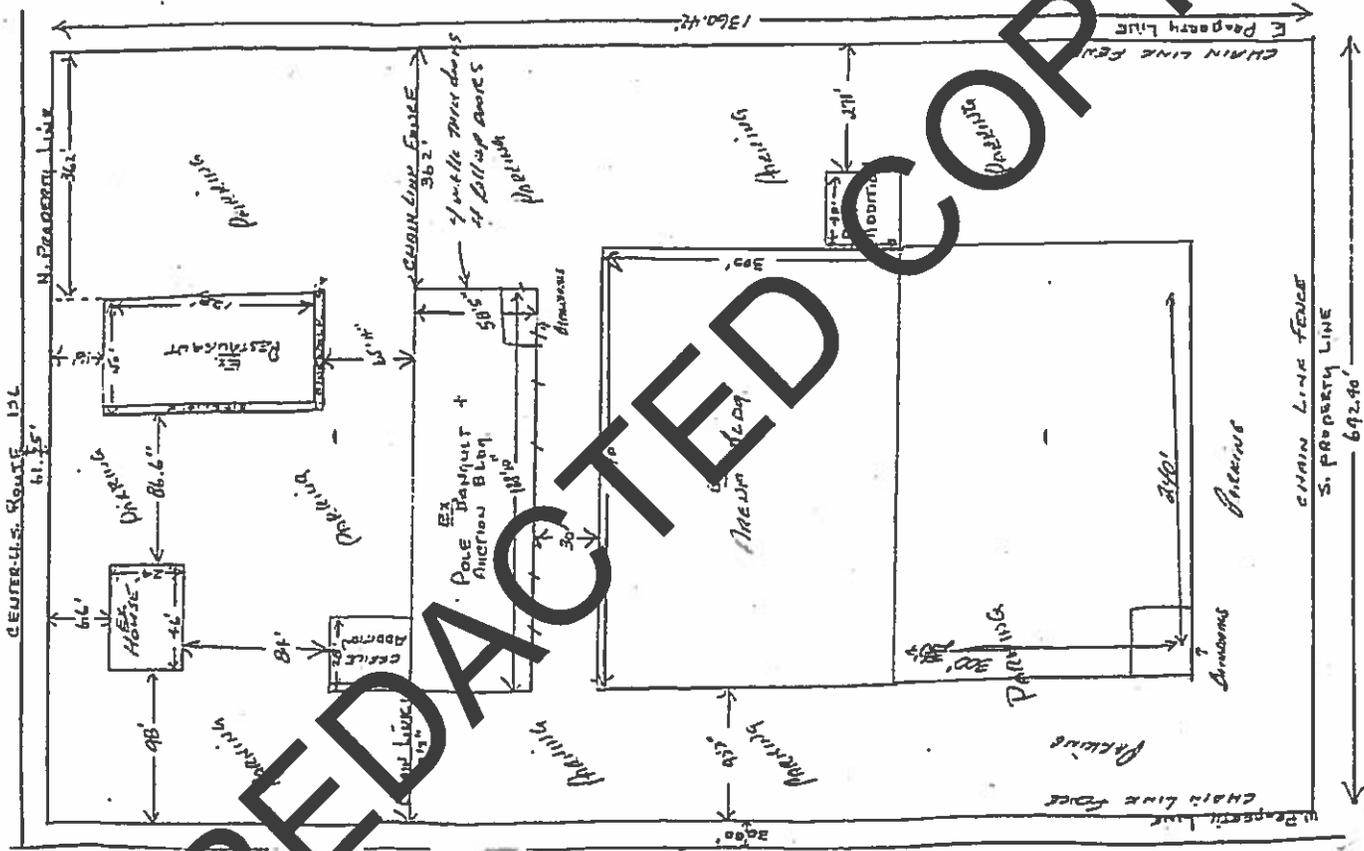
Signature of Manager or Agent

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

Notary Public

This **COMPLETED** 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.

REDACTED



REDACTED COPY



FILED

STATE OF ILLINOIS, NOV 26 2018
Champaign County
Application for:
Recreation & Entertainment License
CHAMPAIGN COUNTY CLERK

Print Form

For Office Use Only

License No. 2019-ENT-07
Date(s) of Event(s) ANNUAL
Business Name: TINCUP RV PARK
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

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)

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 Hultner, 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: TINCUP RV PARK INC
 - 2. Location of Business for which application is made: 1715 E. TINCUP RD
MADONET, IL 61853
 - 3. Business address of Business for which application is made: 1715 TINCUP RD
MADONET IL 61853
 - 4. Zoning Classification of Property: MADONET, CH CO B-3 HWY BUSINESS
 - 5. Date the Business covered by Ordinance No. 55 began at this location: 1999
 - 6. Nature of Business normally conducted at this location: RECREATIONAL VEHICLE PARK
 - 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): RECREATIONAL VEHICLE CAMPING, GOLF CARTS, RENTALS
 - 8. Term for which License is sought (specifically beginning & ending dates): JANUARY 1, 2019 - DECEMBER 31, 2019
- NOTE: All annual licenses expire on December 31st of each year)

10. Do you own the building or property for which this license is sought? YES
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: N/A

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

Recreation & Entertainment License Application
Page Two

- 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: GARY ROBINSON Date of Birth: _____
Place of Birth: MARION NC Social Security No.: _____
Residence Address: 1715 TINCUP RD MAHOMET IL 61853
Citizenship: USA 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): _____
GARY ROBINSON - ROSEAN ROBINSON
Date of Birth: _____ Place of Birth: MARION NC NEW Vn MN
Social Security Number: _____ Citizenship: USA
If naturalized, state, place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
1715 TINCUP RD
MAHOMET IL 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: R+S Sales Service
MAHOMET IL 61853

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:
TINCUP RV PARK INC
2. Date of Incorporation: 11/15/99 State wherein incorporated: IL

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: 11/15/99

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

1715 TINCUP RD

MALDEN, IL 61853

5. Objects of Corporation, as set forth in charter:

COMPASSION

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

Name of Officer: GARY ROBINSON

Title: PRESIDENT

Date elected or appointed: 11/15/99 Social Security No.: _____

Date of Birth: _____ Place of Birth: MALDEN, IL

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

1715 TINCUP RD

MALDEN, IL 61853

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

MALDEN, IL 61853

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.

on file from PAST YEARS

REDACTED COPY

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)

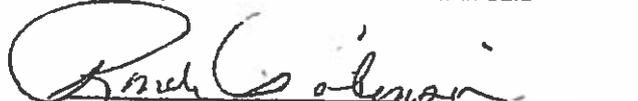
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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

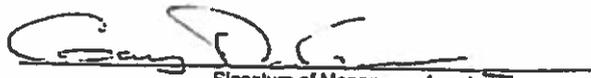
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.



Signature of President

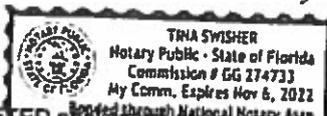


Signature of Secretary



Signature of Manager or Agent

Subscribed and sworn to before me this 21st day of November, 2018.





Notary Public State of Florida
County of Volusia

This COMPLETED APPLICATION AND THE appropriate amount of cash, or certified check made payable to GORDY HULTEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign



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

FILED
DEC 28 2018

CHAMPAIGN COUNTY CLERK

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. 2019-ENT-35
Date(s) of Event(s) ANNUAL
Business Name: HUDSON FARMS
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:

- 217-841-2372
1. Name of Business: Hudson Farm Wedding + Events, LLC
2. Location of Business for which application is made: 1341 C.R. 1800E, Urbana, IL 61802
3. Business address of Business for which application is made: 1341 C.R. 1800E, Urbana, IL 61802
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: Weddings + General Parties, Fundraisers
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Hard Games, Food Stations, DJ, Bands
8. Term for which License is sought (specifically beginning & ending dates): 1-1-19 through 12-31-19
(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? No
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: Cecil L Hudson and Joyce Hudson Expires 3-1-21 1341 C.R. 1800E, Urbana, IL 61802
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: Daniel R. Hudson Date of Birth: _____
Place of Birth: Urbana, IL Social Security No.: _____
Residence Address: 130 Sophia St, West Chicago, IL 60185
Citizenship: U.S. Citizen 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): Joyce Hudson
Date of Birth: _____ Place of Birth: Beardstown, IL
Social Security Number: _____ Citizenship: U.S. Citizen
If naturalized, state place and date of naturalization: _____
2. Residential Address for the past three (3) years: _____
1341 E. Lincoln Ave
Urbana, IL 61802
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____
Starvalue, Inc.
Rating Supervisor
2111 N. Lincoln Ave, IL 61803

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:
Hudson Farm Wedding + Events, LLC
2. Date of Incorporation: 5-13-14 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

1341 C.R. 1800E, Urbana, IL 61802

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed
Name of Officer: Joyce A Hudson Title: President, Secretary & Treasurer
Date elected or appointed: 5-13-14 Social Security No.: _____
Date of Birth: _____ Place of Birth: Barstow, IL
Citizenship: U.S.
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

1341 C.R. 1800E
Urbana, IL 61802

Business, occupation, or employment for four (4) years preceding date of application for this license: Supervall, Inc - Supervisor of Routing

2611 National Ave.
Urbana, IL 61802

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.

REDACTED COPY

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.

Joyce A Hudson
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 28th day of December, 2018.



[Signature]
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.

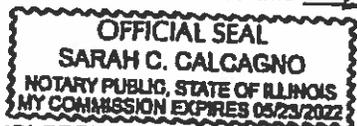
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Joyce A Hudson
Signature of President

Joyce A Hudson
Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 28th day of December, 2018.



[Signature]
Notary Public

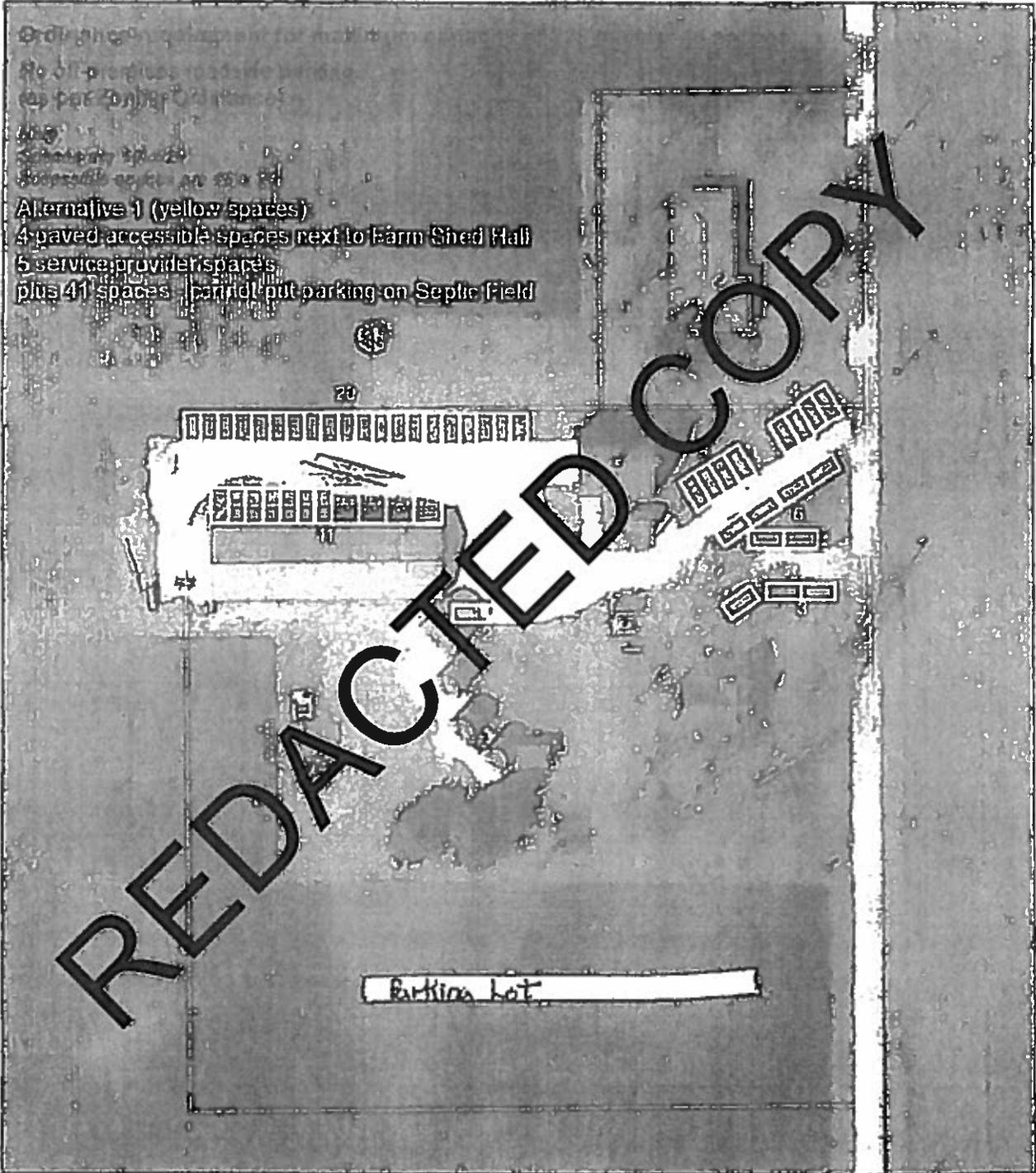
This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

Alternative Parking Layout

Cases 799-AM-15, 800-S-15, and 801-V-15

April 16, 2015

Note: This layout is based on observable available space using 2014 aerial photographs. They have not been vetted by the Petitioner, engineers, or parking consultants, and provide just one of many possible options.



Legend

- Parcels
- Parking Spaces (alternative 1)



LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into by and between **JOYCE HUDSON and CECIL HUDSON ("Lessors")**, and **HUDSON FARM WEDDINGS & EVENTS, LLC ("Lessee")**.

WHEREAS, Lessors are the owners of certain real estate located at the commonly known address of 1341 County Road 1800 East, Urbana, Illinois, which real estate is improved with a house, a commercial shed, and which real estate is legally described as follows:

Beginning on the East line of the Southeast Quarter of Section 25, 407.7 feet south of the Northeast corner of said Southeast Quarter, running thence South 400 feet of said East line, thence 90° 00' to the right (westerly) 400 feet, thence North 400 feet parallel with said East line, thence Easterly 400 feet to the place of beginning, containing 3.67 acres, more or less, situated in Champaign County, Illinois, all of said property being located in Township 19 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois.

WHEREAS, Lessee desires to lease the Premises according to the terms of this Lease Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Lessors hereby leases the Premises to Lessee, and Lessee hereby leases the Premises from Lessors, for the purposes set forth:

1. TERM AND RENTAL. The term of this Lease shall be for a period of 60 months commencing on March 1, 2016, and terminating on March 1, 2021. Lessee shall pay to Lessors as rent for the Premises during such term the sum of \$500.00 per month, payable as follows:

A. The first month's rent in the amount of \$500.00 shall be paid upon the execution of this Lease;

B. The second month's rent and each subsequent month's rent in the amount of \$500.00 per month during the term shall be due and payable on the 1st day of each month, with a five day grace period.

No security deposit shall be required.

2. OTHER CHARGES. Lessee will pay, in addition to the rent above specified, water, sanitary, garbage, telephone, gas, and electric bills levied or charged on the Premises. Lessee shall pay its own cleaning expenses and shall keep the Premises in a clean and healthy condition.

3. NO ASSIGNMENT OR SUBLEASE. The Premises shall not be sublet in whole or in part to any person, and Lessee shall not assign this Lease without, in each case, the consent in writing of Lessors first obtained. Consent shall not be unreasonably withheld.

4. USE. Lessee will not permit any unlawful practice, with or without Lessors' knowledge or consent, to be committed or carried on in the Premises by Lessee or by any other person.

5. CONDITION. Lessee has examined and knows the condition of the Premises, has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, repair or improve the Premises, have been made by Lessors or Lessors' agent prior to or at the execution of this Lease that are not herein expressed.

6. PAYMENT OF EXPENSES RELATED TO PROPERTY. This is a "triple net lease". Lessee will be responsible for and shall pay all expenses of any type incurred in connection with the Property, including, but not limited to, real estate taxes (accruing after March 1, 2016), all hazard and other types of insurance, and maintenance of any kind. Lessors shall incur no expenses in connection with the Property. Lessee shall keep and maintain the Premises and all parts thereof and appurtenances thereto in a clean, sightly, healthy and operable condition, including but not limited to the requirements of all statutes and ordinances or the directions of public officers, all at Lessee's own expense, and shall yield the same back to Lessors upon the termination of this Lease, whether such termination shall occur by expiration of the term, or in any other manner whatsoever, in the same condition of cleanliness and sightliness as at the date of the execution hereof, loss by fire and reasonable wear and tear excepted. Lessee shall make all necessary repairs to broken globes, glass and light fixtures with material of the same size and quality as that broken, and shall insure all glass in windows and doors of the Premises at Lessee's own expense.

7. ACCESS. Lessee will allow Lessors, or any person authorized by Lessors, with reasonable advanced notice in writing except in the case of an emergency, free access to the Premises for the purpose of examining or exhibiting the same. In the case of an emergency, all reasonable effort will be made to contact the Lessee or his agents in advance of accessing the space.

8. WAIVER OF LIABILITY. Unless caused by the intentional conduct or negligence of Lessors or agents of Lessors, Lessors shall not be liable to Lessee for any damage or injury to Lessee or Lessee's property: (a) for any injury due to the failure of Lessors to keep the Premises in repair; (b) for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, or water pipes; (c) for any injury from broken stairs, porches, railing, or walks; (d) for any injury from the backing up of any sewer pipe or down-spout, or from the bursting, leaking, or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank. The listed injury includes personal injury and property damage in, upon or about the Premises or the building of which they are a part, as

well as injury from any such damage or injury occasioned by water, snow, or ice being upon or coming through the roof, skylight, trap-door, stairs, walks, or any other place upon or near the Premises or otherwise.

9. UNTENANTABILITY. This Lease shall not terminate, except by agreement of the parties, notwithstanding the fact that Premises shall be rendered totally untenable by fire, explosion, or other casualty.

10. TERMINATION. At the termination of the term of this Lease, by lapse of time or otherwise, Lessee will yield up immediate possession of the Premises to Lessor in good condition and repair, loss by fire and ordinary wear and tear excepted, and will return the keys therefor to Lessors at the place of payment of rent or such other place as Lessors direct. Lessee shall pay to Lessors all damages sustained by Lessors resulting from reversion of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessors of any right of re-entry as hereafter set forth; nor shall receipt of any rent or any other act in apparent affirmances of such tenancy operate as a waiver of the right to terminate this Lease for a breach of any of the covenants herein. However, if the termination is not because of any default by the Lessee, Lessee shall be reimbursed a pro rated share of all lease related improvements furnished by Lessee based on a three-year pro-ration period.

11. NO WAIVER. The acceptance of rent, whether in a single instance or repeatedly, after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessors' right to act without notice or demand or of any other right hereby given Lessors, or as an election not to proceed under the provisions of this Lease.

12. DEFAULT AND REMEDIES.

A. The occurrence of any one or more of the following shall constitute a default by the Lessee:

- (1) Failure by Lessee to pay the rent when due or within a five day grace period;
- (2) Failure to make any other payment required to be made by Lessee hereunder when due and such failure continues for 15 days after written notice thereof by Lessors to Lessee;
- (3) The making by Lessee of an assignment for the benefit of its creditors;
- (4) Failure by Lessee to timely pay for any and all services or materials provided to the leased Premises at Lessee's request and which creates a

mechanic's lien or claim therefor against any part of the leased Premises which remains a recorded lien for more than 30 days, after 30 days notice;

(5) If proceedings are instituted in a court of competent jurisdiction for the reorganization, liquidation or involuntary dissolution of either Lessee, or for its adjudication as a bankrupt or insolvent, or for the appointment of a receiver of the property of either Lessee, and said proceedings are not dismissed and any receiver, trustee or liquidator appointed therein discharged within 30 days after the institution of said proceedings;

(6) The failure of Lessee to perform any other of Lessors' covenants under this Lease for 30 days after written notice thereof by Lessors to Lessee; provided, however, that if the cause for giving such notice involves a matter reasonably requiring a period longer than 30 days in which to comply with such notice, Lessee shall not be in default hereunder, if Lessee has commenced to comply with such notice within such 30 day period and diligently proceed to comply with such notice.

B. In the event of any default by Lessee hereunder, Lessee hereby authorizes and empowers Lessors to:

(1) Cancel and terminate this Lease and immediately reenter and take possession of the leased Premises with reasonable written notice of intention to reenter, and remove all persons and their property therefrom using such force and assistance in effecting and protecting such removal as Lessors may deem reasonably necessary to recover full and exclusive possession of the leased Premises; or

(2) Reenter and take possession of the leased Premises in the manner provided in subparagraph (1) above without such re-entry constituting a cancellation or termination of this Lease or a forfeiture of any rental, taxes, or other monies to be paid hereunder or of the covenants, agreements and conditions to be kept and performed by Lessee for and during the remainder of the term hereof.

(3) Declare that all amounts due under this Lease are accelerated and due at the term of any cure period when a default by Lessee is not cured.

13. COSTS OF ENFORCEMENT. The non-prevailing party shall pay upon demand all prevailing party's costs, charges, and expenses, including reasonable fees of attorneys, agents, and others retained by prevailing party, incurred in enforcing any of the obligations under this Lease.

14. NOTICE. Notices may be served on either party, at the following addresses, either (a) by hand delivering or causing to be hand delivered a written copy thereof, or (b) by sending a written copy thereof by U.S. certified or registered mail, postage prepaid, addressed to Lessors or Lessee at said respective addresses in which event notice shall be deemed to have been served at the time the copy is mailed:

Lessors:
Joyce A. Hudson, and Cecil Hudson
1341 County Road, 1800 East
Urbana, IL 61802

Lessee:
Hudson Farms Wedding & Events, LLC
1341 County Road, 1800 East
Urbana, IL 61802

Or

Hudson Farms Wedding & Events, LLC
c/o David C. Thies
202 Lincoln Square
Urbana, IL 61801

15. CONTINUATION OF RESPONSIBILITY. All covenants, promises, representations and agreements herein contained shall be binding upon, apply and insure to the benefit of Lessors and Lessee and their respective heirs, legal representatives, successors, and assigns.

16. CUMULATIVE RIGHTS. The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

17. INSURANCE. Lessee hereby covenants and agrees to carry and maintain public liability insurance for the protection of Lessors as an additional insured against liability for or on account of any injury to one person in an amount of not less than \$100,000.00, and for or on account of any injury to more than one person in any occurrence in an amount of not less than \$300,000.00, arising out of or resulting from the operation of Lessee's business on the Premises. Lessee hereby agrees to indemnify Lessors and save Lessors harmless from and against any and all claims, actions, damages, liability, and expense (including without limitation court costs and reasonable attorneys' fees) caused by any injury to person or property arising from or out of any occurrence in, upon or at the building or occasioned wholly or in part by any act or omission of Lessee, their agents or employees.

Further, Lessee hereby covenants and agrees to carry casualty insurance, at Lessee's expense, insuring the Premises to its full, replacement value, naming Lessors as an additional insured.

18. PURPOSE. Lessee shall use the Premises during the full term of this Lease for whatever legal purposes it deems appropriate.

19. FORCE MAJEURE. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act (other than a party's payment of a monetary obligation hereunder) required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, civil commotion, extraordinarily adverse weather conditions of prolonged duration, or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Lease, then, provided the party intending to claim the benefit of this section gives written notice to the other party as soon as practicable of the existence of such cause for hindrance or delay, the performance of such acts shall be excused for the period of the delay. A "significant delay" is defined as a delay of two weeks, or a delay which, when all then-current circumstances are taken into account, may cause a risk of the completion not being in accordance with the planned date, whichever is less.

20. MISCELLANEOUS. The headings are for convenience only. All actions shall be brought in Champaign County, Illinois under Illinois law. Time is of the essence. This lease is binding on the heirs, successors and assigns of both parties.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed as of the 1st day of March, 2016.

LESSORS:

Joyce A. Hudson Cecil L. Hudson
Joyce A. Hudson Cecil Hudson

LESSEE:

Hudson Farm Weddings & Events, LLC

Joyce A. Hudson
By Joyce A. Hudson
President and Single Member

FILED



STATE OF ILLINOIS,
Champaign County

NOV 20 2018

Application for Hotel/Motel License

CHAMPAIGN COUNTY CLERK

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

FOR OFFICE USE ONLY

License No.: 2019-H1

Business Name: URBANA

License Fee: \$ 200.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ _____

Clerk: [Signature]

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. **All checks should be made payable to the Champaign County Clerk.**

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: URBANA Motel Inc. BRA MOTEL 6
- Location of Place of Business for which application is made: 1906 N Cunningham Ave
URBANA, IL 61802
- Number of rooms available: 30
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>Pinkesh Patel</u>	<u>33</u>	<u>1906 N Cunningham Ave</u>
<u>Pravin Patel</u>	<u>52</u>	<u>1906 N Cunningham Ave</u>
_____	_____	_____
_____	_____	_____

- Is applicant a citizen of the United States of America? Yes No
Place of birth: INDIA
If naturalized, place and date of naturalization: U.S.A
- The applicant intends to operate or maintain the above business at: URBANA Motel Inc (Motel 6)

AFFIDAVIT

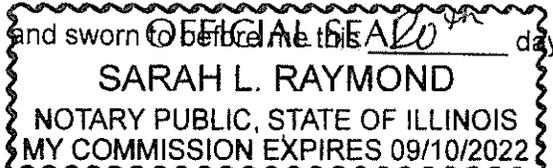
PRAVIN KUMAR PATEL, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

[Signature]

Signature of Applicant

Signature of Applicant

Signed and sworn to before me this 20 day of November, 2018.



Sarah L Raymond
Notary Public:

It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ 4.00

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE APPLICATION, AND IF AWARDED, THE
ACCEPTANCE OF THE PRE-DISASTER HAZARD MITIGATION PLANNING GRANT

WHEREAS, the Champaign County Multi-Jurisdictional Hazard Mitigation Plan is set to expire on December 30, 2020 and the opportunity to apply for a planning grant to update the plan became available during Fall, 2018 for Pre-Disaster Mitigation planning funds for the plan update, with the planning grant application submitted on December 18, 2018; and

WHEREAS, the total grant amount to be requested for the five-year plan update is \$69,442.13 and the U.S. Department of Homeland Security, Federal Emergency Management Agency would provide 75% of this grant amount total and the Champaign County in-kind local match amount would be 25% or \$17,360.63 of this grant total, consisting of planning staff labor.

NOW, THEREFORE, BE IT RESOLVED that the Champaign County Board authorizes the application and, if awarded, the acceptance of the Pre-Disaster Mitigation Planning Grant for the five-year plan update for a total of \$69,442.13, with the U.S. Department of Homeland Security, Federal Emergency Management Agency providing 75% of this grant amount, or \$52,081.50, and Champaign County providing the 25% in-kind local match from its General Fund in the amount of \$17,360.63 to consist of planning staff labor.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 24th day of January 2019.

Darlene A. Kloeppe, County Executive

Aaron Ammons, County Clerk
and ex-officio Clerk of the
Champaign County Board

CHAMPAIGN COUNTY
APPLICATION FORM FOR
GRANT CONSIDERATION, ACCEPTANCE, RENEWAL/EXTENSION

Department: _____

Grant Funding Agency: _____

Amount of Grant: _____

Begin/End Dates for Grant Period: _____

Additional Staffing to be Provided by Grant: _____

Application Deadline: _____

Parent Committee Approval of Application: _____

Is this a new grant, or renewal or extension of an existing grant? _____

If renewal of existing grant, date grant was first obtained: _____

Will the implementation of this grant have an effect of increased work loads for other departments? (i.e. increased caseloads, filings, etc.) Yes No

If yes, please summarize the anticipated impact:

Does the implementation of this grant require additional office space for your department that is not provided by the grant? Yes No

If yes, please summarize the anticipated space need:

Please check the following condition which applies to this grant application:

The activity or service provided can be terminated in the event the grant revenues are discontinued.

The activity should, or could be, assumed by County (or specific fund) general and recurring operating funds.

Departments are encouraged to seek additional sources or revenue to support the services prior to expiration of grant funding.

This Grant Application Form must be accompanied by a Financial Impact Statement. (See back of form)

All staff positions supported by these grant funds will exist only for the term award of grant, unless specific action is taken by the County Board to extend the position.

DATE: _____

SIGNED: _____
Department Head

Application for & Acceptance of Grant Approval:

Approved by Finance Committee: _____

Approved by County Board: _____

Approved by Grant Executive Committee: _____

COUNTY OF CHAMPAIGN

FINANCIAL IMPACT STATEMENT

(To accompany Grant Applications or Appropriate Resolutions/Ordinances)

Current Year Annual Expenditure Estimate:

Number of Positions _____

Personnel \$ _____

Commodities: \$ _____

Contractual: \$ _____

Capital: \$ _____

Long Term Expenditure Estimate:

Current Year Annual Revenue Estimate:

Long Term Revenue Estimate:

Approved by Finance Committee:

Date: _____

Approved by County Board:

Date: _____

Subgrant Planning Application

Application Title: [Champaign County Multi-Jurisdiction Hazard Mitigation Plan Update](#)

Subgrant Applicant: [Champaign County](#)

Application Number: [IL-2019-019](#)

Application Year: 2019

Grant Type: [Planning Application](#)

Address: [1776 E. Washington Street , Urbana, IL 61802-4516](#)

Subapplicant Information

Name of Subapplicant	Champaign County
State	IL
Type of Subapplicant	Local Government

Legal status, function, and facilities owned:

Champaign County was organized in 1833. Champaign County adopted the Township form of government in 1859. The County Board currently has 11 Districts, with two members representing each District for a total of 22 Board members. The County Board Chair is elected from the Board members. The County has an Administrator hired by the County Board to oversee the day-to-day operations of the County. The county delivers services to residents and visitors primarily through use of its twenty-two facilities and its technology infrastructure. County assets include the Courthouse, Brookens Administrative Center, Champaign County Nursing Home, and the Sheriff's Office. Altogether, county facilities and infrastructure represent an investment of over \$160 million and includes 840,000 square feet of space under management.

State Tax Number: 37-6006691

Federal Tax Number: 37-6006910

Other type name:

Federal Employer Identification (EIN) 37-6006910

What is your DUNS Number? 097322861 -

Is Subapplication subject to review by Executive Order 12372 Process? No. Program is not covered by E.O. 12372

Is the Subapplicant delinquent on any Federal debt? No

Explanation:

Contact

Authorized Subgrant Agent

Title	Ms.
First Name	Darlene
Middle Initial	
Last Name	Kloeppel
Title	County Executive
Agency/Organization	Champaign County
Address 1	1776 E. Washington Street
Address 2	
City	Urbana
State	IL
ZIP	61802 - 4516
Phone	217-384-3776 Ext.
Fax	217-384-3896
Email	dkloeppel@co.champaign.il.us

Point of Contact

Title	Ms.
First Name	Susan
Middle Initial	
Last Name	Monte
Title	Planner
Agency/Organization	Champaign County
Address 1	1776 E. Washington Street
Address 2	
City	Urbana
State	IL
ZIP	61802 - 4516
Phone	217-328-3313 Ext. 196
Fax	217-328-2426
Email	smonte@ccrpc.org

Community Information

Please provide the name of each community that will benefit from this mitigation activity by clicking on the Find Community button. You shall modify Congressional District for each community by directly editing the textbox(es) provided. You should also notify your state NFIP coordinator so that it can be updated in the Community Information System database. When you are finished, click the *Save and Continue* button below.

State	County Code	Community Name	CID Number	CRS Community	CRS Rating	State Legislative District	US Congressional District
IL	1706602	ALLERTON, VILLAGE OF	170660	N		170660	15
IL	170025_QBM0Z092Y	BROADLANDS, VILLAGE OF	170025	N		170025	15
IL	170026_QBM0Z092Z	CHAMPAIGN, CITY OF	170026	Y	5	170026	13
IL	170027_QBM0Z0930	FISHER, VILLAGE OF	170027	N		170027	15
IL	170035_QBM0Z0938	URBANA, CITY OF	170035	N		170035	13
IL	1708941	CHAMPAIGN COUNTY *	170894	N		170894	15
IL	1709091	BONDVILLE, VILLAGE OF	170909	N		170909	13
IL	1709831	SAVOY, VILLAGE OF	170983	N		170983	13
IL	170029_QBM0Z0932	MAHOMET, VILLAGE OF	170029	N		170029	15
IL	170028_QBM0Z0931	FOOSLAND, VILLAGE OF	170028	N		170028	15
IL	1709791	LUDLOW, VILLAGE OF	170979	N		170979	15
IL	170031_QBM0Z0934	RANTOUL, VILLAGE OF	170031	N		170031	15
IL	1709211	GIFFORD, VILLAGE OF	170921	N		170921	15
IL	170034_QBM0Z0937	THOMASBORO, VILLAGE OF	170034	N		170034	15
IL	1709821	ROYAL, VILLAGE OF	170982	N		170982	15
IL	170032_QBM0Z0935	ST. JOSEPH, VILLAGE OF	170032	N		170032	15
IL	170030_QBM0Z0933	OGDEN, VILLAGE OF	170030	N		170030	15
IL	170033_QBM0Z0936	SIDNEY, VILLAGE OF	170033	N		170033	15
IL	1709811	PHILO, VILLAGE OF	170981	N		170981	13
IL	170854_QBM0Z09OM	HOMER, VILLAGE OF	170854	N		170854	15
IL	1709071	IVESDALE, VILLAGE OF	170907	N		170907	13
IL	1709801	PESOTUM, VILLAGE OF	170980	N		170980	15
IL	170855_R5A167WTG	SADORUS, VILLAGE OF	170855	N		170855	13
IL	1709841	TOLONO, VILLAGE OF	170984	N		170984	13
IL	1709181	LONGVIEW, VILLAGE OF	170918	N		170918	15

Comments

Champaign County encompasses two U.S. Congressional Districts. These U.S. Congressional Districts are 13 and 15.

Attachments

State	IL
Community Name	ALLERTON, VILLAGE OF
County Name	ILLINOIS
County Code	CHAMPAIGN COUNTY
City Code	170660

FIPS Code	019	Help
CID Number	170660	Help
CRS Community	N	
CRS Rating		
State Legislative District	170660	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	09-08-1975	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	BROADLANDS, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170025	
FIPS Code	019	Help
CID Number	170025	Help
CRS Community	N	
CRS Rating		
State Legislative District	170025	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	04-28-1975	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	CHAMPAIGN, CITY OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170026	
FIPS Code	019	Help
CID Number	170026	Help
CRS Community	Y	
CRS Rating	5	
State Legislative District	170026	
US Congressional District	13	

FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	06-06-1975	
Date of most recent Community Assistance Visit (CAV) ?	07-06-2017	Help
State	IL	
Community Name	FISHER, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170027	
FIPS Code	019	Help
CID Number	170027	Help
CRS Community	N	
CRS Rating		
State Legislative District	170027	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	08-13-1974	
Date of most recent Community Assistance Visit (CAV) ?	08-25-2004	Help
State	IL	
Community Name	URBANA, CITY OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170035	
FIPS Code	019	Help
CID Number	170035	Help
CRS Community	N	
CRS Rating		
State Legislative District	170035	
US Congressional District	13	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	02-03-1975	
Date of most recent Community Assistance Visit (CAV) ?	09-17-2009	Help

State IL
 Community Name CHAMPAIGN COUNTY *
 State IL
 County Name ILLINOIS
 Community Name BONDVILLE, VILLAGE OF
 County Code CHAMPAIGN COUNTY
 City Code 170894
 County Code CHAMPAIGN COUNTY
[FIPS Code](#) 019 [Help](#)
 City Code 170909
[CID Number](#) 170894 [Help](#)
[FIPS Code](#) 019 [Help](#)
[CRS Community](#) N
[CID Number](#) 170909 [Help](#)
[CRS Rating](#)
[CRS Community](#) N
 State Legislative District 170894
[CRS Rating](#)
 US Congressional District 15
 State Legislative District 170909
[FIRM or FHBM available?](#) Yes
 US Congressional District 13
[Community Status](#) PARTICIPATING [Help](#)
[FIRM or FHBM available?](#) Yes
 Community participates in [NFIP?](#) Yes
[Community Status](#) NOT PARTICIPATING [Help](#)
 Date entered in NFIP 01-14-1975
 Community participates in [NFIP?](#) No
 Date of most recent [Community Assistance Visit](#) 12-06-1994 [Help](#)
[Date](#) entered in NFIP
 Date of most recent [Community Assistance Visit](#) [Help](#)
[\(CAV\)?](#)

State IL
 Community Name SAVOY, VILLAGE OF
 County Name ILLINOIS
 County Code CHAMPAIGN COUNTY
 City Code 170983
[FIPS Code](#) 019 [Help](#)
[CID Number](#) 170983 [Help](#)
[CRS Community](#) N
[CRS Rating](#)
 State Legislative District 170983
 US Congressional District 13
[FIRM or FHBM available?](#) Yes
[Community Status](#) NOT PARTICIPATING [Help](#)
 Community participates in [NFIP?](#) No
 Date entered in NFIP
 Date of most recent [Community Assistance Visit](#) [Help](#)
[\(CAV\)?](#)

State IL
 Community Name MAHOMET, VILLAGE OF
 County Name ILLINOIS
 County Code CHAMPAIGN COUNTY
 City Code 170029

FIPS Code	019	Help
CID Number	170029	Help
CRS Community	N	
CRS Rating		
State Legislative District	170029	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	04-10-1975	
Date of most recent Community Assistance Visit (CAV) ?	08-26-2002	Help
State	IL	
Community Name	FOOSLAND, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170028	
FIPS Code	019	Help
CID Number	170028	Help
CRS Community	N	
CRS Rating		
State Legislative District	170028	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	06-30-1975	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	LUDLOW, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170979	
FIPS Code	019	Help
CID Number	170979	Help
CRS Community	N	
CRS Rating		
State Legislative District	170979	
US Congressional District	15	

FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	11-28-2012	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	RANTOUL, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170031	
FIPS Code	019	Help
CID Number	170031	Help
CRS Community	N	
CRS Rating		
State Legislative District	170031	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	07-08-1994	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	GIFFORD, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170921	
FIPS Code	019	Help
CID Number	170921	Help
CRS Community	N	
CRS Rating		
State Legislative District	170921	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	NOT PARTICIPATING	Help
Community participates in NFIP ?	No	
Date entered in NFIP		
Date of most recent Community Assistance Visit (CAV) ?		Help

State	IL	
Community Name	THOMASBORO, VILLAGE OF	
State	IL	
County Name	ILLINOIS	
Community Name	ROYAL VILLAGE OF	
County Code	CHAMPAIGN COUNTY	
County Name	ILLINOIS	
City Code	170034	
County Code	CHAMPAIGN COUNTY	
FIPS Code	019	Help
City Code	170982	
CID Number	170034	Help
FIPS Code	019	Help
CRS Community	N	
CID Number	170982	Help
CRS Rating		
CRS Community	N	
State Legislative District	170034	
CRS Rating		
US Congressional District	15	
State Legislative District	170982	
FIRM or FHBM available?	Yes	
US Congressional District	15	
Community Status	NOT PARTICIPATING	Help
FIRM or FHBM available?	Yes	
Community participates in NFIP ?	No	
Community Status	PARTICIPATING	Help
Date entered in NFIP		
Community participates in NFIP ?	Yes	
Date of most recent Community Assistance Visit		
Date entered in NFIP	10-25-2013	Help
Date of most recent Community Assistance Visit		
(CAV) ?		Help

State	IL	
Community Name	ST. JOSEPH, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170032	
FIPS Code	019	Help
CID Number	170032	Help
CRS Community	N	
CRS Rating		
State Legislative District	170032	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	08-01-1975	
Date of most recent Community Assistance Visit		
(CAV) ?	08-26-2004	Help

State	IL
Community Name	OGDEN, VILLAGE OF
County Name	ILLINOIS
County Code	CHAMPAIGN COUNTY
City Code	170030

FIPS Code	019	Help
CID Number	170030	Help
CRS Community	N	
CRS Rating		
State Legislative District	170030	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	08-02-1994	
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	SIDNEY, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170033	
FIPS Code	019	Help
CID Number	170033	Help
CRS Community	N	
CRS Rating		
State Legislative District	170033	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	07-10-1975	
Date of most recent Community Assistance Visit (CAV) ?	09-22-2016	Help
State	IL	
Community Name	PHILO, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170981	
FIPS Code	019	Help
CID Number	170981	Help
CRS Community	N	
CRS Rating		
State Legislative District	170981	
US Congressional District	13	

FIRM or FHBM available?	Yes	
Community Status	NOT PARTICIPATING	Help
Community participates in NFIP ?	No	
Date entered in NFIP		
Date of most recent Community Assistance Visit (CAV) ?		Help
State	IL	
Community Name	HOMER, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170854	
FIPS Code	019	Help
CID Number	170854	Help
CRS Community	N	
CRS Rating		
State Legislative District	170854	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	NOT PARTICIPATING	Help
Community participates in NFIP ?	No	
Date entered in NFIP		
Date of most recent Community Assistance Visit (CAV) ?	03-09-1995	Help
State	IL	
Community Name	IVESDALE, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170907	
FIPS Code	019	Help
CID Number	170907	Help
CRS Community	N	
CRS Rating		
State Legislative District	170907	
US Congressional District	13	
FIRM or FHBM available?	Yes	
Community Status	PARTICIPATING	Help
Community participates in NFIP ?	Yes	
Date entered in NFIP	11-03-2015	
Date of most recent Community Assistance Visit (CAV) ?		Help

State	IL	
Community Name	PESOTUM, VILLAGE OF	
State	IL	
County Name	ILLINOIS	
Community Name	SADORUS, VILLAGE OF	
County Code	CHAMPAIGN COUNTY	
County Name	ILLINOIS	
City Code	170980	
County Code	CHAMPAIGN COUNTY	
FIPS Code	019	Help
City Code	170855	
CID Number	170980	Help
FIPS Code	019	Help
CRS Community	N	
CID Number	170855	Help
CRS Rating		
CRS Community	N	
State Legislative District	170980	
CRS Rating		
US Congressional District	15	
State Legislative District	170855	
FIRM or FHBM available?	Yes	
US Congressional District	13	
Community Status	NOT PARTICIPATING	Help
FIRM or FHBM available?	Yes	
Community participates in NFIP ?	No	
Community Status	PARTICIPATING	Help
Date entered in NFIP		
Community participates in NFIP ?	Yes	
Date of most recent Community Assistance Visit		
Date entered in NFIP	03-13-2013	Help
Date of most recent Community Assistance Visit		
(CAV) ?		Help

State	IL	
Community Name	TOLONO, VILLAGE OF	
County Name	ILLINOIS	
County Code	CHAMPAIGN COUNTY	
City Code	170984	
FIPS Code	019	Help
CID Number	170984	Help
CRS Community	N	
CRS Rating		
State Legislative District	170984	
US Congressional District	13	
FIRM or FHBM available?	Yes	
Community Status	NOT PARTICIPATING	Help
Community participates in NFIP ?	No	
Date entered in NFIP		
Date of most recent Community Assistance Visit		
(CAV) ?		Help

State	IL
Community Name	LONGVIEW, VILLAGE OF
County Name	ILLINOIS
County Code	CHAMPAIGN COUNTY
City Code	170918

FIPS Code	019	Help
CID Number	170918	Help
CRS Community	N	
CRS Rating		
State Legislative District	170918	
US Congressional District	15	
FIRM or FHBM available?	Yes	
Community Status	NOT PARTICIPATING	Help
Community participates in NFIP ?	No	
Date entered in NFIP		
Date of most recent Community Assistance Visit (CAV) ?		Help

Mitigation Plan

Is the entity that will benefit from the proposed activity covered by a current FEMA-approved multi-hazard mitigation plan in compliance with 44 CFR Part 201? Yes

If Yes, please answer the following:

What is the name of the plan? Champaign County Multi-Jurisdictional Hazard Mitig

What is the type of plan? Local MultiJurisdictional Multihazard Mitigation Plan

When was the current multihazard mitigation plan approved by FEMA? 12-30-2015

Describe how the proposed activity relates to or is consistent with the FEMA-approved mitigation plan. The current Champaign County Multi-Jurisdictional Hazard Mitigation Plan will expire on December 30, 2020. The proposed Pre-Disaster Planning Mitigation grant funds will be used to complete the five-year update of this plan prior to its five-year expiration.

If No or Not Known, please answer the following:

Does the entity have any other mitigation plans adopted? No

If Yes, please provide the following information.

Plan Name	Plan Type	Date Adopted	Attachment
-----------	-----------	--------------	------------

Please identify all previous FEMA planning grants received:

Type of Grant	Performance Period		Deliverable Activity	Amount
	Beginning Date	Ending Date		
FEMA Pre-Disaster Mitigation Planning Grant	03-01-2008	08-01-2009	Champaign County Multi-Jurisdictional Natural Hazard Mitigation Plan	\$54,888.08
FEMA Hazard Mitigation Grant Program Planning Grant	12-01-2013	12-31-2015	Champaign County Multi-Jurisdictional Hazard Mitigation Plan	\$64,836.00
			Total	\$119,724.08

Does the State/Tribe in which the entity is located have a current FEMA-approved mitigation plan in compliance with 44 CFR Part 201? Yes

If Yes, please answer the following:

What is the name of the plan? 2018 Illinois Natural Hazard Mitigation Plan

What is the type of plan? Standard State Multi-hazard Mitigation Plan

When was the current multihazard mitigation plan approved by FEMA? 10-01-2018

Scope of Work (Page 1 of 2)

Title of your proposed activity (should include the type of activity and location):

Champaign County Multi-Jurisdiction Hazard Mitigation Plan Update

Proposed types of Mitigation Activity(ies):

Activity Code	Activity Name
91.5	Local Multijurisdictional Multihazard Mitigation Plan - UPDATE
96.1	Public Awareness and Education (Brochures, Workshops, Videos, etc.)

If Other or Miscellaneous selected above, please specify:

Describe the geographic area(s) to be covered by the planning activity:

In east central Illinois, the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update (CC HMP Update) encompasses the geographic area of unincorporated Champaign County and the 24 municipalities situated wholly or partially within Champaign County. The CC HMP Update will include the entire area of the two municipalities that are partially located in Champaign County. The total surface area of this geographical area is approximately 998.4 square miles, consisting of an estimated 995.8 square miles of land and approximately two square miles of water surface.

Source(s) of hazards specific to the geographic area to be addressed by the planning activity:

Flood, Drought, Earthquake, Other (Specify in Comments), Severe Ice Storm, Severe Storm(s), Tornado

Scope of Work (Page 2 of 2)

Option that describes the intent of this planning application:

Update

If a plan update, describe the evaluation process of the existing plan for its strengths, weaknesses and utility:

The HMP Team will review data associated with each participating local government agency jurisdiction to be updated, including changes or additions to critical facilities data. The HMP Team will review all available updates to natural hazards data, including related data and recommendations featured in the recent update of the Illinois Natural Hazards Plan. The HMP Team will consider and recommend any necessary changes to natural hazards identified as part of the CC HMP Update. The HMP Team will review updated risk assessments for each of the identified natural hazards. The Champaign County GIS Consortium will provide updated risk assessments for the Flood and Earthquake natural hazards utilizing the current version of HAZUS software. The HMP Team will comprehensively review and suggest adjustments to goals and strategies, as may be warranted. The HMP Team will review, consider adjustments, and re-prioritize listed mitigation actions for each participating local government agency jurisdiction. The HMP Team will review improvements to the plan maintenance/monitoring section for added effectiveness. The HMP Team will review proposal to include new 'public awareness and education' content to disseminate useful information about each natural hazard featured in the updated CC HMP.

Describe the process for implementing this planning activity, including the following plan development requirements: 1) participation of agencies, stakeholders and the public; 2) hazard identification and risk/vulnerability assessment; 3) mitigation strategy; 4) plan adoption; and 5) plan maintenance:

Description of process for implementing CC HMP Update: 1) Participation of agencies, stakeholders, and public. The Planner and HMP Team will use a multi-faceted outreach strategy including use of an interactive website, personal interviews, newsletters, media releases, area-specific meetings, publicizing the HMP update at community events as possible, and project review open houses. 2) Hazards identification and risk/vulnerability assessment. The Planner and HMP Team will review updated state hazard mitigation plan for any adjustments to consider to CC HMP natural hazards addressed. Profiles of each natural hazards will be updated and reviewed by HMP Team. CC GIS Consortium GIS Analyst will assist in compiling updated inventory of assets for each participating local government agency. CC GIS Consortium GIS Analyst and Planner will update estimated potential losses and review findings with HMP Team, advisory group, public and local officials at each participating local government agency. Planner will update 'community capabilities' for each participating local government agency and review with stakeholders, local

government officials, and HMP Team. Planner and HMP Team will provide public review and comment opportunities throughout the planning process. 3)Mitigation strategy update. Planner will issue media releases to invite public participation and comment at time of HMP Team review of updates to the CC HMP mitigation strategy. Planner and HMP Team will survey local officials and stakeholders to obtain input regarding update of goals and objectives, types of mitigation actions, and preferred prioritizing of mitigation actions. 4)Plan adoption. Planner and HMP Team will utilize FEMA Local Mitigation Plan Review Tool with regard to HMP Update draft prior to submitting HMP update for initial state and FEMA plan review. Planner will distribute HMP Update draft for review by HMP Team and HMP Advisory Group, followed by facilitating a public review and comment period for the HMP Update draft. Based on review comments and input received, Planner and HMP Team would make final revisions to the HMP Update draft as appropriate. Planner and HMP Team will request each participating local government to review and ultimately to adopt the HMP Update.

What are the primary sources of information and data and how it will be incorporated into existing planning mechanisms?

Primary sources of information and data will be: recently updated State of Illinois Natural Hazards Mitigation Plan, National Weather Service, National Oceanic and Atmospheric Administration's National Climatic Data Center, Illinois State Water Survey, Champaign County GIS Consortium, and FEMA's HAZUS data. The Planner and HMP Team will utilize the most current data available from these and other sources to update hazards profile and risk assessment for each hazard identified for each local government agency participating in the HMP Update.

What staff and resources will be used to implement this planning activity?

Staff and resources. To develop the HMP Update, the Planner will identify and recruit new members, if need be, to our 12-member Hazard Mitigation Plan Team (HMP Team). The HMP Team will guide update efforts throughout the HMP update project. Our HMP Team will likely again be chaired by the Champaign County EMA Coordinator. The HMP Team members will represent the most densely populated participating local government agency jurisdictions in the Plan Area. The Planner will recruit a broad-based HMP Advisory Group to provide their input at key stages during the HMP Update and to support the HMP Team in their review of the HMP Update draft. The Planner will be assisted by the Administrative Assistant at the Champaign County Department of Planning and Zoning. The Planner and HMP Team will use the consulting services of the Champaign County GIS Consortium GIS Analyst.

If you would like to make any comments, please enter them below:

The Natural Hazards that we would intend to address in the Champaign County Multi-Jurisdictional Hazard Mitigation Plan include: Severe Storms, Tornadoes, Severe Winter Storms, Floods, Extreme Heat, Earthquakes, and Drought.

Attachments:

[Plan Update Geographic Area.pdf](#)

Schedule

Enter Work Schedule

Description Of Task	Starting Point	Unit Of Time	Duration	Unit Of Time	Work Complete By
Organize Resources: Arrange for public involvement	1	MONTHS	2	MONTHS	Project Planner and Administrative Assistant
Organize Resources: Recruit Hazard Mitigation Planning Team, HMP Advisory Group; obtain install HAZUS and review data needs; provide project oversight; arrange HMP team meeting #1	1	MONTHS	2	MONTHS	Project Manager, Planner, Intern, Admin Assistant, GIS Data Admin, GIS Technician
Risk Assessment: Arrange for public involvement	3	MONTHS	2	MONTHS	Planner, Admin Assistant, Intern
Risk Assessment: Identify hazards; profile hazards; provide project oversight; assess vulnerabilities & capabilities of jurisdictions; address repetitive loss properties	3	MONTHS	4	MONTHS	Project Manager, Planner, Intern, Admin Assistant, GIS Data Admin, GIS Technician
Risk Assessment: Analyze development trends and estimate potential losses for each jurisdiction	4	MONTHS	3	MONTHS	Project Manager, Planner, Intern, Admin Assistant, GIS Data Admin, GIS Technician
Risk Assessment: Facilitate HMP Meeting #1	4	MONTHS	1	MONTHS	Planner, Intern, Admin Assistant, GIS Technician
Risk Assessment: Facilitate HMP Meeting #2	8	MONTHS	1	MONTHS	Planner, Intern, Admin Assistant, GIS Technician
Develop Mitigation Strategy & Plan Maintenance: Arrange for public involvement	9	MONTHS	3	MONTHS	Project Manager, Planner, Intern, Admin Assistant
Develop Mitigation Strategy & Plan Maintenance: Analyze survey results; update & prioritize mitigation goals, objectives & plan maintenanc, update participating jurisdiction mitigation activities	9	MONTHS	4	MONTHS	Project Manager, Planner, Intern, Admin Assistant
Develop Mitigation Strategy & Plan Maintenance: Facilitate HMP Meeting #3	11	MONTHS	1	MONTHS	Planner, Intern, Admin Assistant
Develop Mitigation Strategy & Plan Maintenance: Facilitate HMP Meeting #4	13	MONTHS	1	MONTHS	Planner, Intern, Admin Assistant
Final Review & Approvals: Arrange for public involvement	13	MONTHS	3	MONTHS	Project Manager, Planner, Admin Assist
Final Review & Approvals: Final draft review and revisions	13	MONTHS	3	MONTHS	Project Manager, Planner, Admin Assist
Develop Mitigation Strategy & Plan Maintenance: Prepare preliminary draft & final draft	9	MONTHS	5	MONTHS	Planner, Intern
Final Review & Approvals: Submit final draft for IEMA/FEMA authorizaiton; upon receipt of authorization, conduct final review and request and obtain approvals from participating jurisdictions	13	MONTHS	3	MONTHS	Project Manager, Planner, Admin Assist
Estimate the total duration of the proposed activity:			15	MONTHS	

WARNING: There is a 10% cap on Information Dissemination Activities for PDMC/FMA grant applications

91.5 - Local Multijurisdictional Multihazard Mitigation Plan - UPDATE

Federal Share: \$ 46,831.51

Item Name	Subgrant Budget Class	Unit Quantity	Unit of Measure	Unit Cost (\$)	Cost Estimate (\$)
Organize Resources - Project Manager	Personnel	14.00	Hour	\$ 36.19	\$ 506.66
Organize Resources - Planner	Personnel	186.00	Hour	\$ 36.19	\$ 6,731.34
Organize Resources - Intern	Personnel	48.00	Hour	\$ 25.75	\$ 1,236.00
Organize Resources - Administrative Assistant	Personnel	48.00	Hour	\$ 25.75	\$ 1,236.00
Organize Resources - GIS Data Administrator	Personnel	6.00	Hour	\$ 50.88	\$ 305.28
Organize Resources - GIS Technician	Personnel	18.00	Hour	\$ 44.86	\$ 807.48
Organize Resources - Meeting Room Setup	Contractual	1.00	Each	\$ 25.00	\$ 25.00
Organize Resources - Supplies - Officials' Packets	Supplies	18.00	Each	\$ 20.00	\$ 360.00
Organize Resources - Copy paper	Supplies	2.00	Each	\$ 25.00	\$ 50.00
Organize Resources - Envelopes	Supplies	1.00	Each	\$ 20.00	\$ 20.00
Organize Resources - Pocket Folders	Supplies	2.00	Each	\$ 5.60	\$ 11.20
Organize Resources - Display Card Copies	Contractual	1,000.00	Each	\$ 1.00	\$ 1,000.00
Organize Resources - Newspaper Display Ads	Contractual	2.00	Each	\$ 215.00	\$ 430.00
Risk Assessment - Project Manager	Personnel	32.00	Hour	\$ 36.19	\$ 1,158.08
Risk Assessment - Planner	Personnel	254.00	Hour	\$ 36.19	\$ 9,192.26
Risk Assessment - Intern	Personnel	336.00	Hour	\$ 25.75	\$ 8,652.00
Risk Assessment - Administrative Assistant	Personnel	54.00	Hour	\$ 25.75	\$ 1,390.50
Risk Assessment - GIS Data Administrator	Personnel	10.00	Hour	\$ 50.88	\$ 508.80
Risk Assessment - GIS Technician	Personnel	85.00	Hour	\$ 44.86	\$ 3,813.10
Risk Assessment - Display Card Copies	Contractual	1,000.00	Each	\$ 1.00	\$ 1,000.00
Risk Assessment - Newspaper Display Ads	Contractual	2.00	Each	\$ 215.00	\$ 430.00
Risk Assessment - Jurisdictional Map Prints	Supplies	25.00	Each	\$ 12.00	\$ 300.00
Risk Assessment - Display Boards	Supplies	3.00	Each	\$ 61.29	\$ 183.87
Mitigation Strategy ... - Project Manager	Personnel	14.00	Hour	\$ 36.19	\$ 506.66
Mitigation Strategy ... - Planner	Personnel	208.00	Hour	\$ 36.19	\$ 7,527.52
Mitigation Strategy ... - Planner	Personnel	38.00	Hour	\$ 37.28	\$ 1,416.64
Mitigation Strategy ... - Intern	Personnel	200.00	Hour	\$ 25.75	\$ 5,150.00
Mitigation Strategy ... - Administrative Assistant	Personnel	42.00	Hour	\$ 25.75	\$ 1,081.50
Mitigation Strategy ... - Survey Monthly Fee	Contractual	3.00	Each	\$ 99.00	\$ 297.00
Mitigation Strategy ... - Meeting Room Setup	Contractual	2.00	Each	\$ 25.00	\$ 50.00
Mitigation Strategy ... - Newspaper Display Ads	Contractual	2.00	Each	\$ 215.00	\$ 430.00
Risk Assessment - Meeting Room Setup	Contractual	1.00	Each	\$ 25.00	\$ 25.00
Final Review & Approvals - Project Manager	Personnel	10.00	Hour	\$ 37.28	\$ 372.80
Final Review & Approvals - Planner	Personnel	120.00	Hour	\$ 37.28	\$ 4,473.60

Final Review & Approvals - Newspaper Display Ads	Contractual	2.00	Each	\$ 215.00	\$ 430.00
Final Review & Approvals - Travel Miles	Travel	396.00	Mile	\$ 0.54	\$ 213.84
Final Review & Approvals - Printed HMP Deliverable	Contractual	35.00	Each	\$ 32.00	\$ 1,120.00
				Total Cost	\$ 62,442.13

96.1 - Public Awareness and Education (Brochures, Workshops, Videos, etc.) Federal Share: \$ 5,249.99

Item Name	Subgrant Budget Class	Unit Quantity	Unit of Measure	Unit Cost (\$)	Cost Estimate (\$)
Develop Online Content - Severe Storms	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Tornadoes	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Severe Winter Storms	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Floods	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Extreme Heat	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Drought	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Develop Online Content - Earthquakes	Contractual	1.00	Each	\$ 750.00	\$ 750.00
Print Display Posters for each HMP Natural Hazard	Contractual	7.00	Each	\$ 250.00	\$ 1,750.00
				Total Cost	\$ 7,000.00

Total Plan Cost Estimate: \$ 69,442.13

Cost Share

Activity Cost Estimate	\$ 69,442.13	
Federal Share Percentage	74.9998596%	
Non-Federal Share Percentage	25.0001404%	
	Dollars	Percentage
Proposed Federal Share	\$ 52,081.50	74.9998596%
Proposed Non-Federal Share	\$ 17,360.63	25.0001404%

Non-Federal Funds

Source Agency	Name of Source Agency	Funding Type	Amount (\$)	Action
Local Agency Funding	Champaign County, Illinois	Labor	\$ 17,360.63	View Details
Grand Total			\$ 17,360.63	

If you would like to make any comments, please enter them below.

If award funds become available sooner than 1/1/2020, then Champaign County would consider commencing the Plan Update during 2019.

Attachments

[Funds Commitment Letter Champaign County 121818.pdf](#)

Funding Source	Local Agency Funding
Name of Funding Source	Champaign County, Illinois
Funding Type	Labor
Amount	\$ 17,360.63
Date of availability	01-01-2020
Funds commitment letter date	12-18-2018
Attachment (funds commitment letter)	

Evaluation (Page 1 of 2)

Is the recipient participating in the [Community Rating System \(CRS\)](#)? No

If yes, what is their [CRS rating](#)?

Is the recipient a [Cooperating Technical Partner \(CTP\)](#)? No

Is the recipient a [Firewise Community](#)? No

If yes, please provide their [Firewise Community](#) number.

Has the recipient adopted building codes consistent with the [International Codes](#)? No

Has the recipient adopted the [National Fire Protection Association \(NFPA\) 5000 Code](#)? No

Have the recipient's building codes been assessed on the [Building Code Effectiveness Grading Schedule \(BCEGS\)](#)? No

If yes, what is their [BCEGS](#) rating?

Evaluation (Page 2 of 2)

How will this mitigation activity leverage involvement of partners to enhance its outcome?

The last five-year update planning process for the Champaign County Multi-Jurisdictional Hazard Mitigation Plan (HMP) was completed between 2013 and 2015. The current HMP was approved by FEMA on December 30, 2015 and subsequently adopted by Champaign County and 24 participating jurisdictions within the County over the next few months. The HMP met the local plan criteria contained in 44 CRF Part 201, as authorized by the Disaster Mitigation Act of 2000. FEMA Region V Mitigation Division advises the plan must be reviewed, revised as appropriate, resubmitted and approved every five years in order to continue project grant eligibility for hazard mitigation assistance. The plan is set to expire on December 30, 2020. This planning activity will include opportunities for public involvement in each phase of the update planning process. A 10-member HMP Team will work with their respective participating local government agencies and facilitate the participation of each of the 25 participating local government entities in completing the update to the HMP. Additionally, an HMP Advisory Group will provide its expertise in reviewing the updated HMP content and providing input regarding the proposed updated mitigation actions. Outreach activities will include public presentations, media releases, displays, a website to include and overview draft updates of the HMP, HMP Team meeting schedules, and progress reports, and public review opportunities of the final draft HMP update.

Describe how this planning activity will benefit your community and how the plan/data will be used to promote resiliency?

An updated Champaign County Multi-Jurisdictional Hazard Mitigation Plan (HMP) will provide the County, its 24 municipalities and two institutions of higher education, with strategies to reduce the impacts of selected natural hazards on people and property. FEMA indications are that manmade hazards may not be as easy to identify and predict as some natural hazards, but the benefits of planning for such events are the same: improved disaster resistance, community involvement in the process, new partnerships, and more sustainable communities. Additionally, the updated HMP will: help local governments fulfill their responsibility to protect their citizens, property and environment by reducing the potential impacts of disasters; and enhance a community's ability to recover from the impacts of a disaster. We expect that this update to the HMP will include a proposed mitigation action such as develop a pre-disaster and post-disaster recovery plan for receptive participating municipalities and Champaign County in order to promote resilience.

Comments:

See the attached pdf "Evaluation Page 1 - Detailed Explanation_121818" for a complete explanation of responses to the Evaluation (Page 1 of 1) questions. This explanation is provided because a total of 25 local government agency jurisdictions are participating in the update of the Champaign County HMP.

Attachments:

Comments and Attachments			
Name of Section	Comment	Attachment	Date Attached
Community	Champaign County encompasses two U.S. Congressional Districts. These U.S. Congressional Districts are 13 and 15.		
Scope of Work	The Natural Hazards that we would intend to address in the Champaign County Multi-Jurisdictional Hazard Mitigation Plan include: Severe Storms, Tornadoes, Severe Winter Storms, Floods, Extreme Heat, Earthquakes, and Drought.	Plan Update Geographic Area.pdf	11-27-2018
Cost Share	If award funds become available sooner than 1/1/2020, then Champaign County would consider commencing the Plan Update during 2019.	Funds Commitment Letter_Champaign County_121818.pdf	12-18-2018
Evaluation	See the attached pdf "Evaluation Page 1 - Detailed Explanation_121818" for a complete explanation of responses to the Evaluation (Page 1 of 1) questions. This explanation is provided because a total of 25 local government agency jurisdictions are participating in the update of the Champaign County HMP.	Evaluation Page 1 - Detailed Explanation_121818.pdf	12-18-2018

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**
Susan Burgstrom, Senior Planner

Date: **January 2, 2019**

RE: **Case 898-S-18 for a Utility-Scale PV Solar Farm**

Request: **Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 150 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, and including the following waivers of standard conditions:**

Part A: A waiver for a distance of 1,175 feet between a PV Solar Farm and the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.

BACKGROUND

The petitioner applied for a Special Use Permit to construct a 150-megawatt (MW) Photovoltaic (PV) Utility-Scale Solar Farm southeast of the Village of Sidney on 22 participating properties totaling approximately 1,609 acres. The “Prairie Solar 1” facility is proposed to have 555,552 solar modules and 32 2,750 kW inverters surrounded by a 7 feet tall wire fence. Each of the 14 access points in the project area would have a 20-foot wide native-compacted access road with security gates.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owners of the subject property have signed agreements with BayWa r.e. Solar Projects LLC.

At the November 29, 2018 public hearing, the ZBA recommended Case 898-S-18 for approval with 4 votes in favor, 2 votes opposed, and 1 absent. The approved Finding of Fact, including approved Special Conditions, can be found in Attachment D. A summary of public testimony from the November 1st, 15th, and 29th public hearings can be found in Attachment G.

Noise limits, separation from residences, drainage concerns, property tax valuations, and disturbance of best prime farmland have been major discussion points for this project. See the related sections below for more information.

REQUIRED WAIVERS

Waiver Part A is required because the proposed solar farm is less than one-half mile from the CR Conservation Recreation zoning district.

- At the November 29, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part A: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the subject property is separated from the CR district by the railroad and the highway, and there is also a grain elevator and a seed processing plant in between; and there is no evidence that pointed to any significant negative impact on the CR district.”

Waiver Part B is required because the petitioner did not provide a complete Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer during the Special Use Permit hearing by ZBA.

- Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.
- At the November 29, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part B: “The waiver allows for the development of a more detailed final engineering plan which will provide a more accurate basis for determining decommissioning costs.”

Waiver Part C is required because the Petitioner did not enter into a Roadway Upgrade and Maintenance agreement approved by St. Joseph Township prior to the close of the Special Use Permit hearing by the ZBA.

- Zoning Administrator John Hall added Special Condition F that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because Township Board meetings did not necessarily correspond with the ZBA hearing dates.
- At the November 29, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part C: “The Agreement will have to be in place, and is subject to ELUC approval prior to the issuance of any Zoning Use Permit, and subject to waiver A, the project meets all physical requirements of the Zoning Ordinance, and the County Highway Department would have to commit additional resources without knowing whether this would be a viable project.”

NOISE LIMITS

The Zoning Ordinance requires noise levels to be below Illinois Pollution Control Board (IPCB) standards. Public testimony has highlighted that IPCB standards are too high, and the product of significant discussion during the hearing was that the proposed solar farm would produce noise levels less than 39 dBA.

In a letter received November 21, 2018, Pat Fitzgerald, Attorney for Bay-Wa, responded to a question regarding noise levels that provides an explanation of IPCB standards and shows that the 39 dBA noise level is well below the IPCB maximum for steady (tonal) noise:

Does BayWa believe that solar farm inverters produce tonal noise that will be subject to the "penalties" imposed by the IPCB?

According to an industry reference text (Beranek, "Noise and Vibration Control Engineering -Principles and Applications." 1992), transformers and electrical inverters produce a steady noise level, which is characterized as "tonal." Consequently, project noise limits would be subject to the 5 dBA penalty imposed by the IPCB for tonal noises. To apply the penalty, the daytime and nighttime noise level limits are each reduced by 5 dBA (the penalty for tonal noise). So the identified daytime limit of 61 dBA L_{eq} for project noise must be reduced to 56 dBA L_{eq} , and the nighttime limit of 51 dBA L_{eq} must be reduced to 46 dBA L_{eq} , because project noise would be considered "tonal". The calculated maximum project noise level of 38 dBA L_{eq} at existing residences within 1,500 feet of the project boundaries would remain well below these limits adjusted for tonal quality noise.

The petitioner offered to install sound reduction kits on each of the 32 inverters in order to achieve a noise level less than 39 decibels, and agreed to special condition H reflecting the discussion:

- H. **The petitioner shall install sound reduction kits from the inverter manufacturer to each of the inverters in the solar farm so that operational sound levels for the duration of the solar farm will be less than 39 dBA at all existing residential lots within 1,500 feet of the project site and 39 dBA shall be the sound level that shall be enforced by Champaign County subject to the relevant standards of the Illinois Pollution Control Board and Illinois Environmental Protection Agency.**

Attachment E is a map of the Noise Contours from the petitioner's noise study.

SEPARATION FROM RESIDENCES

The Zoning Ordinance requires a 240 feet separation from residential lots 10 acres or less in area, and 255 feet from any existing dwelling on a residential lot more than 10 acres in area. The Ordinance also allows that additional separation may be required as deemed necessary by the Board.

The petitioner's preliminary proposal had as little as 50 feet of separation distance for some residential properties, and also included a residential lot being entirely surrounded by the solar farm. Based on public input, the petitioner revised their site plan to ensure that all non-participating residential lots were at least 240 feet from the solar farm in accordance with the Zoning Ordinance. They also created additional separation for some of those properties to ensure that noise levels would be less than 39 dBA. The approved site plan in Attachment C shows a red line surrounding each non-participating residence which signifies the minimum required 240 feet separation. The site plan shows that in most cases, the separation exceeds the minimum required 240 feet.

REPLACEMENT OF DRAINAGE TILE

Attachment F is a handout regarding drainage tile that was provided during the public hearings. The Zoning Ordinance has requirements specific to protecting agricultural field tile, including that the

solar farm project must comply with the *Storm Water Management and Erosion Control Ordinance*. The petitioner offered to replace the main drain tile in the Special Use Permit area that is within Drainage District Number 1 of the Town of Sidney, and to meet all requirements for maintaining existing field tile that connects to the project area, per special conditions L, M, and N:

- L. Within the boundary of the solar farm, the petitioner shall replace the main tile for the Drainage District Number 1 of the Town of Sidney and no Zoning Compliance Certificate shall be authorized by the Zoning Administrator until written acceptance of the replaced main tile has been received from the Drainage District Number 1 of the Town of Sidney and all required “as-built” drawings showing the location of the main drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

The special condition above is required to ensure the following:

To ensure conformance with the freely made obligation to replace the main tile of the Drainage District Number 1 of the Town of Sidney.

- M. Within the boundary of the solar farm, the petitioner shall replace all privately owned underground drainage tile that are identified and encountered, consistent with the “like kind” replacement proposed in the cover letter from Huddleston McBride Land Drainage of Rochelle, Illinois, that was received October 24, 2018, and with the petitioner’s testimony regarding pattern tiling and consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement and no Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required “as-built” drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

The special condition above is required to ensure the following:

To ensure conformance with all relevant requirements for replacement of underground drainage tile within the area of the special use permit.

- N. The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

The special condition above is required to ensure the following:

To ensure maintenance of underground drainage tile within the area of the special use permit for the lifetime of the special use permit.

POSITIVE IMPACT ON REAL ESTATE TAXES

The proposed project is anticipated to positively impact real estate tax revenues generated from the subject properties because the solar farm use will assess at a much higher rate than the agricultural

use. The proposed solar farm is a unique type of development in that once the solar farm is in operation, there will be very little demand on services and infrastructure.

DISTURBANCE OF BEST PRIME FARMLAND

Best prime farmland to be developed as a solar farm will be 100% converted. However, there is a distinction between conversion of best prime farmland and actual disturbance of best prime farmland. An analysis of the actual disturbance of best prime farmland (not merely the conversion of use) that would result from the construction of the solar farm compares with the land disturbance that would result from by-right residential development as follows:

- (a) The land disturbed by the construction of the solar farm will total approximately 40 acres of the 1,609 acres (2.4%), per Table 2: Agricultural Impacts on page 10 of the BayWa r.e. Prairie Solar Project Report received October 24, 2018.
 - i. This land disturbance includes the installation of supports for the proposed single axis tracking arrays, construction of the compacted earth access roads and electrical substation, installation of underground trenching for underground wiring, electrical inverters, and fencing.
 - ii. The compacted earth access roads total approximately 23.3 acres of these 40 acres.
 - iii. PV solar farms do not require the permanent conversion of farmland; solar arrays and other equipment can be removed at the owner's choosing and the land can be put back into agricultural production.
- (b) The amount of land that would be disturbed under "by-right" residential development on the same tracts would be approximately 26 acres of the 1,609 acres (1.6%), per an analysis by P&Z Staff.

ATTACHMENTS

- A Legal Description/Participating Landowners
- B Case Maps (Location Map, Land Use, and Zoning)
- C Site Plan sheets approved November 29, 2018
 - **Sheets 1 through 9 of the Site Plan received November 13, 2018.**
 - **Sheets 10 through 12 of the Site Plan received October 24, 2018.**
 - **Sheet L1 Landscape Plan received November 15, 2018.**
- D Findings of Fact, including special conditions, approved November 29, 2018
- E Figure 4: Noise Contours from the Draft Noise Assessment Technical Report prepared by Dudek, received October 24, 2018.
- F Drainage tile handout from Supplemental Memorandum #2 dated November 14, 2018
- G Summary of public comments received during ZBA meetings on November 1, 15, and 29, 2018

Case 898-S-18 Subject Properties and Participating Landowners

Section 11, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes that part of Section 11 that lies south of County Highway 15 and includes the following properties owned by the following participating landowners:

- 7.11 acres owned by Frances Marguerite Winston, 3325 Stoneybrook Drive, Champaign IL 61822-5231.
- 9.18 acres owned by O’Neill Farms Inc., 3449 Lincoln Trail Road, Fithian IL 61844-0000.
- 41.00 acres owned by Carole L. Nussmeyer, 101 West Windsor Road, Apt. 3304, Urbana IL 61802-6663.

Section 12, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes that part of the Southwest Quarter of Section 12 that lies south of County Highway 15 and includes the following properties owned by the following participating landowners:

- 34.54 acres owned by Rink Agricultural & Investment Partnership LP, 24332 Stripmine Road, Wilmington IL 60481-9342.
- 32.5 acres owned by Willis Winston, 3325 Stoneybrook Drive, Champaign IL 61822-5231.

Section 13, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes the West Half of Section 13 and includes the following properties owned by the following participating landowners:

- 160 acres owned by Willis Winston, 3325 Stoneybrook Drive, Champaign IL 61822-5231.
- 160 acres owned by Rink Agricultural & Investment Partnership LP, 24332 Stripmine Road, Wilmington IL 60481-9342.

Section 14, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes the North 520 acres of Section 14 and includes the following properties owned by the following participating landowners:

- 120.00 acres owned by Frances Marguerite Winston, 3325 Stoneybrook Drive, Champaign IL 61822-5231.
- 80.00 acres owned by Eugene O’Neill, 3449 Lincoln Trail Road, Fithian IL 61844-0000.
- 160 acres owned by the United Commercial Bank Scully Trust c/o Farmland Solutions LLC, POB 169, Sherman IL 62684-0169.
- 65.00 acres owned by James Kent Krukewitt & Linda L. Krukewitt, 911 CR 2400E, Homer IL 61849-9734.
- 60.00 acres owned by the Shirley A. Esch Trustee, 2110 East Oakland Avenue, Bloomington IL 61701-5759.
- 98.00 acres owned by Jane Owens, POB 35, LeRoy IL 61752-0035.

Section 15, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes the following properties owned by the following participating landowners in the Southeast Quarter of Section 15:

- 43.00 acres owned by Shawn A. & Kara F. Walker, 407 West Diller Street, Broadlands IL 61816-9752.
- 42.50 acres owned by John Grobe c/o Busey Ag Services, 3002 West Windsor Road, Champaign IL 61822-6106.
- Part of another 42.50 acres owned by John Grobe c/o Busey Ag Services, 3002 West Windsor Road, Champaign IL 61822-6106.

Section 22, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes the following properties owned by the following participating landowners in the North Half of Section 22:

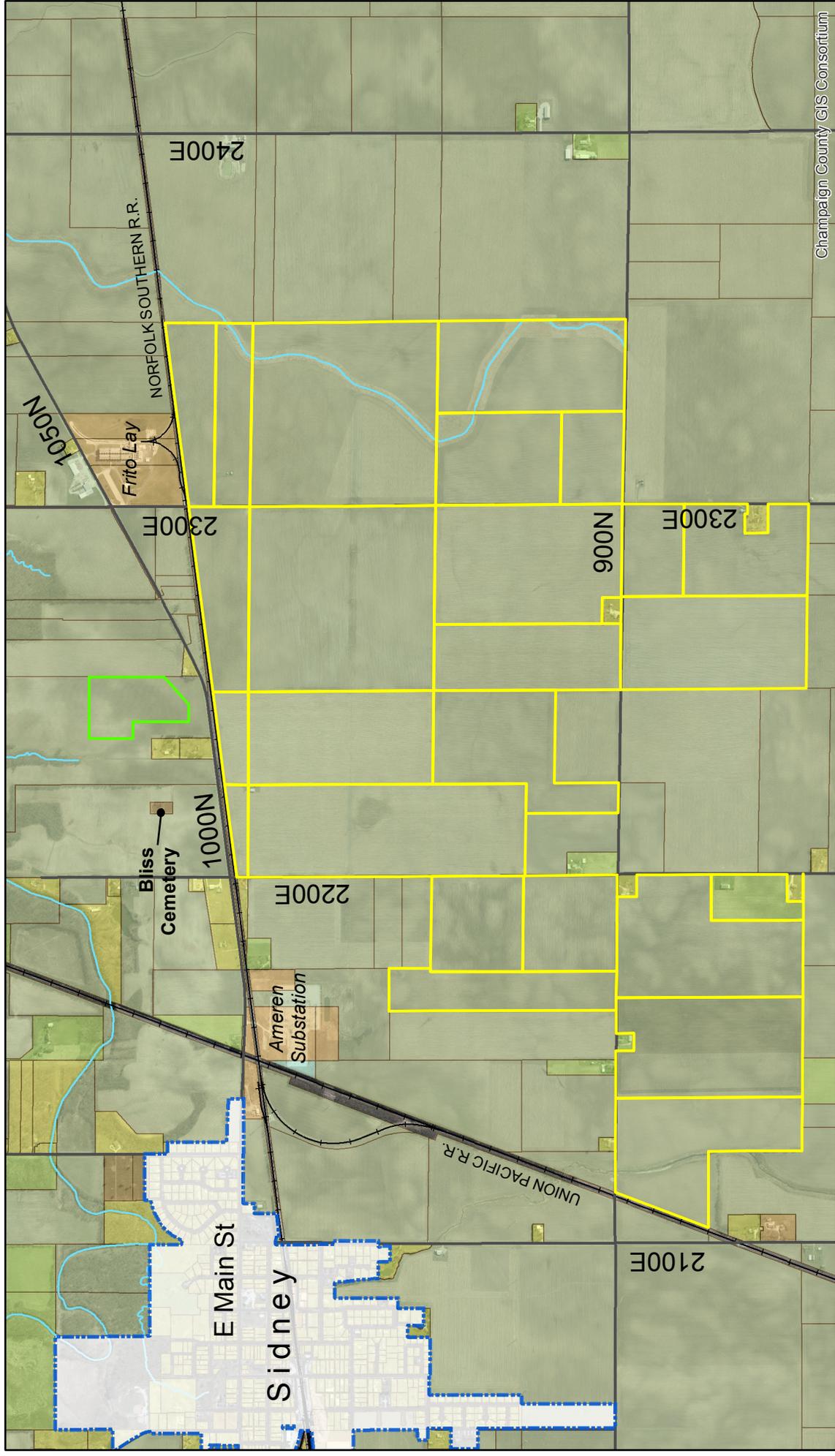
- 86.67 acres owned by the Michael L. Hastings and Vicky L. Hastings Trust, 2083 CR 1325N, St. Joseph IL 61873-9778.
- 85.19 acres owned by the Terry L. Wolf Trustee, 2761 CR 1100N, Homer IL 61849-9763.
- 84.67 acres owned by David L. Hastings, 24 Meridian Terrace, Paxton IL 60957-1849.
- 18.00 acres owned by Julian Stipp, 877 CR 2200E, Sidney IL 61877-9643.

Section 23, T18N, R10E of the 3rd P.M., Sidney Township. The Special Use Permit includes the following properties owned by the following participating landowners in the Northeast Quarter of Section 23:

- 80.00 acres owned by Jane Owens, POB 35, LeRoy IL 61752-0035.
- 76.85 acres owned by Rink Agricultural & Investment Partnership LP, 24332 Stripmine Road, Wilmington IL 60481-9342.

Land Use Map

Case 898-S-18
November 1, 2018



Legend

- BayWa Participating Properties
- Proposed Solar Farm Case 903-S-18
- Municipal Boundary
- Streets
- Railroad
- Streams
- Residential
- Agriculture
- Ag-Residential
- Commercial/Industrial
- Utility
- Cemetery



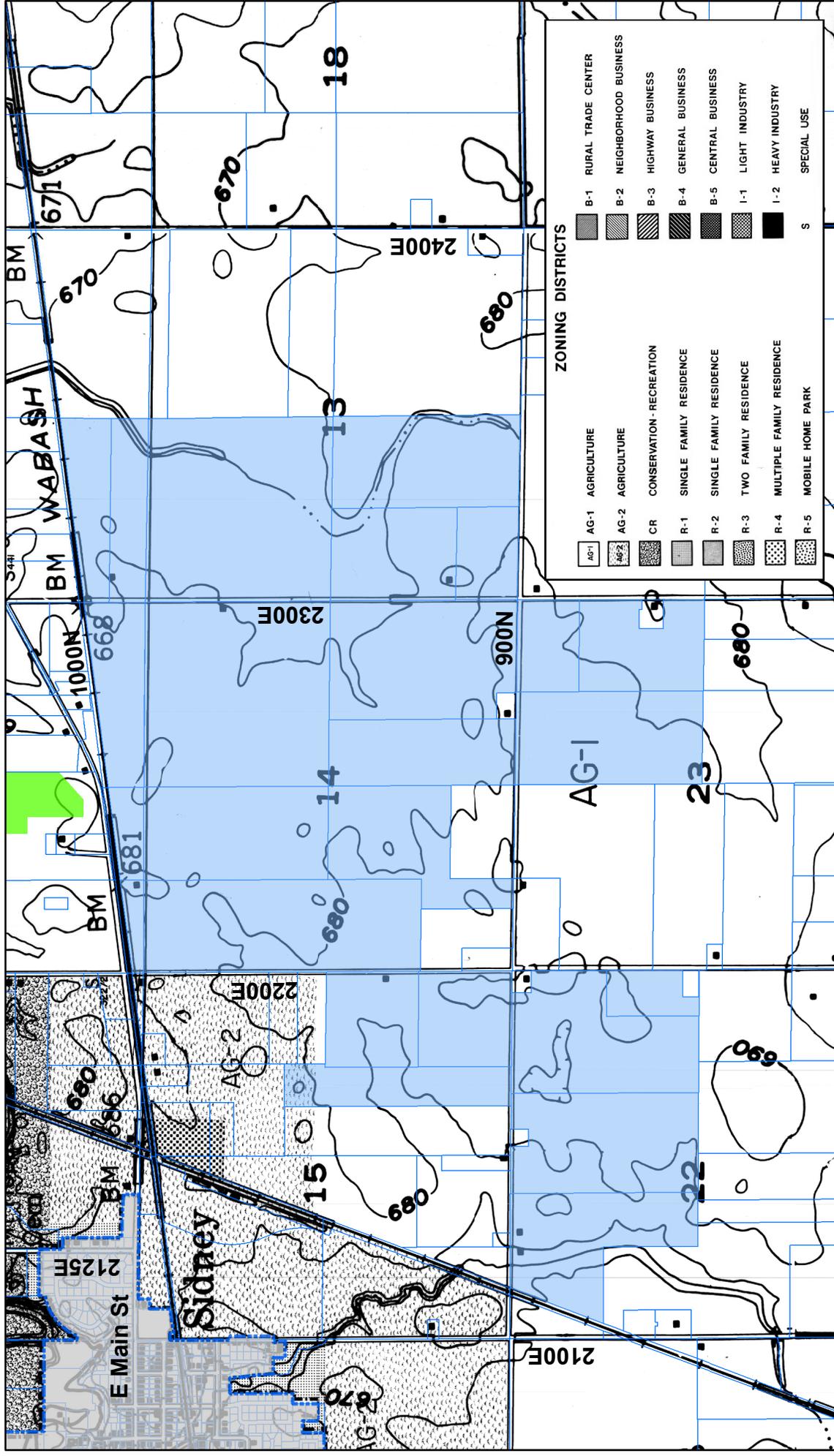
Champaign County
Department of
**PLANNING &
ZONING**

Champaign County GIS Consortium

Zoning Map

Case 898-S-18

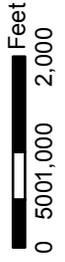
November 1, 2018



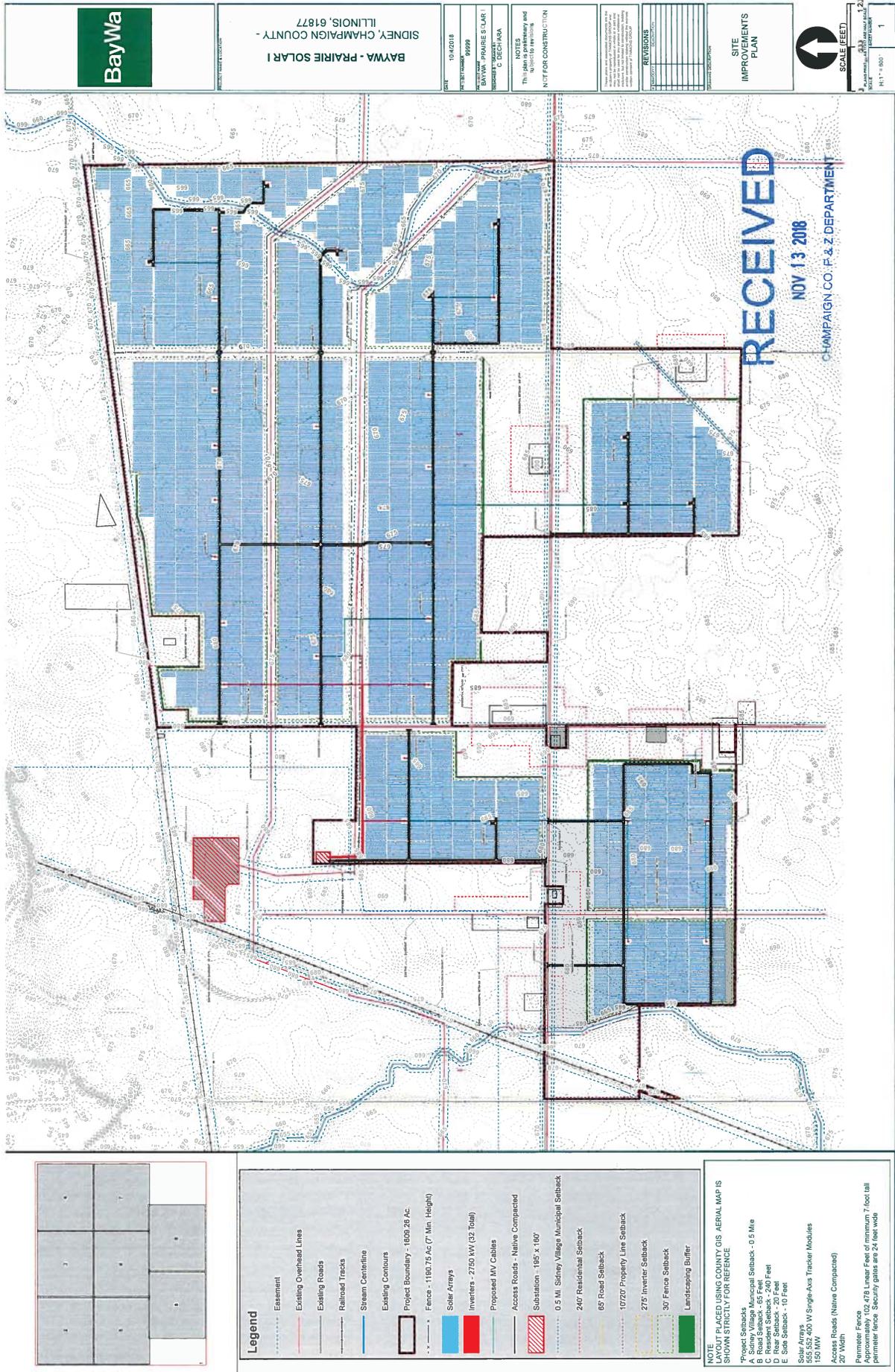
Legend

- 1 Municipal Boundary
- 5 BayWa Participating Properties
- Proposed Solar Farm Case 903-S-18
- Parcels

ZONING DISTRICTS	
 AG-1	AGRICULTURE
 AG-2	AGRICULTURE
 CR	CONSERVATION - RECREATION
 R-1	SINGLE FAMILY RESIDENCE
 R-2	SINGLE FAMILY RESIDENCE
 R-3	TWO FAMILY RESIDENCE
 R-4	MULTIPLE FAMILY RESIDENCE
 R-5	MOBILE HOME PARK
 B-1	RURAL TRADE CENTER
 B-2	NEIGHBORHOOD BUSINESS
 B-3	HIGHWAY BUSINESS
 B-4	GENERAL BUSINESS
 B-5	CENTRAL BUSINESS
 I-1	LIGHT INDUSTRY
 I-2	HEAVY INDUSTRY
 S	SPECIAL USE



Champaign County
Department of
**PLANNING &
ZONING**



BAYWA - PRAIRIE SOLAR I
 SIDNEY, CHAMPAIGN COUNTY -
 ILLINOIS, 61877

DATE: 10/14/2018
 PROJECT NUMBER: 99999
 CLIENT: BAYWA - PRAIRIE SOLAR I
 LOCATION: CHAMPAIGN COUNTY, ILLINOIS
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 NOTED BY: [Redacted]
 THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

REVISIONS

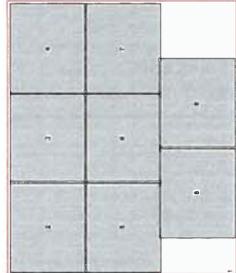
NO.	DATE	DESCRIPTION

SITE IMPROVEMENTS PLAN



SCALE (FEET)
 1" = 600'

RECEIVED
 NOV 13 2018
 CHAMPAIGN CO. P. & Z. DEPARTMENT



Legend

- Essament
- Existing Overhead Lines
- Existing Roads
- Railroad Tracks
- Stream Centerline
- Existing Contours
- Project Boundary - 1629.26 Ac
- Fence - 1180.75 Ac (7' Min. Height)
- Solar Arrays
- Inverters - 7150 kW (32 Total)
- Proposed MV Cables
- Access Roads - Native Compacted
- Substation - 195' x 160'
- 0.5 Mi. Sidney Village Municipal Setback
- 240' Residential Setback
- 65' Road Setback
- 10700' Property Line Setback
- 275' Inverter Setback
- 30' Fence Setback
- Landscaping Buffer

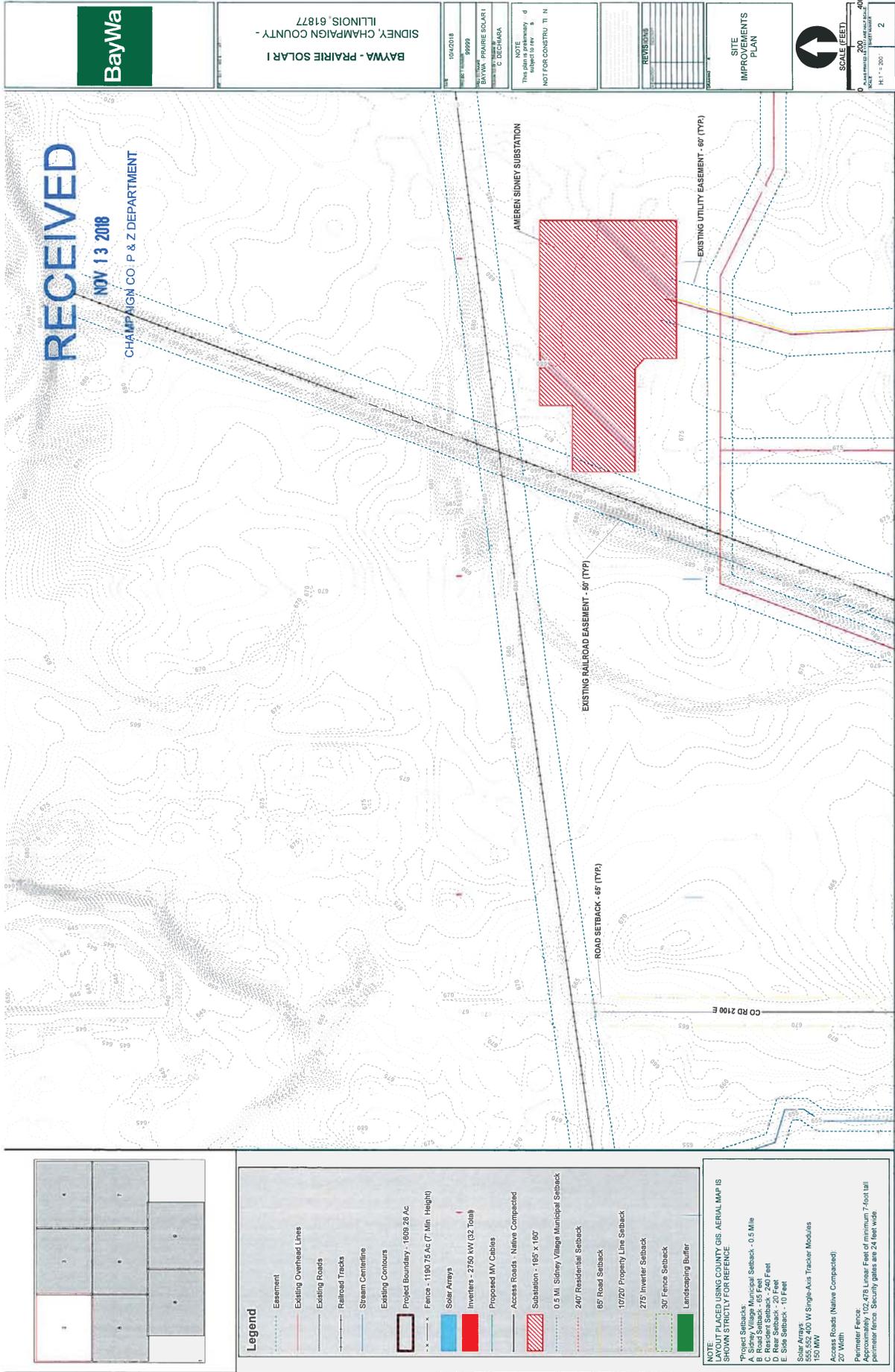
NOTE
 LAYOUT PLACED USING COUNTY GIS AERIAL MAP IS SHOWN STRICTLY FOR REFERENCE

Project Setbacks:
 A. Project Setback - 0.5 Mile
 B. Road Setback - 65 Feet
 C. Resident Setback - 240 Feet
 D. Rear Setback - 10 Feet
 E. Side Setback - 10 Feet

Solar Arrays:
 100 W Single-Axis Tracker Modules
 150 kW
 20' Width

Access Roads (Native Compacted):
 20' Width

Perimeter Fence:
 Approximately 102,478 Linear Feet of minimum 7 foot tall perimeter fence. Security gates are 24 feet wide.



RECEIVED
 NOV 13 2018
 CHAMPAIGN CO. P & Z DEPARTMENT



BAYWA - PRAIRIE SOLAR I
 SIDNEY, CHAMPAIGN COUNTY -
 ILLINOIS, 61877

10/4/2018
 9999
 BAYWA - PRAIRIE SOLAR I
 C. DECHADA

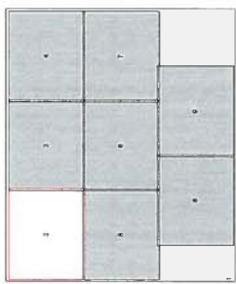
NOTE
 This site inventory is
 subject to rev. &
 NOT FOR CONSTRU. T. N.

REVISIONS

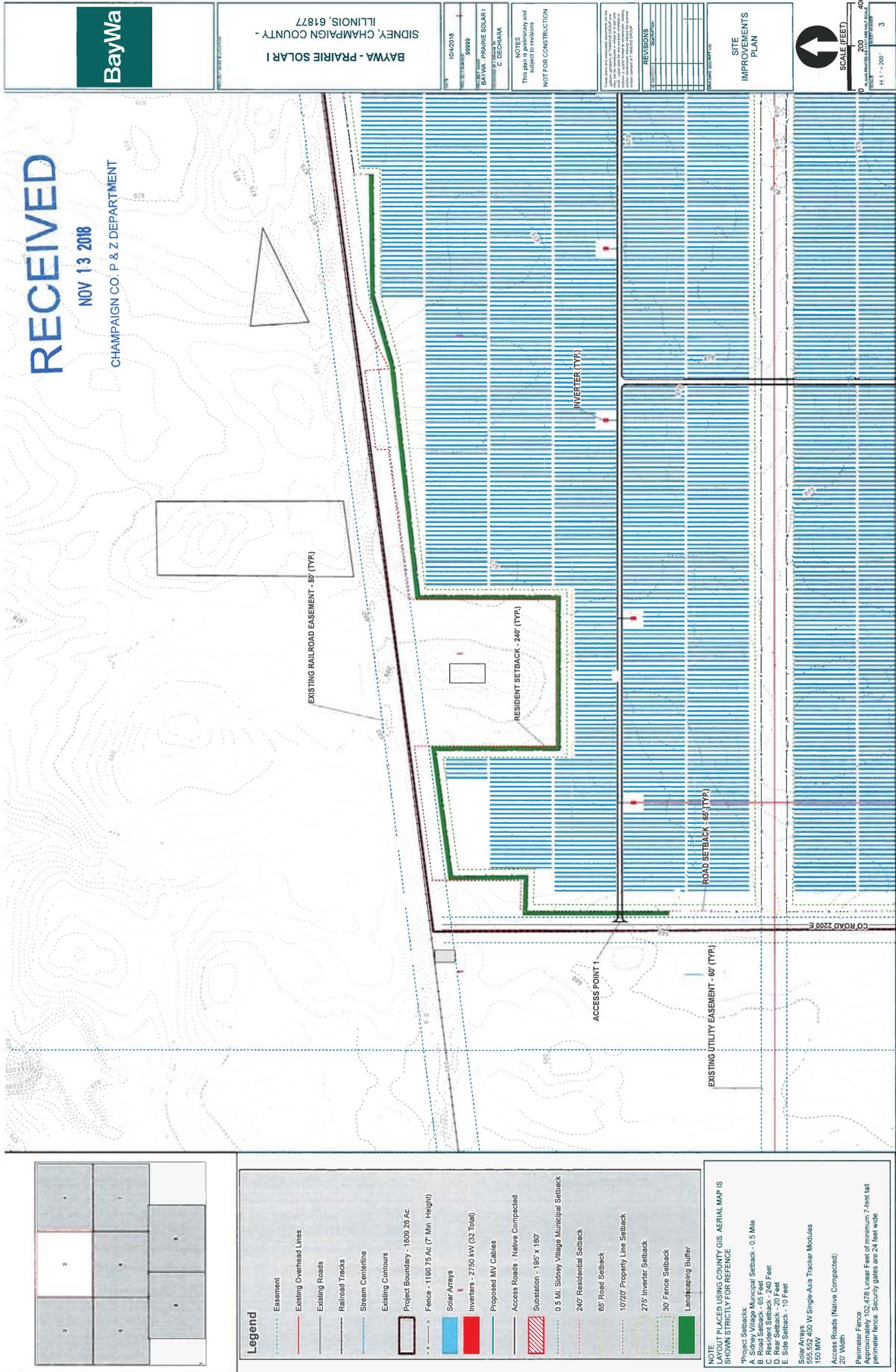
SITE IMPROVEMENTS PLAN



SCALE (FEET)
 1" = 200'
 0 100 200
 0 100 200
 0 100 200
 2



- Legend**
- Easement
 - Existing Overhead Lines
 - Existing Roads
 - Railroad Tracks
 - Stream Centerline
 - Existing Contours
 - Project Boundary - 1609.26 Ac
 - Fences - 1180.75 Ac (7' Min Height)
 - Solar Arrays
 - Inverters - 2750 kW (2 Total)
 - Proposed MV Cables
 - Access Roads - Native Compacted
 - Substation - 165' x 100'
 - 0.5 Mi. Sidney Village Municipal Setback
 - 240' Residential Setback
 - 65' Road Setback
 - 10720' Property Line Setback
 - 275' Inverter Setback
 - 30' Fence Setback
 - Landscaping Buffer
- NOTE:**
 LAYOUT PLACED USING COUNTY GIS AERIAL MAP IS SHOWN STRICTLY FOR REFERENCE.
 *Project Setbacks:
 A Project Setback - 0.5 Mile
 B Road Setback - 65 Feet
 C Resident Setback - 240 Feet
 D Inverter Setback - 275 Feet
 E Site Setback - 10 Feet
 Solar Array 200 W Single-Axis Tracker Modules
 150 MW
 Access Roads (Native Compacted)
 20' Width
 Perimeter Fence
 Approximately 102,478 Linear Feet of minimum 7-foot tall perimeter fence. Security gates are 24 feet wide.



RECEIVED
 NOV 13 2018
 CHAMPAIGN CO. P & Z DEPARTMENT



BAYWA - PRAIRIE SOLAR I
 SIDNEY, CHAMPAIGN COUNTY -
 ILLINOIS, 61877

10/4/2018
 99989
 BAYWA - PRAIRIE SOLAR I
 C. DECHARA

NOTES
 This site plan may be subject to revision
 NOT FOR CONSTRUCTION

REVISIONS
 DATE
 DESCRIPTION

SITE IMPROVEMENTS PLAN

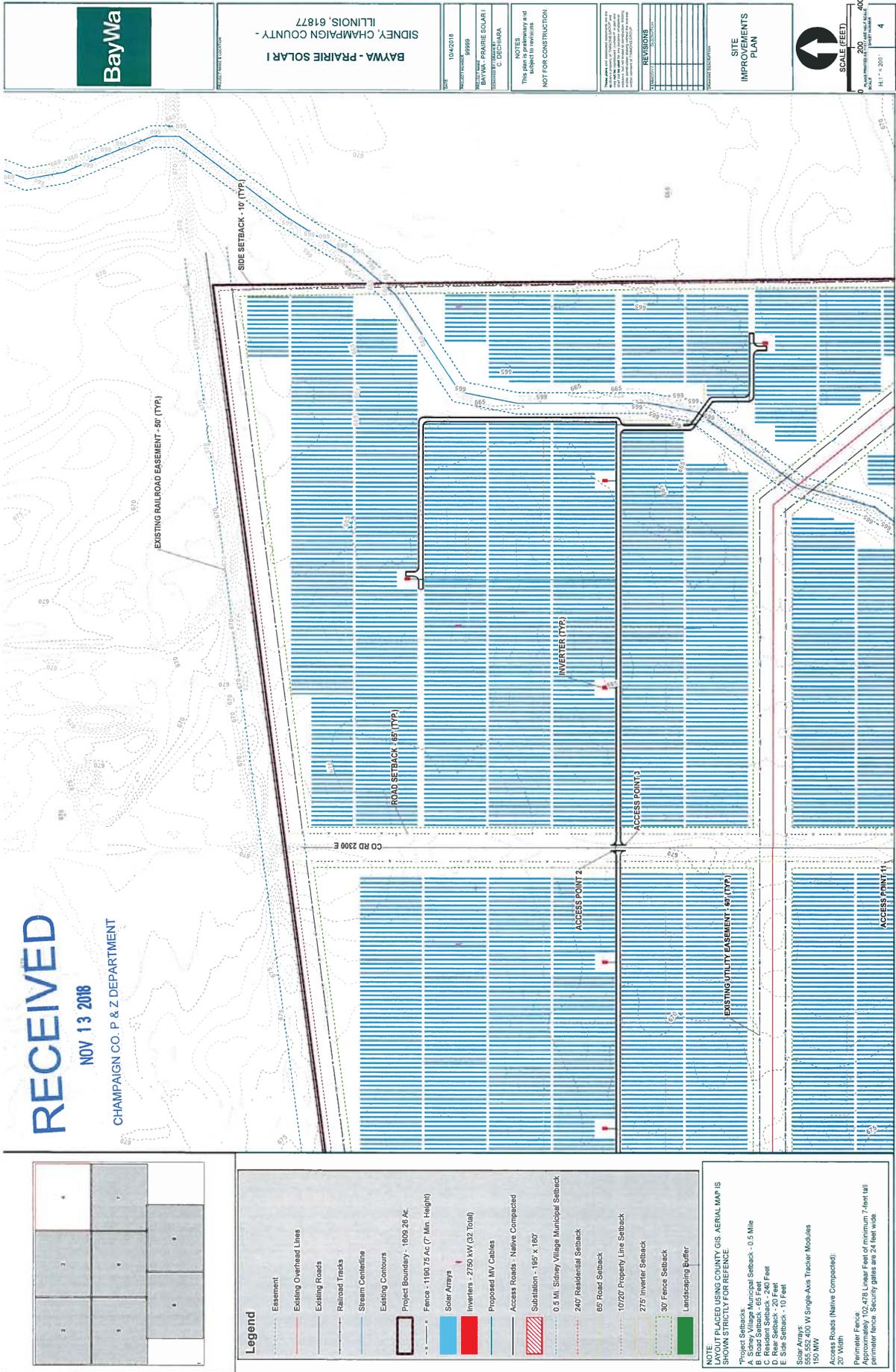


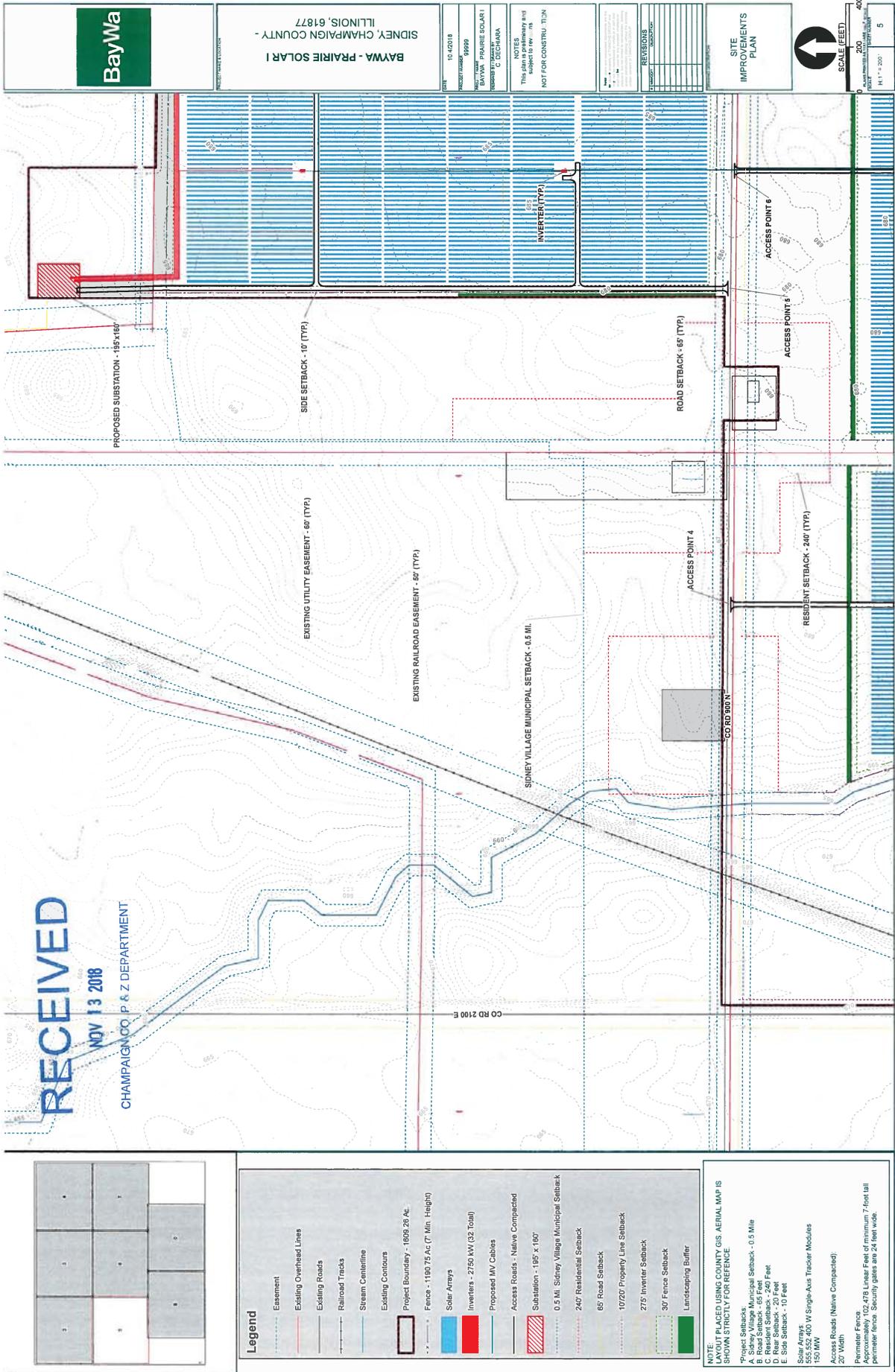
SCALE (FEET)
 0 200 400
 1" = 200'
 3

- Legend**
- Easement
 - Existing Overhead Lines
 - Existing Roads
 - Railroad Tracks
 - Stream Centerline
 - Existing Contours
 - Project Boundary - 1609.26 Ac
 - Fence - 1180.75 Ac (7' Min Height)
 - Solar Arrays
 - Inverters - 2750 kW (32 Total)
 - Proposed MV Cables
 - Access Roads - Native Compacted
 - Station - 155' x 150'
 - 0.5 Mi. Sidney Village Municipal Setback
 - 240' Residential Setback
 - 85' Road Setback
 - 10/20' Property Line Setback
 - 275' Inverter Setback
 - 30' Fence Setback
 - Landscaping Buffer

NOTE:
 LAYOUT PLACED USING COUNTY GIS AERIAL IMAV IS SHOWN STRICTLY FOR REFERENCE.
 *Project Setbacks:
 A. 0.5 Mile Sidney Village Municipal Setback - 0.5 Mile
 B. Road Setback - 85 Feet
 C. Resident Setback - 240 Feet
 D. Inverter Setback - 275 Feet
 E. 30' Fence Setback - 30 Feet
 F. 10/20' Property Line Setback - 10/20 Feet
 Solar Array's: 1180.75 W Single-Axis Tracker Modules
 150 MW
 Access Roads (Native Compacted)
 20' Width
 Reinforced Concrete
 Approximately 102,478 Linear Feet of minimum 7-foot ball perimeter fence. Security gates are 24 feet wide.

Y:\85132626 BayWa_Brewnshak_Energy\99989 Prairie_Solar\GIS Commn Shared\Enhanced\81819-24_C03P03.05 - Prairie Solar I.dwg, sheet 03 of 03





BayWa

BAYWA - PRAIRIE SOLAR I
 SIDNEY, CHAMPAIGN COUNTY - ILLINOIS, 61877

DATE: 10/4/2018
 PROJECT NUMBER: 99999
 DRAWING: BAYWA_PRAIRIE SOLAR I
 DESIGNED BY: DECHADRA

NOTES:
 This plan is subject to review and approval by the local authority having jurisdiction.
 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

SITE IMPROVEMENTS PLAN

SCALE (FEET)

0 200 400

1" = 200'

5

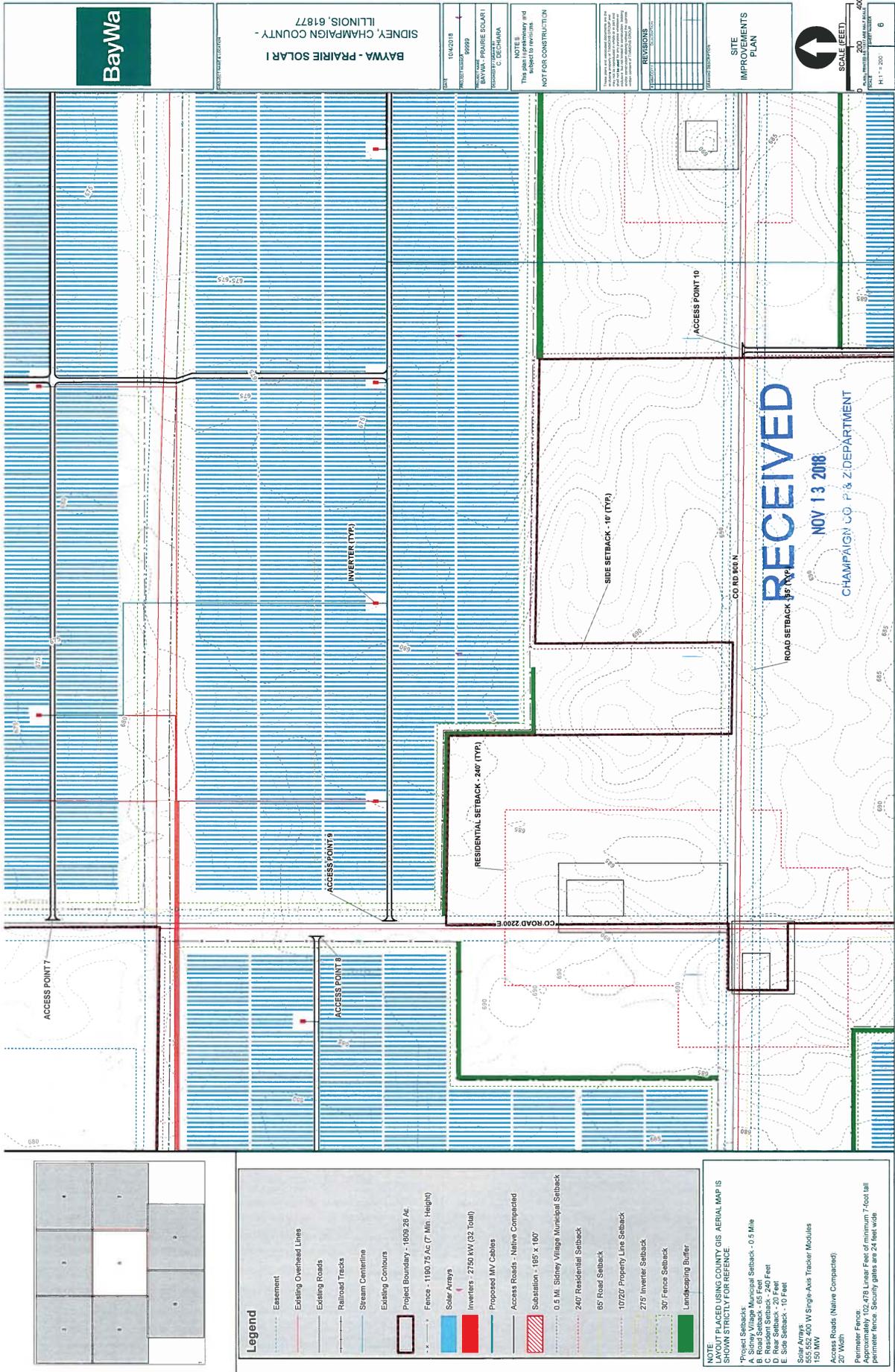
RECEIVED
 NOV 13 2018
 CHAMPAIGN CO. P & Z DEPARTMENT

Legend

- Easement
- Existing Overhead Lines
- Existing Roads
- Railroad Tracks
- Stream Centerline
- Existing Contours
- Project Boundary - 1609.29 Ac
- Fence - 1190.75 Ac (7' Min. Height)
- Solar Arrays
- Inverters - 2750 MW (32 Total)
- Proposed MV Cables
- Access Roads - Native Compacted
- Substation - 195' x 190'
- 0.5 Mi. Sidney Village Municipal Setback
- 240' Residential Setback
- 65' Road Setback
- 10/20' Property Line Setback
- 275' Inverter Setback
- 30' Fence Setback
- Landscaping Buffer

NOTE: LAYOUT PLACED USING COUNTY GIS AERIAL MAP IS SHOWN STRICTLY FOR REFERENCE

- A. Project Setback - 0.5 Mile
- B. Road Setback - 65 Feet
- C. Resident Setback - 240 Feet
- D. Inverter Setback - 275 Feet
- E. Site Setback - 10 Feet
- F. Solar Array - 195' W Single-Axis Tracker Modules
- G. Access Roads (Native Compacted) - 20' Width
- H. Perimeter Fence - Approximately 102,478 Linear Feet of minimum 7-foot tall perimeter fence. Security gates are 24 feet wide.



BAYWA - PRAIRIE SOLAR I
 SIDNEY, CHAMPAIGN COUNTY -
 ILLINOIS, 61877

DATE: 10/4/2018

PROJECT NUMBER: 180938
 PROJECT: BAYWA - PRAIRIE SOLAR I
 DESIGNED BY: J. DECHAKARA

NOTE: This plan is preliminary and subject to revisions NOT FOR CONSTRUCTION

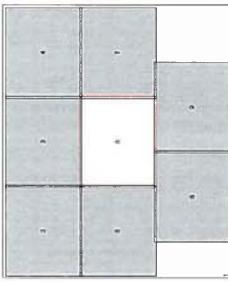
REVISIONS

NO.	DATE	DESCRIPTION

SCALE (FEET)
 1" = 200'

SITE IMPROVEMENTS PLAN

SCALE (FEET)
 1" = 200'
 SHEET NO. 6



- Legend**
- Easement
 - Existing Overhead Lines
 - Existing Roads
 - Railroad Tracks
 - Stream Centerline
 - Existing Contours
 - Project Boundary - 1809.38 Ac.
 - Fence - 1180.75 Ac (7' Min. Height)
 - Solar Arrays
 - Inverters - 2750 kW (32 Total)
 - Proposed MV Cables
 - Access Roads - Native Compacted
 - Substation - 185' x 190'
 - 0.5 Mi. Sidney Village Municipal Setback
 - 240' Residential Setback
 - 65' Road Setback
 - 10720' Property Line Setback
 - 275' Inverter Setback
 - 30' Fence Setback
 - Landscaping Buffer

NOTE: LAYOUT PLACED USING COUNTY GIS AERIAL MAP IS SHOWN STRICTLY FOR REFERENCE.

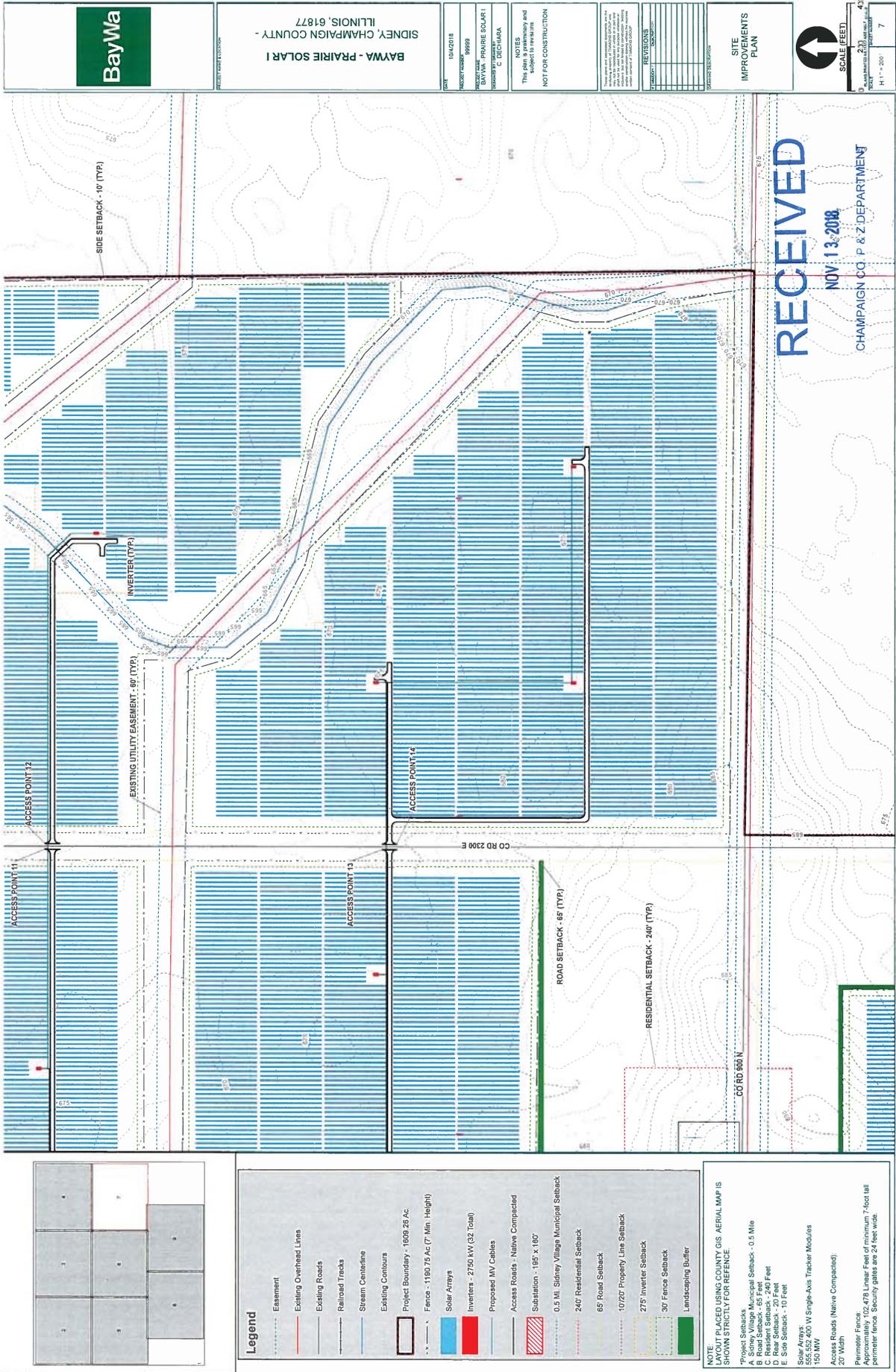
- A Project Setback - 0.5 Mile
- B Road Setback - 65 Feet
- C Resident Setback - 240 Feet
- D Inverter Setback - 275 Feet
- E Site Setback - 10 Feet

Solar Arrays
 1809.38 Ac
 150 MW

Access Roads (Native Compacted)
 20' Width

Perimeter Fence
 Approximately 102,478 Linear Feet of minimum 7-foot tall perimeter fence. Security gates are 24 feet wide.

RECEIVED
 NOV 13 2018
 CHAMPAIGN CO. P&Z DEPARTMENT



1	2	3	4
5	6	7	8
9	10	11	12

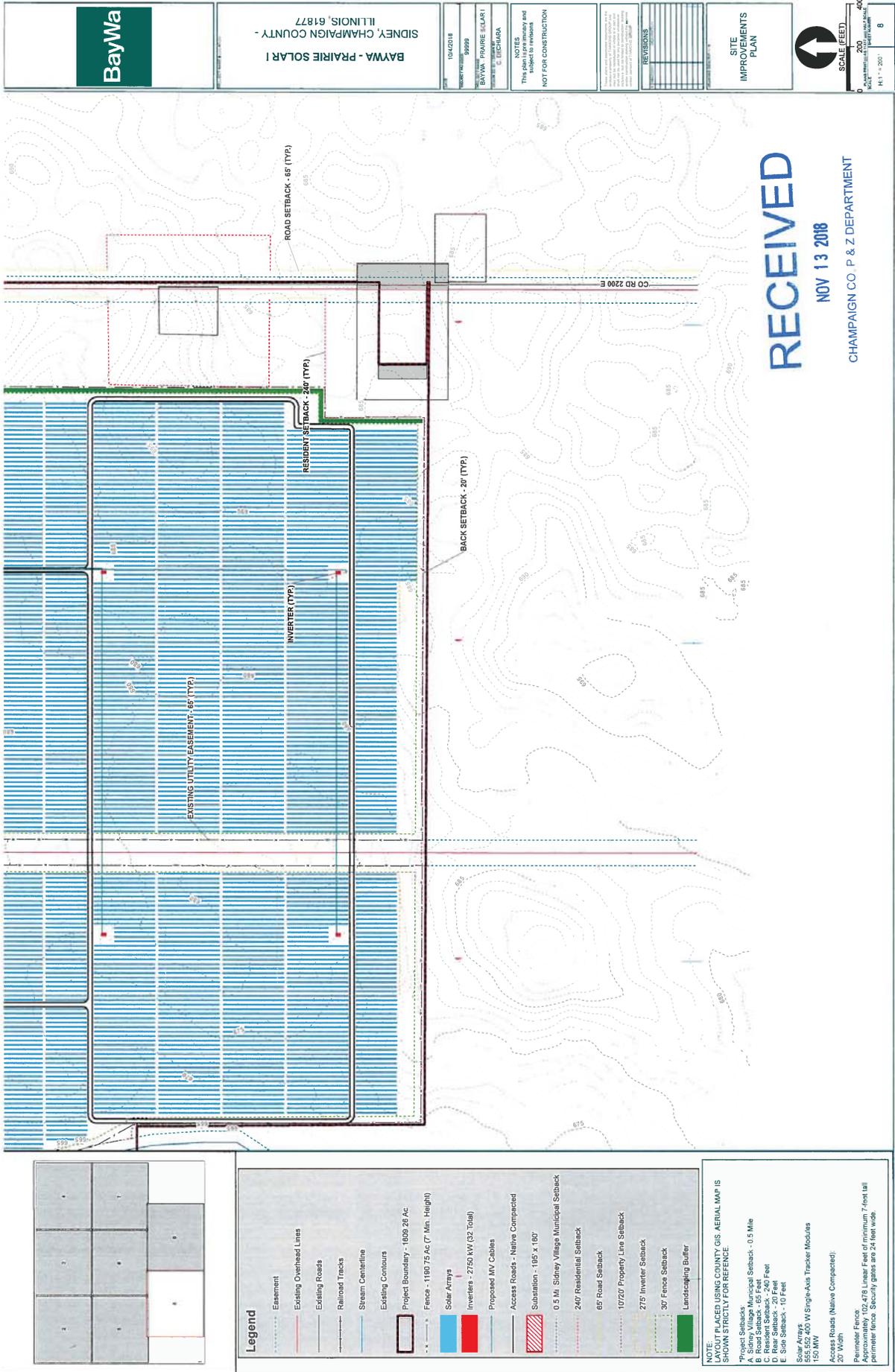
- Legend**
- Easement
 - Existing Overhead Lines
 - Existing Roads
 - Railroad Tracks
 - Stream Centerline
 - Existing Contours
 - Project Boundary - 1609.26 Ac
 - Fence - 1180.75 Ac (7' Min Height)
 - Solar Arrays
 - Inverters - 2750 KW (32 Total)
 - Proposed MV Cables
 - Access Roads - Native Compacted
 - Substation - 195' x 190'
 - 0.5 Mi. Sidney Village Municipal Setback
 - 240' Residential Setback
 - 65' Road Setback
 - 10/20' Property Line Setback
 - 275' Inverter Setback
 - 30' Fence Setback
 - Landscaping Buffer

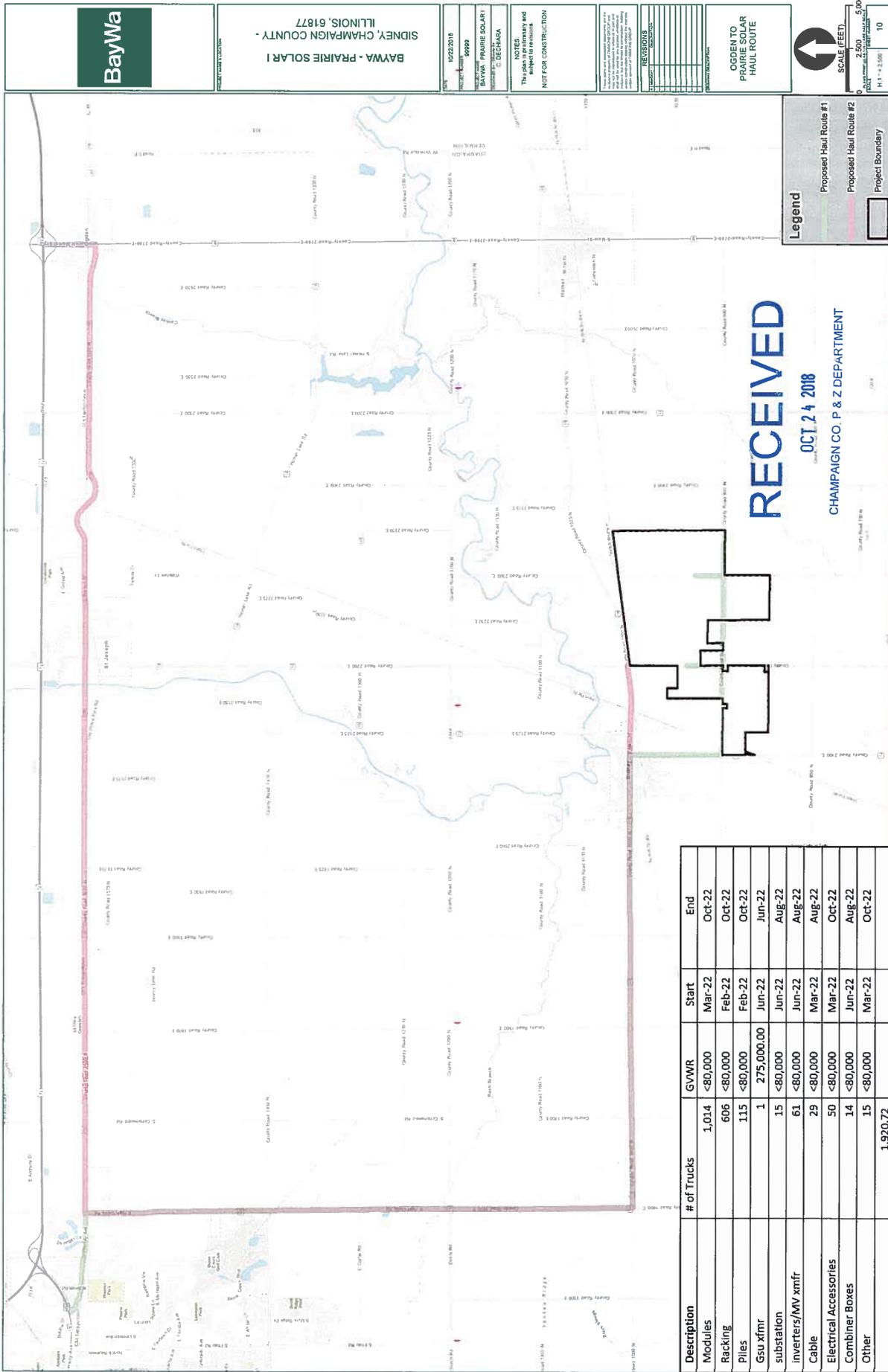
NOTE:
LAYOUT PLACED USING COUNTY GIS AERIAL MAP IS SHOWN SINGLE-LINE FOR REFERENCE.

- *Project Setback: Municipal Setback - 0.5 Mile
- B. Road Setback - 65 Feet
- C. Residential Setback - 240 Feet
- D. Inverter Setback - 275 Feet
- E. Side Setback - 10 Feet

Solar Array:
555,562 400 W Single-Axis Tracker Modules
150 MW
Access Roads (Native Compacted)
20' Width

Perimeter Fence:
Approximately 102,478 Linear Feet of minimum 7-foot tall perimeter fence. Security gates are 24 feet wide.





BAYWA - PRAIRIE SOLAR I
SIDNEY, CHAMPAIGN COUNTY - ILLINOIS, 61877

10/22/2018
9999
BAYWA PRAIRIE SOLAR
SIDNEY, ILLINOIS

NOTES
This site plan is subject to a final review
NOT FOR CONSTRUCTION

REVISIONS

OGDEN TO PRAIRIE SOLAR HAUL ROUTE



SCALE (FEET)
0 2,500 5,000
1" = 2,500'
10

Legend
Proposed Haul Route #1
Proposed Haul Route #2
Project Boundary

RECEIVED
OCT 24 2018
CHAMPAIGN CO. P & Z DEPARTMENT

Description	# of Trucks	GVWR	Start	End
Modules	1,014	<80,000	Mar-22	Oct-22
Racking	606	<80,000	Feb-22	Oct-22
Piles	115	<80,000	Feb-22	Oct-22
GSU x/mr substation	1	275,000.00	Jun-22	Jun-22
inverters/MV x/mr	15	<80,000	Jun-22	Aug-22
Cable	61	<80,000	Jun-22	Aug-22
Electrical Accessories	29	<80,000	Mar-22	Aug-22
Combiner Boxes	50	<80,000	Mar-22	Oct-22
Other	14	<80,000	Jun-22	Aug-22
	15	<80,000	Mar-22	Oct-22
	1,920.72			

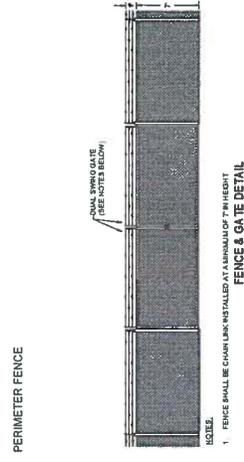


BAYWA - PRAIRIE SOLAR I
SIDNEY, CHAMPAIGN COUNTY - ILLINOIS, 61877

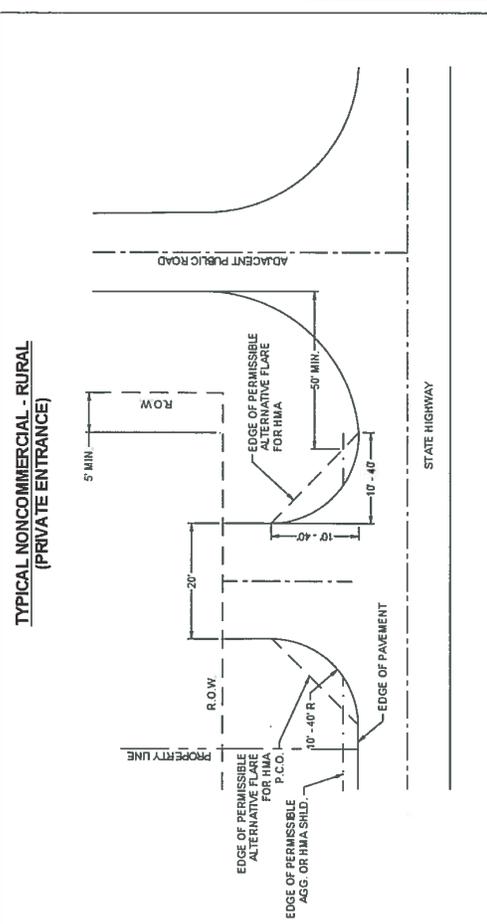
PROJECT NO: 10222018
DATE: 09/09/18
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

NOTES:
This set is preliminary and subject to revision.
NOT FOR CONSTRUCTION

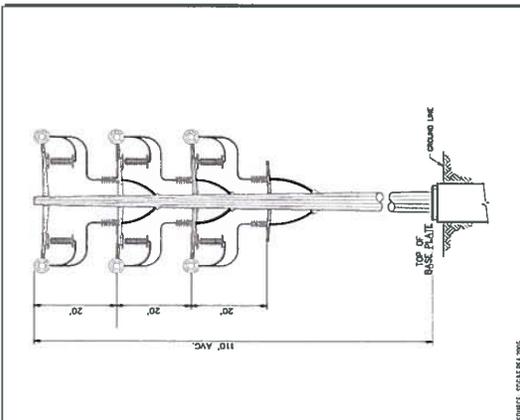
PERIMETER FENCE



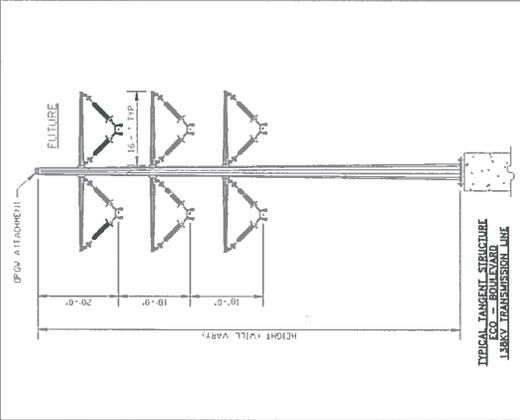
SITE DETAILS



GEN-TIE IN POLES



TYPICAL TANGENT STRUCTURE ECO-BOULEVARD 138KV TRANSMISSION LINE



SUBSTATION SECTION & DETAIL

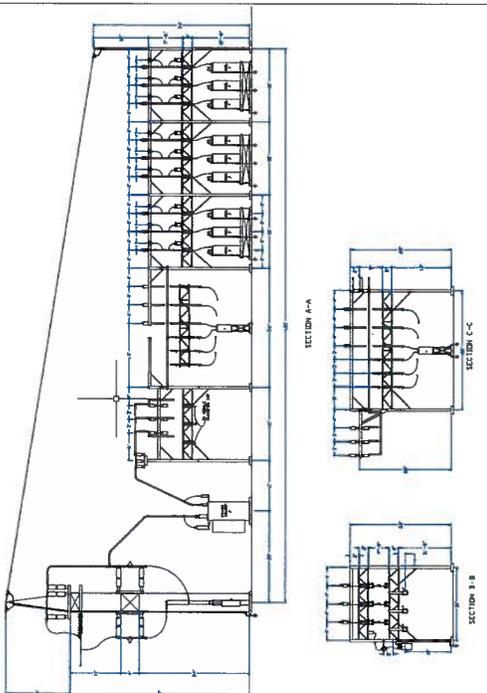
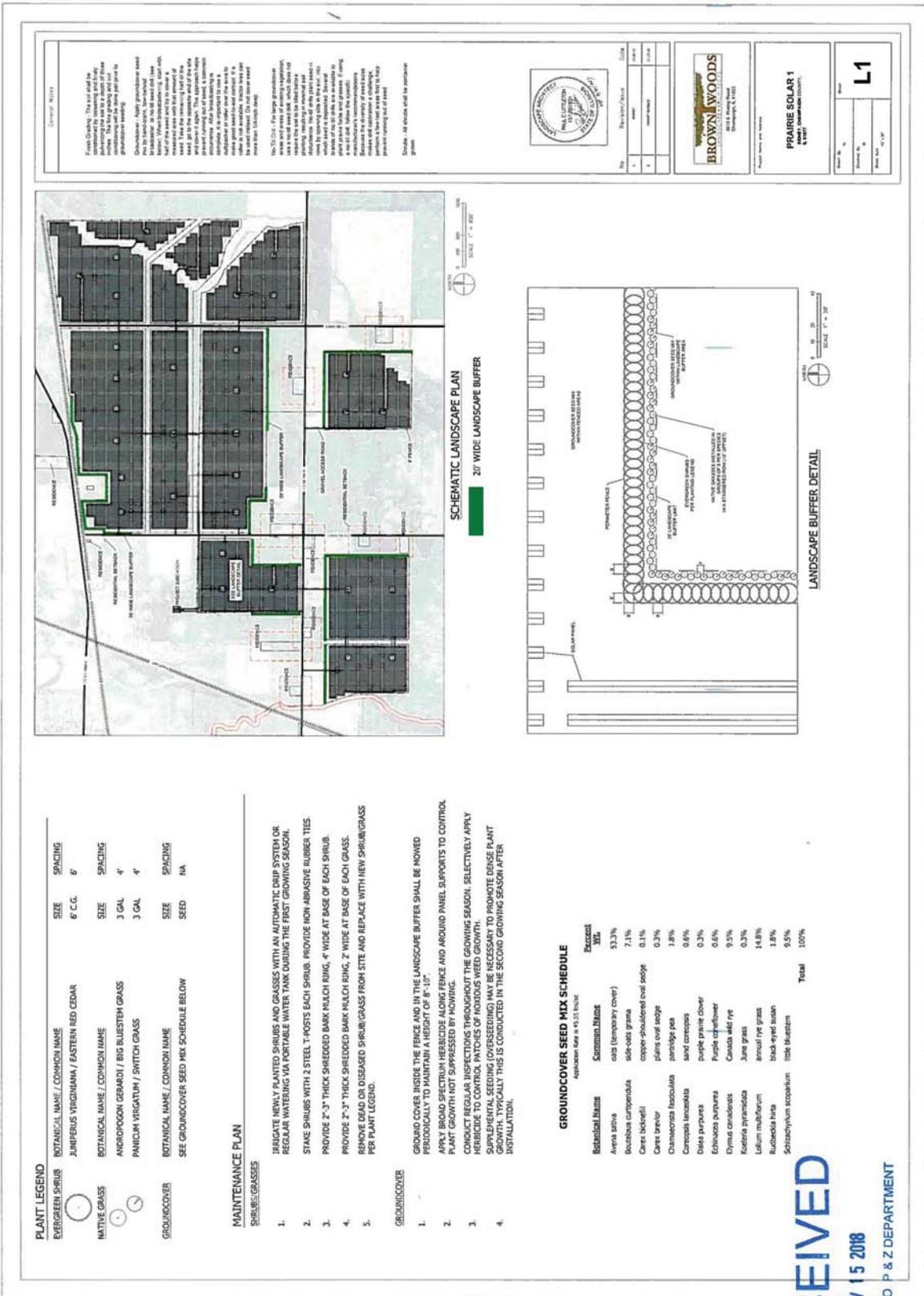


FIGURE B-12
SUG&E Silvergate Transmission Substation Project - DPCN Application No. 05.03.024
Typical 138V Steel Cable Riser Pole

RECEIVED
OCT 24 2018
CHAMPAIGN CO. P & Z DEPARTMENT



PLANT LEGEND

EVERGREEN SHRUB
 JUNIPERUS VIRGINIANA / EASTERN RED CEDAR

NATIVE GRASS
 ANDROPOGON GIBBERUS / BIG BLUESTEM GRASS
 PANICUM VIRGATUM / SWITCH GRASS

GROUND COVER
 SEE GROUND COVER SEED MIX SCHEDULE BELOW

BOTANICAL NAME / COMMON NAME	SIZE	SPACING
JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	6" C.C.	6'
ANDROPOGON GIBBERUS / BIG BLUESTEM GRASS	3 GAL	4'
PANICUM VIRGATUM / SWITCH GRASS	3 GAL	4'

MAINTENANCE PLAN

SHRUBS/GRASSES

1. IRRIGATE NEWLY PLANTED SHRUBS AND GRASSES WITH AN AUTOMATIC DRIP SYSTEM OR REGULAR WATERING VIA PORTABLE WATER TANK DURING THE FIRST GROWING SEASON.
2. STAKE SHRUBS WITH 2 STEEL T-POSTS EACH SHRUB. PROVIDE NON-ABRASIVE RUBBER TIES.
3. PROVIDE 2" x 3" THICK SHREDDED BARK MULCH RING, 4" WIDE AT BASE OF EACH SHRUB.
4. PROVIDE 2" x 3" THICK SHREDDED BARK MULCH RING, 2" WIDE AT BASE OF EACH GRASS.
5. REMOVE DEAD OR DISEASED SHRUB/GRASS FROM SITE AND REPLACE WITH NEW SHRUB/GRASS PER PLANT LEGEND.

GROUND COVER

1. GROUND COVER INSIDE THE FENCE AND IN THE LANDSCAPE BUFFER SHALL BE MOWED PERIODICALLY TO MAINTAIN A HEIGHT OF 6"-10".
2. APPLY BROAD SPECTRUM HERBICIDE ALONG FENCE AND AROUND PANEL SUPPORTS TO CONTROL PLANT GROWTH NOT SUPPRESSED BY MOWING.
3. CONDUCT REGULAR INSPECTIONS THROUGHOUT THE GROWING SEASON. SELECTIVELY APPLY SUPPLEMENTAL SEEDING (OVERSEEDING) MAY BE NECESSARY TO PROMOTE DENSE PLANT GROWTH. TYPICALLY THIS IS CONDUCTED IN THE SECOND GROWING SEASON AFTER INSTALLATION.

GROUND COVER SEED MIX SCHEDULE

Application Rate = 45.57 lb/acre

Botanical Name	Common Name	Percent	WT
Avena sativa	oats (temporary cover)	53.3%	
Bouteloua curtipendula	side-oats grama	7.1%	
Carex hirsuta	copper-choked oat sedge	0.1%	
Carex stricta	plains oat sedge	0.3%	
Chamaecrista fasciculata	partridge pea	1.8%	
Cynopsis leucostachya	sand coreopsis	0.6%	
Dalea purpurea	purple prairie clover	0.3%	
Echinacea purpurea	Purple coneflower	0.6%	
Elymus canadensis	Canada wild rye	9.5%	
Erigeron philadelphicus	June grass	0.3%	
Lolium multiflorum	annual ryegrass	14.8%	
Rudbeckia hirta	black-eyed susan	1.8%	
Scirpus americanus	little bluestem	9.5%	
Total		100%	

RECEIVED
 NOV 15 2018
 CHAMPAIGN COUNTY P & Z DEPARTMENT

GENERAL NOTES

1. These drawings shall be used for the construction of the landscape buffer. The contractor shall be responsible for obtaining all necessary permits and for the construction of the landscape buffer.

2. The contractor shall be responsible for the maintenance of the landscape buffer during the first growing season.

3. The contractor shall be responsible for the removal of any dead or diseased plants from the site.

4. The contractor shall be responsible for the replacement of any dead or diseased plants with new plants.

5. The contractor shall be responsible for the application of herbicide along the fence and around panel supports.

6. The contractor shall be responsible for the overseeding of the landscape buffer.

7. The contractor shall be responsible for the mowing of the landscape buffer.

8. The contractor shall be responsible for the application of mulch to the base of each shrub and grass.

9. The contractor shall be responsible for the staking of each shrub.

10. The contractor shall be responsible for the watering of the newly planted shrubs and grasses.

NOTES

1. The contractor shall be responsible for the construction of the landscape buffer.

2. The contractor shall be responsible for the maintenance of the landscape buffer during the first growing season.

3. The contractor shall be responsible for the removal of any dead or diseased plants from the site.

4. The contractor shall be responsible for the replacement of any dead or diseased plants with new plants.

5. The contractor shall be responsible for the application of herbicide along the fence and around panel supports.

6. The contractor shall be responsible for the overseeding of the landscape buffer.

7. The contractor shall be responsible for the mowing of the landscape buffer.

8. The contractor shall be responsible for the application of mulch to the base of each shrub and grass.

9. The contractor shall be responsible for the staking of each shrub.

10. The contractor shall be responsible for the watering of the newly planted shrubs and grasses.

SCALE

1" = 20'

SCALE

1" = 200'

CASE 898-S-18 FINDINGS OF FACT APPROVED NOVEMBER 29, 2018

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **898-S-18** held on **November 1, 2018, November 15, 2018, and November 29, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because: it helps achieve the purposes of the State of Illinois Renewable Energy Portfolio requirements and the Champaign County Land Resource Management Plan; it is important for this use to have close proximity to a substation with adequate capacity, and the Sidney substation is one of only two in the county; this site was selected only after considering 20 other potential sites, and the project will make significant contributions to the tax base of county, school districts, and other taxing bodies while imposing no new public service demands.
2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility.
 - b. Emergency services availability is **ADEQUATE**.
 - c. The Special Use **WILL** be compatible with adjacent uses.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: the petitioner has agreed to upgrade the tile in the PV solar farm project area.
 - e. Public safety will be **ADEQUATE**.
 - f. The provisions for parking will be **ADEQUATE**.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements.
 - h. Existing public services **ARE** available to support the proposed **SPECIAL USE** without undue public expense.
 - i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense.

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** conform to the applicable regulations and standards of the **DISTRICT** in which it is located because: with the exception of waiver A, it meets all the physical requirements of the Zoning Ordinance.
- 3b. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the **DISTRICT** in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.

AS APPROVED

4. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because: with the exception of waiver A, it is in full compliance with all physical requirements of the Zoning Ordinance; the projected noise levels are below 39 dBA and well below the IPCB standards; and overall drainage in the district and the specific parcels is being substantially improved.
 - d. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located.

5. The requested Special Use **IS NOT** an existing nonconforming use.

6. Regarding necessary waivers of standard conditions:
 - A. Regarding Part A of the proposed waivers, for a distance of 1,175 feet in lieu of one-half mile (2,640 feet) between a PV SOLAR FARM and the CR Conservation Recreation zoning district:
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the subject property is separated from the CR district by the railroad and the highway, and there is also a grain elevator and a seed processing plant in between; and there is no evidence that pointed to any significant negative impact on the CR district.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the site requires proximity to a substation, of which there are only two of this type in the county; the one in this area is only ¼ mile from the CR district, making it difficult to locate the facility in conformance to the regulations.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the site otherwise meets all other physical requirements of the ordinance, and an alternative layout would require a less compact and less efficient layout of the solar farm.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the comparable sites are extremely limited, with there being only one other one in the entire county.

AS APPROVED**Case 898-S-18****Page 3 of 8**

- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: alternative layouts either would move the facility closer to the Village of Sidney or result in a less efficient layout.
- B. Regarding Part B of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the waiver allows for the development of a more detailed final engineering plan which will provide a more accurate basis for determining decommissioning costs.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because of the magnitude of this project, it is even more important that the decommissioning plan be based on the best possible engineering and information.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: any decommissioning plan presented now would very likely have to be revised in order to have the required certainty.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the project was in the works well before we amended the Zoning Ordinance to include this requirement.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: it ties the submission of this plan to the next approval point in the process, which is ELUC approval.
- C. Regarding Part C of the proposed waivers, for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the Agreement will have to be in place, and is subject to ELUC approval prior to the issuance of any Zoning Use Permit.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because of the magnitude of the project, this kind of commitment requires resources of both parties, such that it serves the

AS APPROVED

interests of the petitioner and the county to not invest those resources until some preliminary level of approval has been obtained.

- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: subject to waiver A, the project meets all physical requirements of the Zoning Ordinance, and the County Highway Department would have to commit additional resources without knowing whether this would be a viable project.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the timing has been established in consultation with the County Highway Department.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: it is tied to the next decision point in the process, which is ELUC approval.

7. **THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

A. **The approved site plan consists of the following documents:**

- **Sheets 1 through 9 of the Site Plan received November 13, 2018.**
- **Sheets 10 through 12 of the Site Plan received October 24, 2018.**
- **Sheet L1 Landscape Plan received November 15, 2018.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

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

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

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

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

AS APPROVED

Case 898-S-18
Page 5 of 8

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

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

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer, Sidney Township Highway Commissioner, and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary to ensure the following:

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **A Storm Water Management Plan which conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
3. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**
4. **A Crossing Agreement with the relevant Drainage District(s) for any solar farm construction that intrudes on any easement or right of way for drainage district ditch or tile, per 6.1.5 E.(5).**
5. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

AS APPROVED

6. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
7. **Documentation regarding the seed to be used for the vegetative ground cover planting, per 6.1.5 F.(9).**
8. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**
9. **The telephone number for the complaint hotline required by 6.1.5 S.**
10. **Any updates to the approved Site Plan from Case 898-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **The petitioner shall install sound reduction kits from the inverter manufacturer to each of the inverters in the solar farm so that operational sound levels for the duration of the solar farm will be less than 39 dBA at all existing residential lots within 1,500 feet of the project site and 39 dBA shall be the sound level that shall be enforced by Champaign County subject to the relevant standards of the Illinois Pollution Control Board and Illinois Environmental Protection Agency.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval.

- I. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**
 1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
 2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**

AS APPROVED

Case 898-S-18
Page 7 of 8

3. **A noise study to verify that the required sound reduction kits for all inverters result in less than 39 dBA noise level at all existing residential lots within 1500 feet of the project site.**
4. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

J. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:

1. **Maintain the required visual screening for the perpetuity of the Special Use Permit.**
2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
4. **Maintain a current general liability policy as required by 6.1.5 O.**
5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

K. The petitioner will consult with all land owners and residents (both participating and non-participating in the solar farm project) whose residences are within 1,000 feet of the solar farm regarding the types of plantings to be used in the required vegetative screening to be planted along the nearest solar farm fence line to the residence to minimize harm to existing residential landscaping and the Environment and Land Use Committee shall approve the proposed screening prior to the approval of the Zoning Use Permit.

AS APPROVED

The above special condition is required to ensure that:

Plantings to be used in the vegetative screening will not be harmful to existing vegetation in the area.

- L. **Within the boundary of the solar farm, the petitioner shall replace the main tile for the Drainage District Number 1 of the Town of Sidney and no Zoning Compliance Certificate shall be authorized by the Zoning Administrator until written acceptance of the replaced main tile has been received from the Drainage District Number 1 of the Town of Sidney and all required “as-built” drawings showing the location of the main drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

The special condition above is required to ensure the following:

To ensure conformance with the freely made obligation to replace the main tile of the Drainage District Number 1 of the Town of Sidney.

- M. **Within the boundary of the solar farm, the petitioner shall replace all privately owned underground drainage tile that are identified and encountered, consistent with the “like kind” replacement proposed in the cover letter from Huddleston McBride Land Drainage of Rochelle, Illinois, that was received October 24, 2018, and with the petitioner’s testimony regarding pattern tiling and consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement and no Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required “as-built” drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

The special condition above is required to ensure the following:

To ensure conformance with all relevant requirements for replacement of underground drainage tile within the area of the special use permit.

- N. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

The special condition above is required to ensure the following:

To ensure maintenance of underground drainage tile within the area of the special use permit for the lifetime of the special use permit.

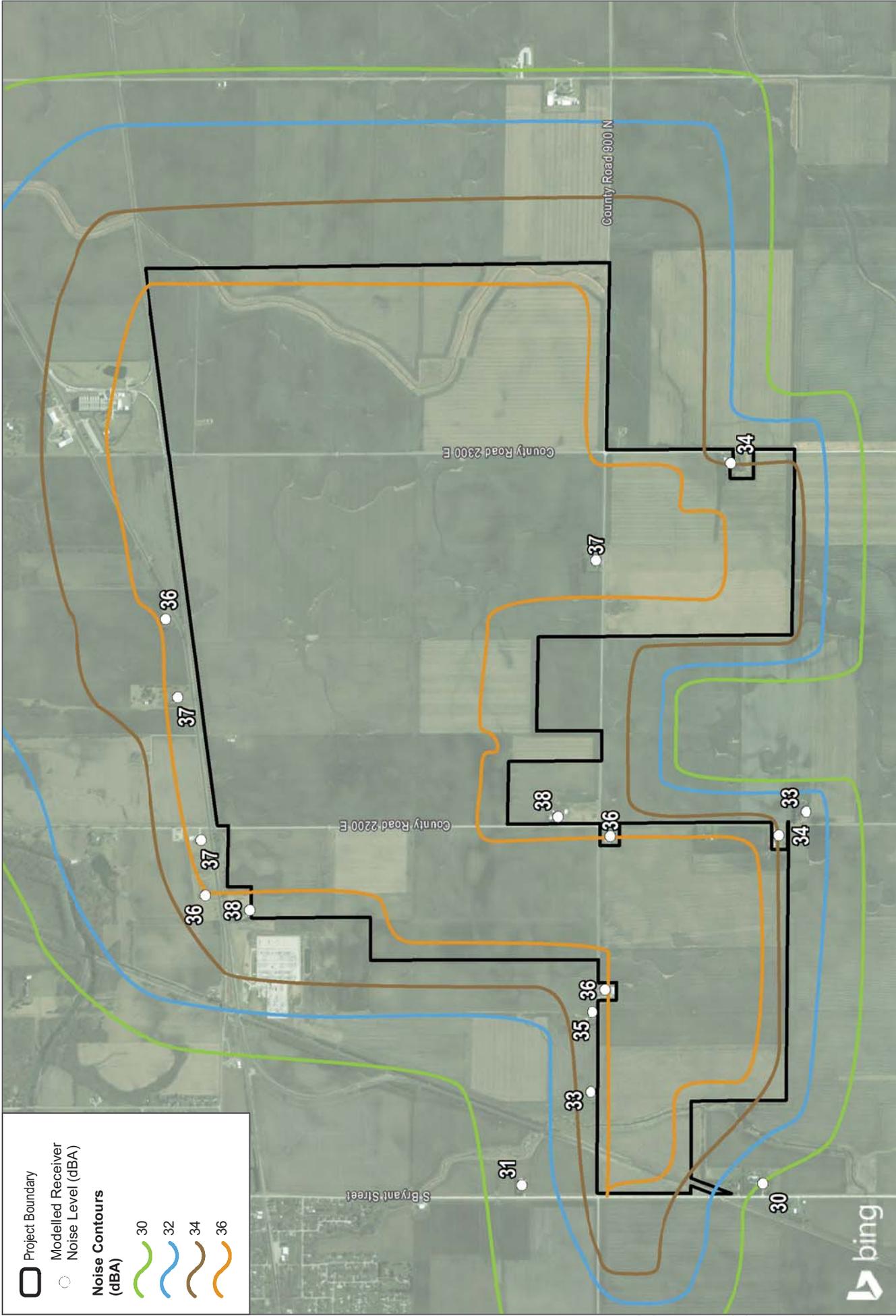


FIGURE 4
Noise Contours
Prairie Solar Project



RECEIVED

NOV 13 2018

CHAMPAIGN CO P & Z DEPARTMENT

PRAIRIE SOLAR 1998 PHOTO

AGRICULTURAL DRAINAGE PRINCIPALS

- 1. SURFACE CONVEYANCE**
- 2. MUTUAL SUBSURFACE MAINLINE SYSTEMS
DRAINAGE DISTRICT SYSTEM
LEGAL MUTUAL MAINLINES**
- 3. ON SITE LOCAL SUBSURFACE DRAINAGE**



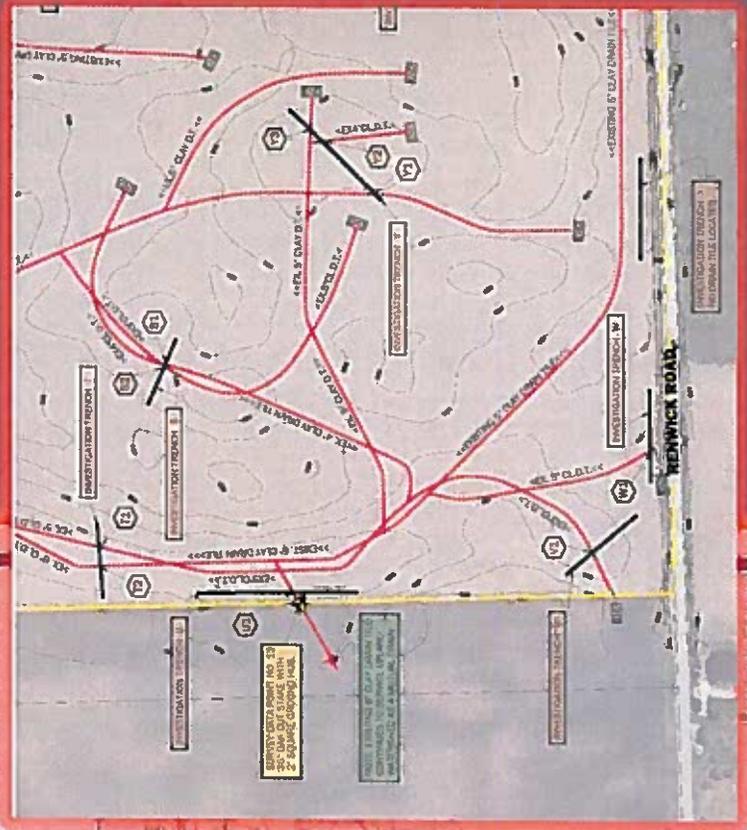
Agricultural Drainage Preliminary Drainage Evaluation

PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.

AGRICULTURAL EXISTING DRAIN TILE INVESTIGATION PLAN

SIPAL LLP PARCEL
 PREPARED FOR PLAINFIELD VENTURES, LLC
 SECTION NO. 37 & 19, PLAINFIELD TWP., WILL CO., IL.

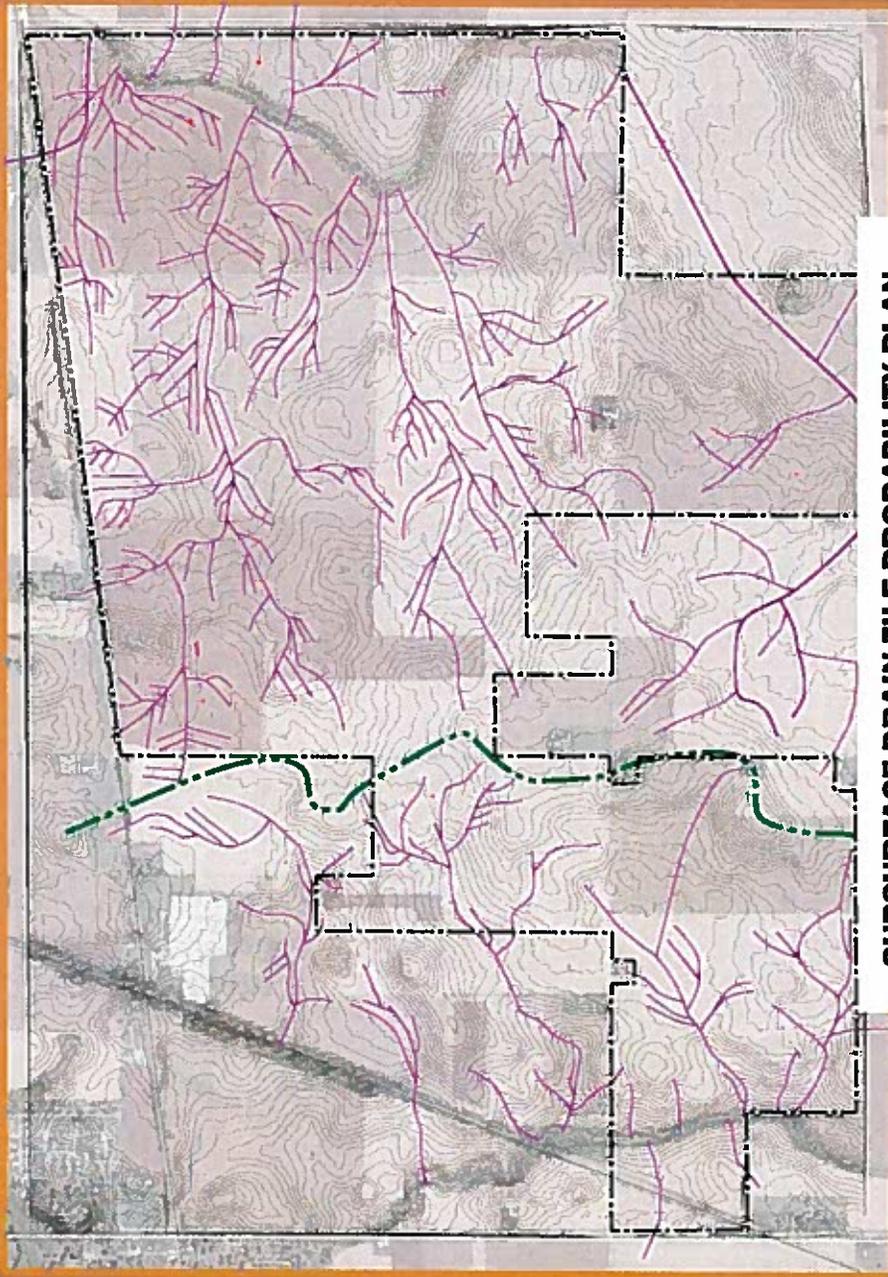
<p>SIPAL LLP PARCEL PLAINFIELD VENTURES, LLC 1000 N. WINDYBROOK DRIVE PLAINFIELD, IL 62554</p>	<p>DATE: 10/10/19</p> <p>PROJECT: AGRICULTURAL EXISTING DRAIN TILE INVESTIGATION PLAN</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: 19-03-001</p> <p>PROJECT LOCATION: SECTION NO. 37 & 19, PLAINFIELD TWP., WILL CO., IL.</p>	<p>CLIENT: PLAINFIELD VENTURES, LLC</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 10/10/19</p>	<p>PROJECT LOCATION: SECTION NO. 37 & 19, PLAINFIELD TWP., WILL CO., IL.</p> <p>PROJECT NO.: 19-03-001</p> <p>PROJECT NAME: AGRICULTURAL EXISTING DRAIN TILE INVESTIGATION PLAN</p>
--	--	--	--



INVESTIGATION SAMPLE PLAN ONLY

Agricultural Drainage Preliminary Drainage Evaluation
 PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.



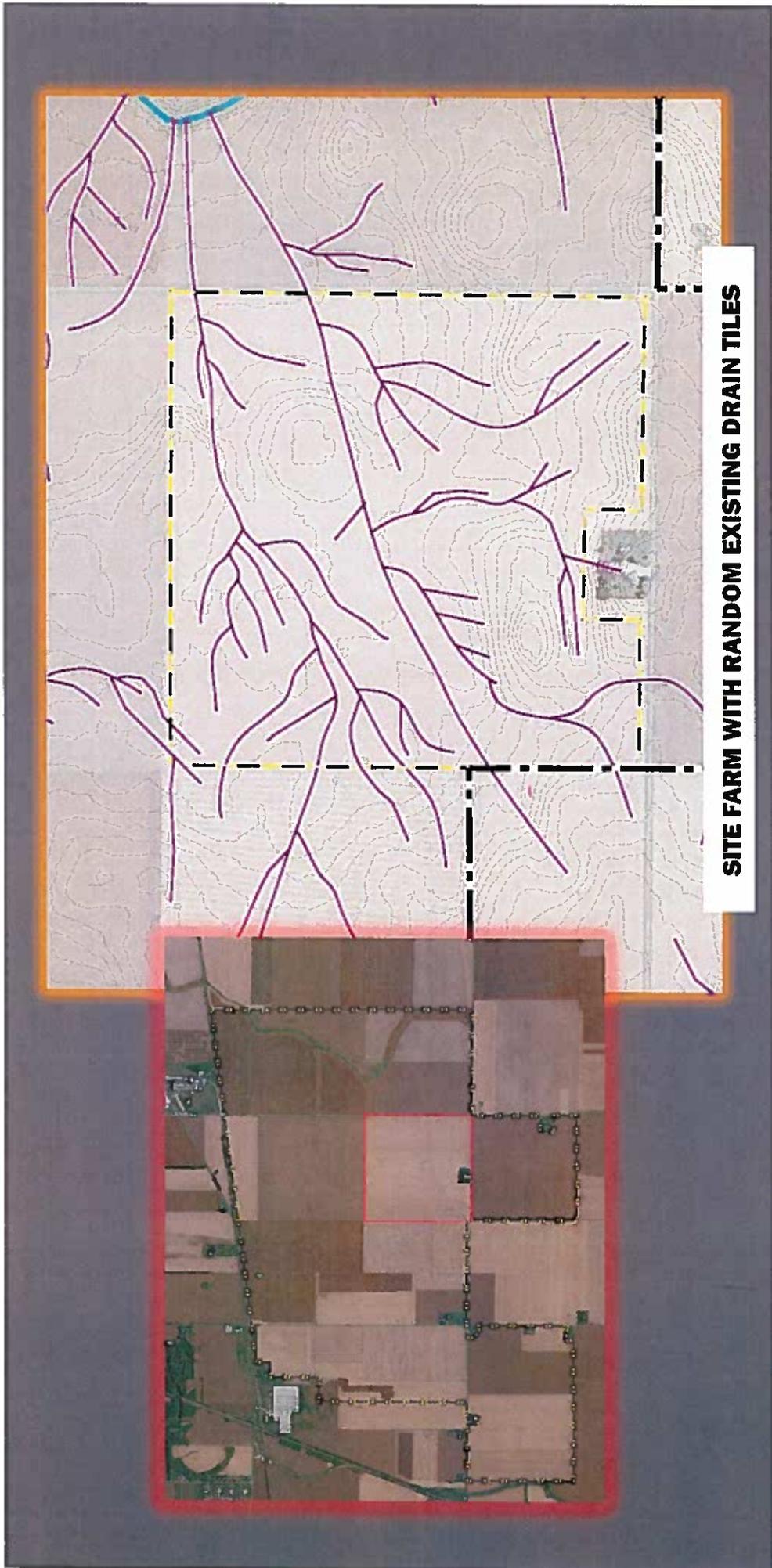


SUBSURFACE DRAIN TILE PROBABILITY PLAN

Agricultural Drainage Preliminary Drainage Evaluation

PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.

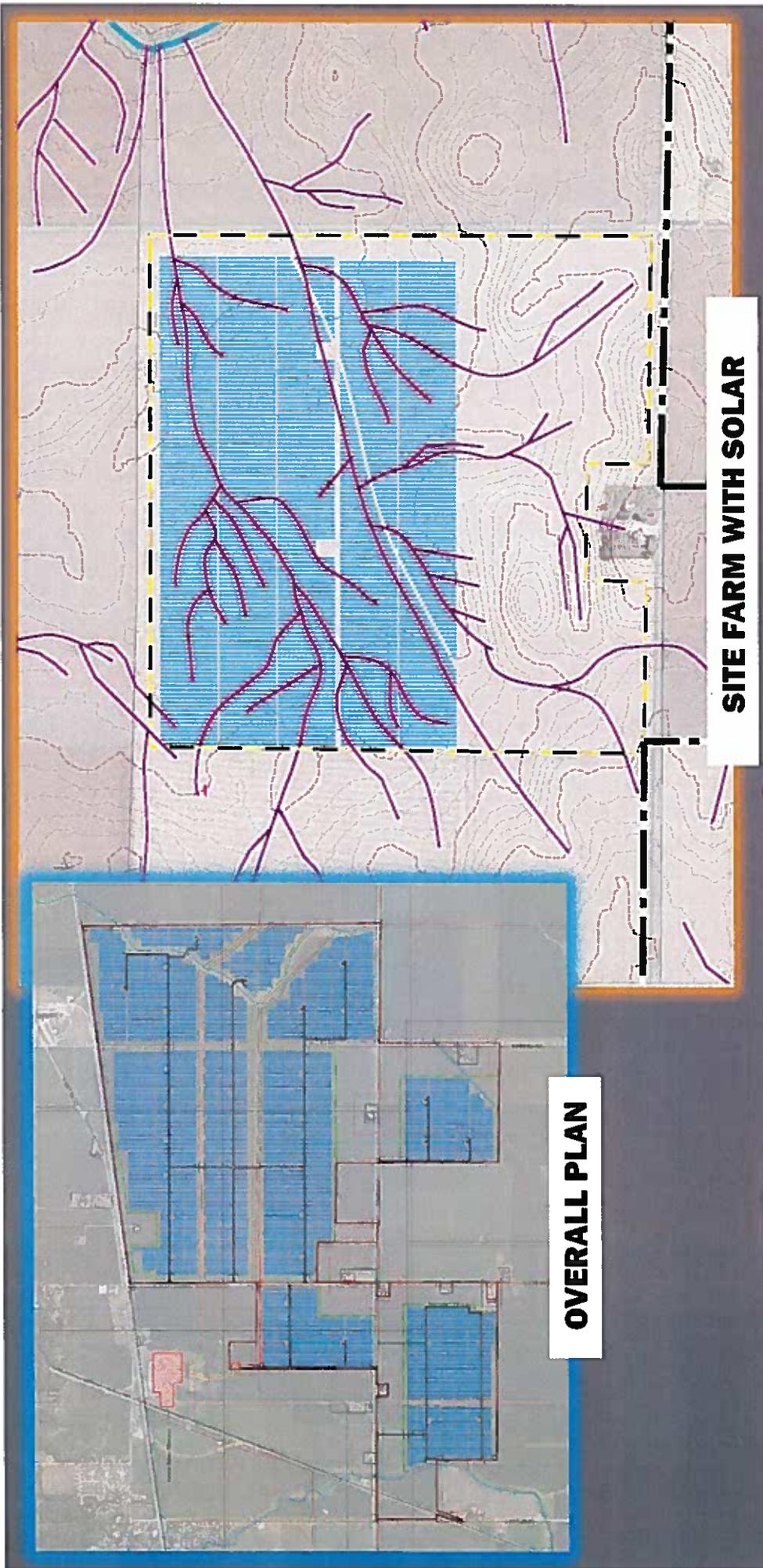




SITE FARM WITH RANDOM EXISTING DRAIN TILES



Agricultural Drainage Preliminary Drainage Evaluation
PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.

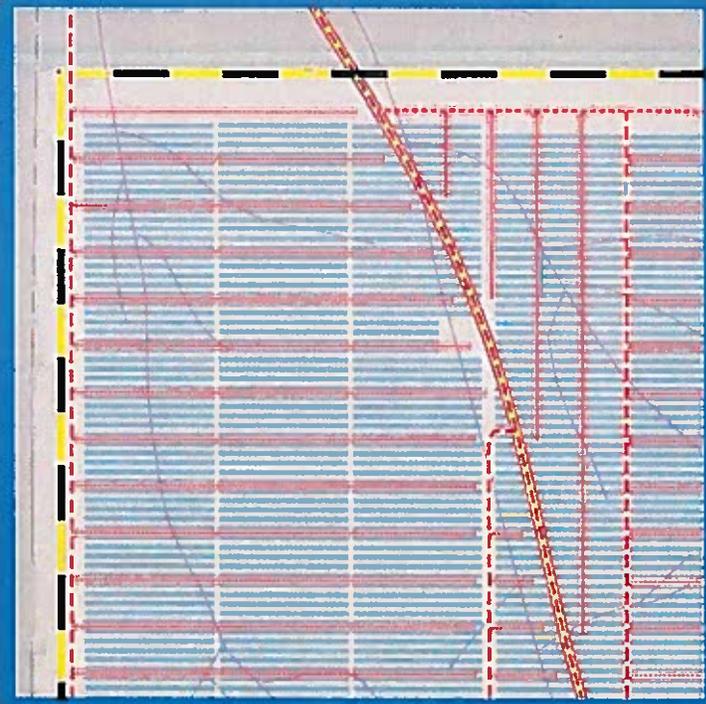
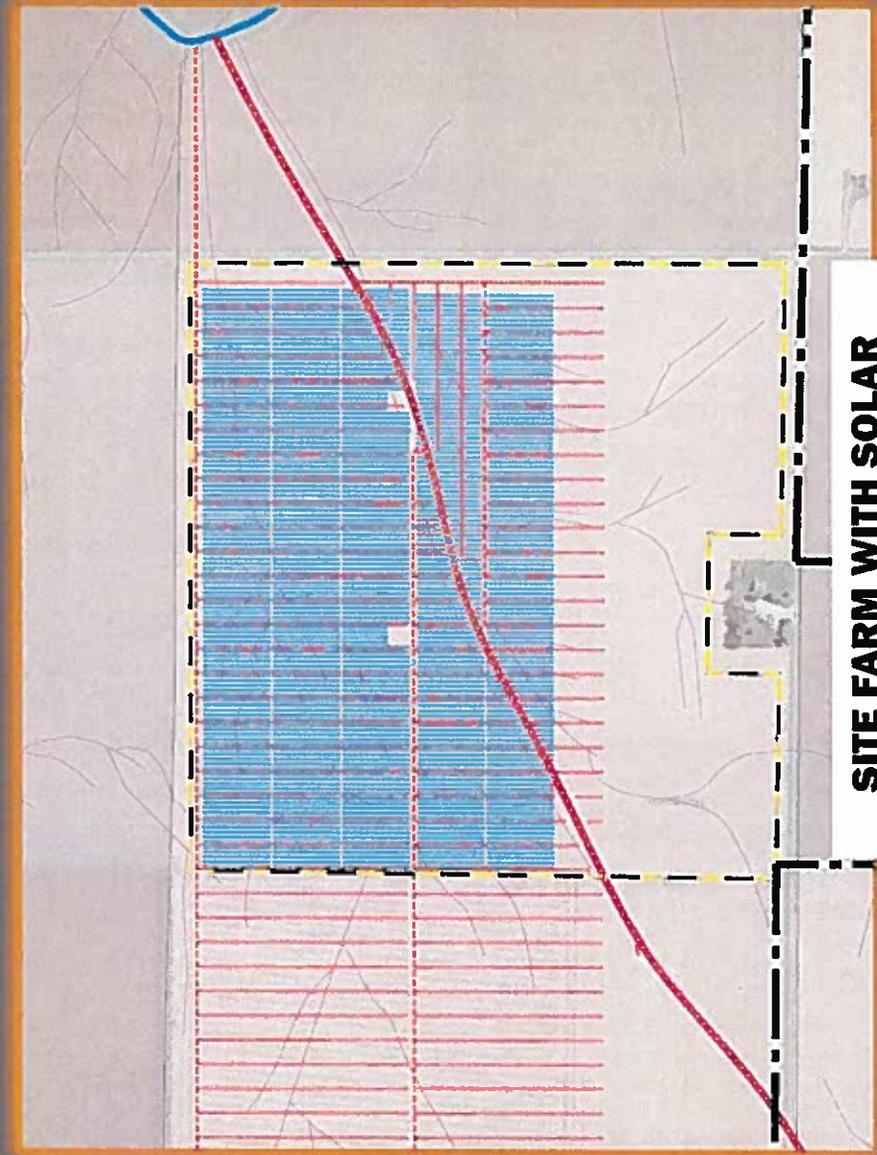


OVERALL PLAN

SITE FARM WITH SOLAR

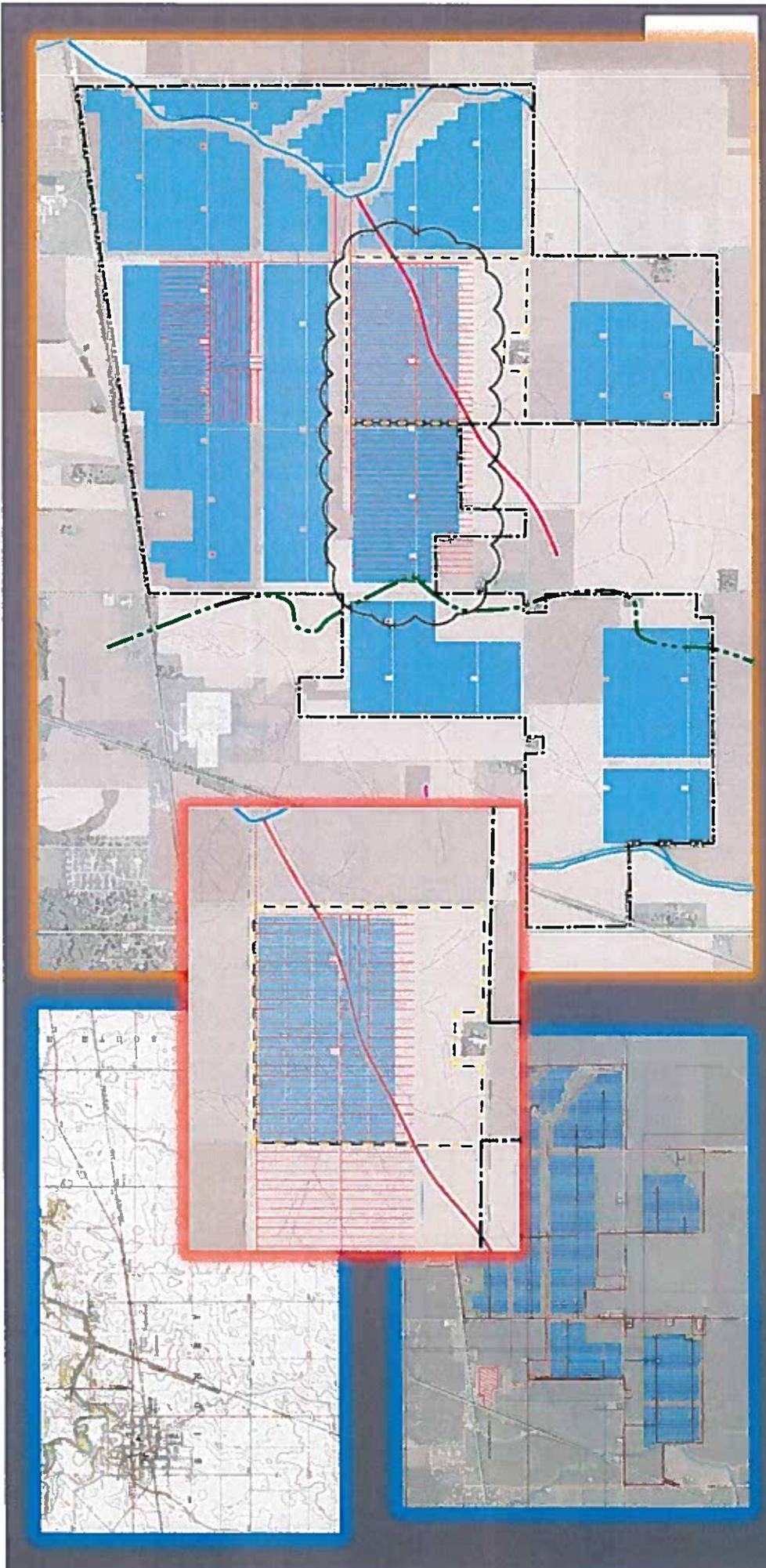


Agricultural Drainage Preliminary Drainage Evaluation
PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.



Agricultural Drainage Preliminary Drainage Evaluation
PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.





Agricultural Drainage Preliminary Drainage Evaluation

PRAIRIE SOLAR.....BayWa, renewable energy and ARC Perspectives, Inc.



Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18****Summary of comments received at the November 1, 2018 ZBA meeting**

- a. The following questions were received during cross-examination of the petitioner:
- (a) Colleen Ruhter stated that she was curious about the land that is being leased that is not inside the fencing. She asked if that land is still being leased by the petitioner, and are the farmers being paid for that land. Patrick Brown responded no, it would be outside the lease area, and that it would go back to farming. Ms. Ruhter asked if the leased area is only within the fence. Mr. Brown stated yes, that is their anticipated goal. Ms. Ruhter asked if that separation from her house would remain the way it is now. Mr. Brown confirmed that. Ms. Ruhter asked if 10 years from now, someone wants to come and build a neighborhood there, is it not restrained within a lease with BayWa. Mr. Brown stated that is correct. Ms. Ruhter asked if someone were to do that, would they be grandfathered against the setback requirements from the solar farm. Mr. Brown responded that he does not know how the county would handle that in the subdivision process, and that it is outside their lease area.
 - (b) Matt Herriott said that Mr. Brown testified that BayWa would pattern tile the project area, and asked if the pattern tiling would be installed before or after the solar panels. Mr. Brown said he imagined it would go in before the panels, because it would probably be too difficult after with the machine; he does not know how big the machine is. He said it seems reasonable to do all the civil work first, then the underground work, and then install the project. Mr. Herriott asked, once the panels are all up, what is the distance going to be between the rows of panels. Mr. Brown stated that it varies; there is this thing called Ground Coverage Ratio (GCR). He said that in this case, we are not ground constrained, so they can move the panel rows out wider, so that way they don't shade on each other when they turn. He said that typically that is around 10 feet; you can drive a backhoe or Bobcat between them – there is plenty of space in between them. Mr. Brown referred to a picture of row spacing in their PowerPoint and said it is a good representation of the amount of space. He said that the modules can also be unbolted and removed if more space is needed. Mr. Herriott asked if the petitioner would be prepared to sign a contract that all the tile work would be done before installing the solar panels. Mr. Brown asked who the contract would be with. Mr. Herriott said it would be with the drainage district and the other landowners that tie into that district. Mr. Brown stated that could be something they could do, or they could work with the County to make a condition. Mr. Pat Fitzgerald, attorney for the petitioner, stated that is something that BayWa could certainly accept as a condition. Mr. Brown stated that it is more of a civil matter, but if the County wants to make findings based upon making a condition, then they would accept that condition. Mr. Fitzgerald told Mr. Herriott that they appreciate that talk is cheap, and they can sit up here and say all kinds of things, but the real proof is, are they willing to be subject to a condition by the County, and they obviously are. Mr. Herriott stated that he understood that, but everyone needs to understand what the plan is, and now is obviously the time to talk about concerns as well. Mr. Fitzgerald said that the drainage consultant would attend

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

the next meeting on November 15th if Mr. Herriott would like to ask any particular questions of him. Mr. Herriott asked if the Unit 7 school district is the only school the petitioner is aware of that this project is in. Mr. Brown said that is correct. Mr. Herriott stated that a quarter of the project is in the Heritage school district. Mr. Brown said that he appreciated the information and they would look into it. Mr. Herriott asked if the 40-acre footprint of the actual pylons going into the ground would still be a 40-acre footprint once the pylons are removed on that 1,200 acres. Mr. Brown said that the 40-acre footprint is actual material touching the ground. He said that if Mr. Herriott is asking about when the excavator goes in and rips out the pylons, they are not considering where the tractor goes as it removes the pylons in the calculation of farmland conversion. Mr. Brown said that it is all going to be decompacted and reseeded anyway.

- (c) Joyce Hurd asked when the solar farms are decommissioned, are there any chemical ground tests done, and is there a guarantee that there would be no toxic residue from the solar panels. Mr. Brown stated that there are no chemicals coming out of the solar panels; it is basically silica, glass, and aluminum. He said it is not like a plasma tv where you break it and liquid drips out, there is nothing in it. He said that if anything were to fall on the ground it would be if the module would break and glass would fall on the ground. He said there are no known substances, but there is one panel that is made by First Solar, that BayWa has never installed before, which has cadmium telluride that is used in the manufacturing process, but is not a liquid that is going to fall on the ground and contaminate the groundwater or anything like that.
- (d) Chuck White referred to selling the solar energy, and asked if the petitioner had checked with Unit 7, which has 4 schools. Mr. Brown said that they had spoken with the school district on different matters, and it is something BayWa is looking into. Mr. White asked about the 14 jobs shown on the petitioner's graph in the presentation, and what would those 14 jobs be. Mr. Brown responded that with solar farms, a lot of the time they want to hire local employees to do electrical work, mowing, any kinds of repairs that happen onsite, and module washing that they propose at least once a year. He said that there are some labor-intensive jobs and some electrical jobs that they would like to fill locally. Mr. DiNovo asked for clarification on whether the 14 jobs are 14 Full Time Equivalent jobs. Mr. Brown responded yes.
- (e) Colleen Ruhter asked Mr. Brown if he knows when their Erosion Control Plan would be completed and would decommissioning, whenever that occurs down the line, would also need an Erosion Control Plan. Mr. Brown said that she is correct on the last statement; any time you have land disturbance in construction you have to comply with NPDES. He said that this project is slated to start construction in 2021, so six months before construction they will do the design engineering and said that the NPDES permit is a State permit versus a county permit. He told Ms. Ruhter that he knows she requested to see the plan when it becomes available, and he has no problem letting her see the plan and making sure that she has protections

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

around her property. Ms. Ruhter asked if he had a timeline, and said that Mr. Herriott brought up a good point about decommissioning as well as construction. Mr. Brown said it would not be anytime soon, and that the Erosion Control Plan for decommissioning would basically be the reverse of construction, and you still have to comply with NPDES.

- (f) Lisa Nesbitt stated that she lives on the north side of the highway. She said that when the petitioner changed their solar farm site plan, they moved the project closer to her home. She said that she was in the dark until this week that the project would be anywhere near them. She said she is confused because one of the projects that just passed is community scale, and this project is commercial and appears to create about 30 times more power. Mr. Brown clarified that the project is 150 MW. Ms. Nesbitt said that the community scale project was 4 MW on 22 acres, and Mr. Brown appeared to say that the 150 MW farm went from 1,200 acres down to 306 acres down to 40 acres. Mr. Brown said that the project will need 1,200 acres for the panels, equipment, road, fencing, setbacks and such. He said that the 306 acres refers to if all the solar panels were laid side by side, it would cover 306 acres, and if all the pylons were set side by side, it would cover 40 acres. Ms. Nesbitt asked how much of any of this acreage is still going to be farmable around the project. Mr. Brown stated that they have found no compatible farm use for inside the fence, but outside the fence is up to the landowner. He said that one of the reasons that they made the setbacks larger was so that people can still farm those areas and not make them so small that they cannot do anything with it. Ms. Nesbitt asked how much acreage would be left for farming on the subject properties. Mr. Brown said he does not have that calculation of what the reduction was from the setback, they are only calculating what is inside their fence for the permission. He said in some places the setbacks are 600 feet long by one-half mile – it's rather large. Mr. DiNovo said that if the total site is 1,275 acres and the area inside the fence is 1,140 acres, that would leave 135 acres. Mr. Brown stated that originally, the site was 1,685 acres, and the fenced area was 1,275 acres, so it is about 400 acres when you start spreading it out, and is large enough to farm. Mr. Fitzgerald asked Mr. Brown if farming would be able to start again upon conclusion of the development. Mr. Brown said yes. Ms. Nesbitt said she was also confused about what she has heard in testimony in the other community solar farm cases about having to remove 3 feet of topsoil; she said she did not hear Mr. Brown say that would be part of taking everything out. Mr. Brown said that there is an agricultural mitigation agreement in the report that has several requirements about topsoil replacement, trench locations, and similar details. He said that they are not removing any of the soil; he said they are going to make trenches that are maybe 3 feet by 4 feet and are going to take the soil out, stockpile it onsite, and then put that same topsoil right back on top of the trench. He said they are not exporting any of the soil out, and all the best prime farmland will stay on the site. Ms. Nesbitt asked if BayWa is going to try to contract with Frito Lay for power since it is so close. Mr. Brown said that he is not part of their power marketing department, so his general answer is that they will go after any large corporations that have a high demand in this

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

area first. He said if Frito Lay ends up having renewable energy needs and they find out about it, absolutely – they need people that have a high demand year-round that can take the power. He said that is part of the idea of why they decided to site the project here in Champaign County. Ms. Nesbitt asked what the setbacks for the project are because they do not live very far away. She asked, for example, how far back from the railroad tracks would the solar farm be. Mr. Brown stated that he does not know exactly where her home is, and staff helped clarify the location on the site plan. He stated that without the actual engineering drawings in front of him it would be an estimate. Mr. Fitzgerald asked Mr. Brown if he could perhaps calculate the information later and get back with Ms. Nesbitt at the next meeting. Mr. Brown said they are at least a couple hundred feet from her property. Ms. Nesbitt stated that she wants to make sure she is at least as far from the site as everyone else. Mr. Brown said he wanted to mention that there is a very high berm between her property and the site due to the railroad tracks. Ms. Nesbitt said that even with 12 feet corn over the top of it, she can see all the way beyond the southernmost point of the site. She asked Mr. Brown if they would be willing to train all the volunteer firefighters, not just from Sidney, but from Homer, Broadlands, Tolono, and possibly St. Joseph or Ogden, because it is all volunteer out there. Mr. Brown said that they would be willing to train anyone that is willing to show up, but they will not go out and coordinate a bunch of training. He said that they are working with the Sidney and Homer fire departments, but if they want to, at the time of the training, arrange for others to attend, they can do that. Mr. Elwell asked Mr. Hall about a difference in acreage between the blue memo cover sheet and page 10 in the BayWa report. Mr. Hall said that the blue sheet says the fenced area is 1,275.25 acres, and that is on a total area of 1,685.31 acres. He said he would like to know in the report where he found the 1,100 acres number. Mr. DiNovo said it was on page 10, Table 2, and it says total property acres are 1,586, and total fenced area acres are 1,140. Mr. Hall suggested that Mr. Brown take another look at Table 2 before the next meeting.

- (g) Jeff Justus asked if BayWa was going to let people farm the land that is outside of the solar farm fenced area. He said, for example, if the solar company has leased 80 acres, and there are 60 acres inside the solar farm fence, leaving 20 outside, he assumes that the whole 80 acres has been leased by BayWa, and does that mean that the owner or farmer has to lease the 20 acres back from BayWa to farm the land. Mr. Brown stated that they are still in negotiations with the landowners on the actual lease area. He said there are two different things: the property they have under option, and the permit that is before the county now. He said that this hearing, in his opinion, is only about what is inside the fence line, and everything that is outside the fence line is in negotiation with the landowner, whether they are going to have to lease it, or if BayWa is going to give it back to them to farm it. He said that they try to make the setbacks big enough to where they can farm it, lease it out, or whatever they want to do with it. Mr. Justus asked if BayWa leases an area outside the fence, is it not in BayWa's control. Mr. Brown said kind of, but they are not motivated to lease more land than they need; otherwise, it hurts

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

the project economics. Mr. Justus asked, in other words, they are going to lease the land that is inside the fence, and the area outside the fence is going to be left to the landowner. Mr. Brown stated that is correct. Mr. Justus asked if it is the case that they will not know the number of solar panels they need until the lease negotiations are done. Mr. Brown said that is not correct, and that leasing the land and having entitlement to the land are two different things. He said he could lease 1,000 acres but only get a permit for one acre, but still have to pay for the entire 1,000 acres. He said it is their goal to only lease the land that will be in the project fenced area, and any land outside of that fence would go back to the owner to continue farming, lease to other farmers, or whatever they want to do with it. Mr. Justus said that they live south of Sidney, and have kind of been left out of the negotiations of the homes, and they are going to be kind of surrounded, so they would like to be included in some of BayWa's negotiations as time goes on. Mr. Brown asked Mr. Justus to identify his house on the map. He said he goes back to the old saying, "if it's too good to be true, it probably is." He said that he applauds what he is hearing, but it's a little hard to believe. Mr. Brown said that he can assure Mr. Justus that the last thing this project wants to do is deal with is neighbors complaining that their drain tile is messed up or have to go dig it up. He said that going out and trying to locate these old drains and figure them out is so much effort, that at some point you're spending more work trying to get out of work, and it's better to just go put a new one in so you know where it is and you move down the road. He said that with the warranty, if someone calls and says there is a problem, they will call the drain tile guy and tell them to go fix the problem. He said it is a level of insurance for the project that they don't ever have to deal with drainage tiles. Mr. Justus asked if BayWa was only going to replace or reengineer the tiles on the farms they are going to rent; he said that he has main drainage tile that goes through his farm, but way up the line, there is the large drainage district tile that is on other property not involved with the solar farm, and that is all kind of interconnected. He said that they plan to replace the solar panel area with a nice new tile, but upstream there is still old, broken tile, and he does not know where they are going to draw the line. Mr. Brown said that BayWa has been in negotiations, and it is only the tile within the vicinity of the solar project. He said, like any development that comes into this county, for example a new store, you would not make them improve the road all the way from here to Chicago, you would only have them do the part in front of their store. He said that this is how they are going to do the project here; they will work on a certain section, and it's rather expensive to do. He said they will do the tile within their project properties, locate it in a favorable area, and give rights to the drainage district to come in and maintain it. Mr. Fitzgerald asked Mr. Brown if it is fair to say that the money that the drainage district would otherwise have to spend to repair old tile in this area, that if BayWa comes in and puts in new tile, that is money the drainage district does not have to spend in that area and hopefully they would have money to spend elsewhere and address some of Mr. Justus's issues. Mr. Brown concurred, and said it is an added benefit to the community. He said that they are looking at the mutual connections as well; if a farm is next to their project, they are going to make sure they connect to the farm tile and that it is

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

appropriate. He added that if there is a guy a mile upstream whose tile is not working well, that is outside the scope of what they are doing. He showed a visual simulation of Mr. Justus's farm on the screen, and said that it shows how far the project is set back from his property, although it is not a perfect representation. Mr. Justus asked if he could obtain a booklet like the Board has. Mr. Brown responded that it is on the County's website, and said it is actually better online because he can pull up the maps and see details better. Mr. Justus said it would be interesting to hear what the drainage engineers have to say at the next meeting, but for the soils here in Champaign County, the tile people recommend "X" amount of feet between tile lines, so it will be interesting to see what they recommend and how the recommended tile lines are going to coincide with the rows of solar panels. Mr. Brown said that is the benefit; it can be between 70 and 80 feet, and basically we'll have piles every 10 feet, and they are both grid patterns, so you can just shift grid patterns. He agreed with Mr. Justus that the old tiles really don't have a pattern, so the new tile works well for them. Mr. Justus said that there have been landowners who have pattern tiled in the last several years, and asked Mr. Brown if their new pattern tiling would overlap the newer pattern tiling the landowners put in. Mr. Brown responded no, there are two adjacent to Mr. Justus; one is pattern tiled and the other is not, so they would go in and do the other that is not pattern tiled. He said they have language in their contract that says that BayWa has to preserve and take care of the tile, so they will not go over the pattern tiling that is already done. Ms. Lee said that she has a question based on what happened in the cross-examination. She asked Mr. Brown how many more acres does BayWa have options on. Mr. Brown said that he has options on the couple hundred acres he moved away from on the west side of Sidney, and they own them for 18 months. He said they have lots of options, and they just try to find the best place within the options. Ms. Lee asked if they have other options close to this area. Mr. Brown responded what they have proposed today, minus the area they moved away from, are the only options they have in the area. He said they are not looking for more land, nor do they have time to keep looking. He said it is an expensive cost to continue to move the project and redesign it; at some point they have to put their pencil down.

- b. The following testimony was received at the November 1, 2018, ZBA meeting:
- (a) Ms. Joyce Hurd, 2232B CR 1000N, Sidney, stated that most of her questions have been answered. She said she would like the article she sent from Forbes on October 25, 2018, to be made a Document of Record for this case. She said she has a question about the economic projections – how well do the solar panels work, and are they including down time in their predictions. She said she has a comment about toxicity; one of the gentlemen from another solar company said that solar panels are pretty much equivalent to household electronics, and in saying that, it seems he was indicating that they were safe. She said she wanted to point out that the State of Illinois said that household electronics are not safe for landfills, we are no longer allowed to throw them away or put electronics in landfills because of their lack of safety, so she is not 100% convinced that electronics out in the rain like these solar panels are safe either. She said she hopes there would be some

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

kind of actual testing to prove that the farmland is safe if the decommissioning ever occurs.

Summary of comments received at the November 15, 2018 ZBA meeting

- a. Ted Hartke cross-examined the professional acoustician about the noise study and its results.
- b. Ted Hartke cross-examined the BayWa drainage consultant regarding how drainage improvements would affect existing flooding issues in the Village of Sidney.
- c. Daniel Herriott cross-examined the BayWa drainage consultant regarding proposed ground cover and whether the plant choices would get into the drainage tile. He also asked about changes in runoff from the proposed drainage improvements. He asked about how the proposed improvements would connect to existing tiles.
- d. Sidney Village President Charles White cross-examined the BayWa drainage consultant regarding how much sooner the water would reach the Village of Sidney due to the proposed drainage improvements.
- e. Jeff Justus cross-examined the BayWa drainage consultant regarding the proposed drainage improvements, including the materials that would be used.
- f. William McKee, 2254 CR 1000N, Sidney, asked how close the solar panels would be to the railroad track on the north side. He said that this is the biggest group of solar panels they are putting out. He said that his house is 120 feet from the railroad track, and asked how far back are these panels from the railroad track going to be. Mr. McKee said that they have them proposed all the way around him almost. He said another thing he noticed is that they are going to use 20,000 gallons of water to wash the panels; that is in the little group of panels on the other side of his house. He asked if they are going to drill wells, or how are they going to get that water. He said that if it takes 20,000 gallons of water for the little solar farm by his house, how much is it going to take to clean this larger solar farm, and where are they going to get all that water. He said that he just put in a new well, which is 30 feet deeper than his old well, so the water is getting a little shorter out there. He wants to make sure that they are not going to take his water.
- g. Mr. Chuck White, 309 S Bryan, Sidney, stated that the Board addressed the question he had about trees. He said in the Decommissioning Plan, he does not recall there being a price for taking out trees. He said that we have talked about prime farm ground before, and he brought in a chart one time that talked about bushels per acre. He said that he looked it up again today; the average bushels of corn per acre is 221 around this 3-county area, and he showed the chart that Sidney is one of the best around. He said that 1,200 acres would produce 265,200 bushels of corn per year, which taking out that much corn doesn't seem like much. He said that when you put it through the 20 year project, that is 5,304,000 bushels taken out. He said he knows the ground might be a little better after 20 years, but in one way or another we are going to pay for it. He said that if you take out

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

that many bushels, your food prices will go up. He said he does not remember the exact numbers of how many homes this project would take care of for electricity, and he remembers BayWa saying they would like to keep as much local as they can. He said he still feels like BayWa is pushing its electricity toward manufacturers and such more out of the county. He looked up that Champaign County roughly has 80,665 homes, and then when you add businesses and schools in there and everything else, he would think that if they want to keep it local, do something with the county to aggregate the electricity for this project, and that might be one-third of their usage that they need to get rid of. He said that maybe then we would feel like we are getting something for this project.

- h. Ms. Lisa Nesbitt, 2232A CR 1000N, Sidney, asked about whether BayWa would drill waters to get their water. She said she would echo a lot of what Mr. White said. She tried to do some quick math, and said that it is a lot of bushels of grain not being sold, which are typically sold either in Sidney, in Tolono, possibly some of it goes to Andersons, possibly some to Frito Lay; it's local there. She said that those are local people who work there, and if you drop enough bushels, which she knows this is just one solar farm, but it's a big one, and then we add in the others, she doesn't know how many total there are, she knows how many Thursdays in a row she has shown up and she's getting kind of tired of it, if they all get approved, it is going to be a lot. She said she knows they talked about how much money is going to come into the community; mostly you are talking about hotels and restaurants for the construction crews. She said long term, BayWa said 14 jobs; she wants the Board to know that there are also going to be some jobs lost. She said that this amount of acreage, and this is conservative, represents over \$637,000 that are not being spent at United Prairie, CPS, which is now called Nutrien, local seed dealers, that's your inputs. She said your chemical dealers, the guys who run your spray rigs, the guys who run the trucks, those are local people who right now have jobs, and some of them could lose their jobs. She said that has to offset that bringing in of jobs. She asked what would 14 full-time people do on a day like today when there is snow on the ground, there's no sun, there's nothing to mow from Halloween to the end of April. She said there is also an effect on farmers in the area; she cannot speak for all of them because she does not know all of them, but several of these landowners are what we call absentee landowners. She said that they don't farm it now, they more than likely cash rent it; that is not the case for all the people she knows, some of them are personally farming the land and they can make their own decisions. She said that the people who are currently cash renting the ground are going to lose those acres. She said that if even 600 of the acres are taken away from people who farm, they have to go out and find other landowners to rent that off of, and what that does is drive up cash rents. She said that is because there is less land to get, more farmers who need it, and now they have to outbid their neighbors, which is going to run everybody's cash rent prices up and in turn drive everyone's costs up. She said that margins are already pretty slim. She said she does not think that they can tell anyone outside of their leased area what they can and can't do, but routinely of late, when we have wet summers in particular, fungicides and herbicides are flown on when it is too wet. She said that fungicides drift a little, but if it gets on your neighbor's field, it is a benefit, but if it gets on these solar panels, she is guessing that they are not going to like that too much. She said that it may be more of a pain for the farmers around them than they realize. She said

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

that they are Ameren customers, and pay a two to three percent fee on their bill that Ameren is using to go out and locate renewable energy. She said that they have a goal, or maybe it is a mandate, to get 25 percent renewable energy by a certain year. She said that she thinks that if they are going to do this and you are going to give up some of the best land in the world, because they did say they have 8 locations, probably one of those does not have this good of land. She said that Mr. Brown had mentioned that he has been at this for a year, and she sympathizes with him because it is his job, but she hopes to outlive this solar farm although there are people in this room who won't. She said that the decision they are making is very long term, and it is very important to those who have to be neighbors of this. She said they are all going to go back to California or wherever they came from and they are not going to have to bother, but we and the farmers around it are going to have to bother. She said she does not know what the landowner contracts say, she does not know if they have to file those, and she does not know if there are any landowners here; in the past meetings she has not seen any here. She said that if she were them, she would have a lot of questions for BayWa that she would be checking on based on research she has done. She would appreciate it if the Board could pin them down or make them say they will sell a certain percentage to Ameren. She said that part of the reason they picked our area was that substation, the addition to that substation, and all the lines that run out there in all directions. She said that if they are going to put this project there and ship it all the way to the east coast, and if they are going to make Ameren outbid another buyer in another state and then all our bills go up, then we are getting hit from both sides here. She said that she is just trying to look for some benefit, and she is not finding it. She said that on the screens, it is not her business, but she suggests that the wording should say that all the plant screening material should be removed as part of the Decommissioning Plan, except where the landowner wants it left alone.

- i. Mr. Ted Hartke, 1183 CR 2300E, Sidney, stated that as part of decommissioning, BayWa wants to use some of the residual salvage value of the panels, and said that he thinks that is a far-fetched possibility. He said that BayWa claims that the technology will improve and they will find some sort of use for these panels, and asked that the developer provide a list of exactly what some of those uses are going to be, whether they crush the panels up and turn them into asphalt pavement, or mix it with concrete to make roads. He said or perhaps they pay \$25 per panel to deliver them to a recycling plant, and for that cost of \$25 per panel, when there are approximately 600,000 panels in this project, that is \$1.5 million. He said that is a cost, not a credit. He said that he thinks we discussed the part about the pollinator plants that have been eliminated from some of the paperwork; he would like the landscaping or planting company to figure out why the pollinator words were eliminated from the most recent memo #2 tonight. He said he would like to know what the phone number is for the complaint hotline, and the process if we see something wrong, whether the hotline will ring into the County Board office or if it rings into an onsite answering machine at a maintenance building. He said that he thinks if there is an emergency, he knows they can call 911, but he would like to know the number of the complaint hotline and have it posted at a few entrances on the fence. He said that he is still a little bit concerned about the pattern tiling; he feels that there is still a possibility with the pattern tiling, with the trunk lines attached with better tile materials, that will improve and speed up the dewatering of the site. He said that he understands that there is

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

potential for the water to be stored in the tiles for a while instead of just running off the surface; however, when he has driven by these fields, lots of times he will see a lot of heavy, deep ponding and to him it looks like that water can stay in those fields until they have time to finally slowly drain away instead of suddenly with high-speed dewatering of the site come into the town of Sidney. He would like to know if the improved tiling, where previously it was probably inadequate for farming, but when it is inadequate drainage coming down to a river, he wants to know if our downstream flood events might possibly be increased. He asked if the east and west sides of this site have excellent tile and the pass-through tiles improved as well, will the outlet downstream of Sidney worsen the backwater running back into the Village of Sidney and cause what he calls reverse flooding, which is what causes Sidney's flood issues most of the time. He said that he has some concerns about access roads to the site; he would like to know if the plan is to bring these materials from Interstate 74, which possibly could send all of the construction traffic through downtown St. Joseph. He would like to know if the materials are coming off Interstate 74 from the east, whether they get off at Illinois Route 49 either at the Fithian exit or Ogden exit and send traffic through downtown Ogden and causing problems for those two small towns. He said if the materials are coming from the west and they decide to get off the Interstate in Urbana, he wonders if Illinois Route 130, which would include problems in both Urbana and in the town of Sidney, if that could be a potential problem. He said that if they do come through Route 49 from the south and run these all past the Homer grade school, he has some concerns about how many truckloads of material will be coming through those small towns. He said that on April 5th, he presented the normalized USEPA study from the 1970s showing a colored graph with black dots, and those were the lists of 1970s EPA studies where they measured noise in comparison to the community reactions to the noise, and he wanted to point out that widespread complaints from constant noise start at 33.5 dBA. He said this is for quiet areas, not urban areas, and on April 26th, at a Sidney town hall meeting at the Sidney fire station, Patrick Brown proclaimed that "you will never hear the noise from the panels." Mr. Hartke said that those were his exact words. He said that he is very impressed that BayWa has decided to keep the noise levels at 38-39 dBA, he thinks that is very good; however, he was very disappointed in the noise study. He said that the noise study before us has a Table 2 that talked about where they did pre-construction noise studies over a one day period where it appears that harvesting was going on. He said that he grew up on a farm, it's a Centennial farm, and he knows what he is talking about how long it takes to go harvest and things. He said that his brother can knock out 80 acres in a day, so he spends about a day next to peoples' houses combining. He said that they have a Kinze planter, he thinks it is a 36-row planter, that he has never used, but it is huge and they can knock out a 40-acre field in about 2 hours. He said that the other times when they are fertilizing or spraying is going on, he thinks the truck is done in about an hour because the boom is about 200 feet wide. He therefore is very disappointed that the acoustician picked perhaps the noisiest day to measure this noise range. He said that they call this the ambient sound level, and they have some numbers here that are off the charts; they say that maximum noise is at 94 and 74 dBA, and that has to be the noise level immediately directly in front of the train with the train horn going. He said that the homes that are going to be impacted by this project are not immediately next to the train with the train horn going; they are out in the middle, some of them 1.5 miles from the train tracks. He

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

said that these homes are not next to the highway that goes to Longview, they are not next to the highway that goes to Homer, the residents he is worried about are shown on the study map as R2, R6, R5, and R4. He said that he is very surprised by the high noise levels that came off the study. He said that when the acoustician was in front of us, Mr. Hartke asked him why the noise levels predicted were for the property lines at the residences, and he feels that it is not exactly clear that the noise levels were measured at the property lines or whether they are at the house itself. He is of the thinking that people own all of their land and he thinks that noise levels should be less than 39 dBA all the way to the property line for the entire project, and he asks that the developer will certify to that. He said that he is very pleased that the developer is open to putting up noise huts, and he is also very pleased to see the developer's site layout plan showing the inverters at the very center of the project. He said that the Board should ask the acoustician if he used the proper wind and noise filter, which is like a big, huge sponge for the top of his microphone. He said that perhaps that would explain the shockingly high ambient noise levels that are shown in this report in Table 2. He said that the attorney for the developer said that the proposal meets all of the ordinance requirements to a T; however, Mr. Hartke does not believe that the acoustician who has spoken to us tonight has followed the IPCB noise measurement protocol standards, which include observed measurements. He said that the observed measurements means that during the duration of the noise study, a person takes notes of noise events such as a train or car going by, a barking dog, or any kind of item that happens; the observer makes a mark for that noise with a time stamp. He said that the acoustician stated that these were unattended meters; with an unattended meter, a bus could pull up and park next to it, and he might think it was a tractor, but it was a bus. He said it could be a curious person who parked next to it for a long time and watched the meter go and didn't know that he was messing up the study. He said that is why the Illinois Pollution Control Board standards says that those measurements have to be monitored the whole time. He asked if there was an audio recording along with the meter recording, and said that the acoustician said that there was no audio recording, so you get this machine that just spits out like an equalizer would with bumps and noise, and it is just data, but it has no way to tell what that is. He said that a person can guess what it is if they want to do an octave band frequency analysis to see if it is a train horn or cows mooing. He said that he thinks that this noise study falls on its face when Mr. Fitzgerald claims it meets the standards to a T, because it did not follow IPCB measurement protocol standards. Mr. Hartke said that Dr. Paul Schomer, whom he has mentioned in the past, was a graduate student when the noise standards were created, and was on the panel that did those in the 1960s. He said that in the past Dr. Schomer has testified in hearings and courts that an unattended noise measurement that has not been intended was - Mr. Hartke cannot remember the term he used, but said it was the same as junk science - junk in, junk out. He said that the acoustical noise study regarding ambient noises is completely bogus and he is very disappointed in the locations where they chose to put the pre-construction study. He said that he has a lot of confidence that the drainage for the project is going to be great, and they are going to spend millions of dollars doing this drainage work; but this noise portion of it he believes has been belittled and ignored, and that part of it has been disappointing. He said that he wants the Board to ask the developer to submit the spec sheets on the toxicity of the panels to determine exactly the make, model and content of the panels. He said there is a

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

note in the decommissioning plan that the developer must conduct a soil analysis at the time of decommissioning; he thinks that if these things are causing problems and leaking in the soil, or any contamination, we should know that before they decommission the project. He said that perhaps maybe halfway through after 10 or 15 years would be good. He said that he does not see any requirements that as soon as the solar panel is discovered to be damaged, whether they get burned or damaged from storm, those need to be removed immediately; he does not think that is too much to ask. He said that the developer tonight needs to be asked if the panels can be put in a landfill, and more specifically, can they be put in a landfill in Illinois. He said that this will make it clear to us whether these things are considered toxic or hazardous material. Mr. Hartke said that bottom line, what got his attention with this job was the noise levels. He said that he has probably used up some good will toward the Board, and had gotten some negative feedback from the Board as well. He said he hates to say it is the devil's advocate in him, trying to defend his neighbors because they don't know what is going to happen, but he feels like he can kind of predict what is going to happen here. He said that his ultimate goal is that everyone gets to sleep in their home, they are not woken up at 6 in the morning, and they are not flooded out of their Sidney business or residence. He said that he very much appreciates the fact that the developer is going to bring the noise levels down to 39 dBA, and he would like to figure out how our County can add some teeth into that. He said, for instance, if it is found that some kids are waking up or neighbors can't have fun in their garden anymore, what is the County going to do, what is the plan; is there a fine, do they have to shut the equipment off, do they have to provide more noise barriers. He said that he feels like in the wind farm, when the wind company said "hey, we had our acousticians say it's fine, and the County Board approved it, so sue us" and he was all by himself and didn't have the money to sue them. He said his neighbors could not afford it and he was set up for failure and he left his home. Mr. Hartke said that he does not know why the County has IPCB standards in the Ordinance. He said that he questions whether the Board would even think it fair to do the base noise modelling immediately adjacent to the railroad on two of the four meters, and instead of having it at some of these quieter residences, where they actually are the houses he is concerned about. He said that between the combination of not following the measurement protocol and the choice of where they put these noise meters, he would classify that as cheating. He said he thinks that this noise study should be rejected.

Summary of comments received at the November 29, 2018 ZBA meeting

- a. Marjorie Tingley, 1730 Georgetown Drive, Champaign, owns land in Section 11 in Sidney Township. She said she is not under option with BayWa. She said that solar is the way to go, and asked the Board to approve the project. She said that farming is not a good hobby right now, and thinks the area can use the tax money.
- b. Vincent Koers, 603 W Woodlawn, Danville, said that he is not opposed to solar done properly. He said that panels in the U.S. are discarded from the European Union; they had rejected up to 95% of panels, mostly made in China. He said that the petitioner did not answer the question about whether the panels can be disposed of in a landfill. He said that we should have the manufacturer take these panels back once decommissioned.

Case 898-S-18**Summary of public comments received during ZBA meetings on 11/1, 11/15, and 11/29/18**

Regarding special condition D, the last information he had from the federal agricultural administration is that farmland taken out of production cannot be brought back into farm programs. He said that the term “pre-construction capabilities” includes farm programs, so we have not fulfilled that aspect. He said he had concerns about contamination.

- c. Dave Hastings, 25 Meridian Terrace, Paxton, owns land in Section 22 in Sidney Township. He said that he is concerned that we don't have quality control of the panels.
- d. Ted Harke, 1183 CR 2300E, Sidney, said that the preliminary noise study completed by the BayWa consultant was not done to standard, and asked if discussion at ELUC would include an independent review to verify figures they have provided. He thought it would level the playing field if the public could give comments and criticize the decommissioning plan at ELUC. He said it would be good to test for soil contamination at the 10 or 15 year mark, and not just at decommissioning.
- e. William McKee, 2254 CR 1000N, Sidney, said that his property is in the middle of the solar farms. He said he is a whole 367 feet from the solar panels, and thinks it should be 1,000 feet. He said he is concerned about truck traffic. He said that China is having a lot of problems with left over panels and contamination. He asked how often the panels would be inspected to ensure panels don't leak into his water. He asked why the solar developers don't go somewhere that doesn't have residents.
- f. Chuck White, 309 S Bryan, Sidney, asked how much electricity would be sold locally.

MONTHLY REPORT for OCTOBER 2018¹

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning cases was filed in October and one case was filed in October 2017. The average number of cases filed in October in the preceding five years was 3.0.

Two Zoning Board of Appeals (ZBA) meetings were held in October and one case was completed. Two ZBA meetings were held in October 2017 and one case was completed and two cases were withdrawn. The average number of cases completed in October in the preceding five years was 2.8.

By the end of October there were 11 cases pending. By the end of October 2017 there were 8 cases pending.

Table 1. Zoning Case Activity in October 2018 & October 2017

Type of Case	October 2018 2 ZBA meetings		October 2017 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	1	1**
SFHA Variance	0	0	0	0
Special Use	1	0	0	1**
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	1	1	3**
Total cases filed (fiscal year)	28 cases		23 cases	
Total cases completed (fiscal year)	19 cases		29 cases	
Cases pending*	11 cases		7 cases	
* Cases pending includes all cases continued and new cases filed				
** Two related cases were withdrawn in October 2017				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 80.0% or the equivalent of 4.8 full time staff members (of the 6 authorized) present on average for each of the 22 work days in October.

Subdivisions

One County subdivision application (Case 201-18) was received in October. No municipal subdivision plats were reviewed for compliance with County zoning in October.

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 October can be summarized as follows:

- 15 permits for 14 structures were approved in October compared to 16 permits for 12 structures in October 2017. The five-year average for permits in October in the preceding five years was 16.0.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 2016, August 2016, July 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, and November 2013).
- 5.0 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$1,323,749 was the reported value for the permits in October compared to a total of \$1,377,500 in October 2017. The five-year average reported value for authorized construction in October was \$1,338,143.
- 26 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, March 2017, 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, and November 2013).
- \$2,832 in fees were collected in October compared to a total of \$5,061 in October 2017. The five-year average for fees collected in October was \$4,404.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2018, March 2018, February 2018, January 2018, December 2017, October 2017, May 2017, March 2017, 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, and February 2014).

Planning & Zoning Monthly Report
OCTOBER 2018

Table 2. Zoning Use Permits Approved in October 2018

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	4	0	1,355,000
Other	5	0	150,750	21	0	1,629,097
SINGLE FAMILY Resid.: New - Site Built	1	525	200,000	20	14,363	5,605,819
Manufactured				1	189	70,000
Additions	3	211	121,499	24	4,924	1,648,056
Accessory to Resid. Accessory to Residential	3	563	91,500	27	6,254	863,939
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				2	33	0
Neighborhood	1	0	0	7	0	0
COMMERCIAL: New				1	753	275,000
Other	1	1,533	460,000	2	1,678	462,000
INDUSTRIAL: New				1	762	50,000
Other				1	553	2,402,400
OTHER USES: New						
Other				3	2,151	1,645,638
SIGNS				1	222	2,295
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				17	1,145	110,200
TOTAL APPROVED	15/14	\$2,832	\$1,323,749	132/106	\$33,027	\$16,119,444

*15 permits were issued for 14 structures in October 2018; 14 permits require inspection and Compl. Certif.

◇132 permits have been issued for 106 structures since 1/1/18

NOTE: Home occupations and Other permits (change of use, temporary use) total 26 since 1/1/18, (this number is not included in the total number of structures).

There were 16 Zoning Use Permit Apps. *received* in October 2018 and 6 were *approved*.

Planning & Zoning Monthly Report
OCTOBER 2018

8 Zoning Use Permit App.s *approved* in October 2018 had been *received* in prior months.

Planning & Zoning Monthly Report
OCTOBER 2018

- There was also 1 lot split inquiry and 320 other zoning inquiries in October.
- One rural address was issued in October.
- Minutes were completed for one ZBA meeting and started for two other ZBA meetings.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2018

	October 2018	2018 to date
Zoning Cases. Approved by the ZBA, a Zoning Case October authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	1.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval October authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acres	2.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit October 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	2.25 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	0.0 acres	5.25 acres
NOTES		
<ul style="list-style-type: none"> 1. Plat approvals by the County Board. 2. Municipal plat approvals. 		

Zoning Compliance Inspections

- Ten zoning compliance inspections were made in October by reviewing recent aerial photographs.
- Ten zoning compliance certificates were issued in October for a total of 69 for the year. The 2018 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 October 2018 and can be summarized as follows:

- 3 new complaints were received in October compared to 14 new complaint received in October 2017. No complaint was referred to another agency in October and no complaints were referred to another agency in October 2017.
- 43 enforcement inspections were conducted in October compared to 53 inspections in October 2017. One of the 2018 inspections was for a new complaint.
- No contact was made prior to written notification in October and none was made in October 2017.
- 43 investigation inquiries were made in October for an average of 9.8 per week in October. The 2018 budget anticipates an average of 2.8 initial investigation inquiries per week.
- One First Notice and one Final Notice was issued in October and no First Notices and no Final Notices in October 2017. The 2018 budget anticipated a total of 32 First Notices for 2018.
- Four cases were referred to the State's Attorney's Office in October and none were referred in October 2017. The 2018 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2018.
- One case was resolved in October and 8 cases were resolved in October 2017. The 2018 budget anticipated a total of 60 resolved cases in 2018.
- 382 cases remain open at the end of October compared to 351 open cases at the end of October 2017.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in October 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. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
 4. Coordinated with IEPA and IDPH regarding enforcement issues related to a nonconforming manufactured home park and unlicensed landscape waste facilities.
 5. Responded to miscellaneous inquiries including but not limited to the following:
 - investigated illegal dumping of debris at a rural property and coordinated with the SAO;
 - coordinated with the Sheriff's Office regarding towing an inoperable vehicle;
 - responded to a complaint about tall grass and weeds;
 - responded to a complaint about an inoperable furnace in a rental property;

Planning & Zoning Monthly Report
OCTOBER 2018

- coordinated with other staff regarding properties with both nuisance and zoning violations in Wilber Heights Subdivision;
- responded to three separate inquiries about permitting of signs;
- responded to an inquiry regarding two nonconforming lots in the St. Joseph ETJ and another inquiry about a lot with a variance.

APPENDIX

A Zoning Use Permit Activity In October 2018

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

C Zoning Compliance Certificates Issued in October 2018

Planning & Zoning Monthly Report
OCTOBER 2018

Table 4. Enforcement Activity During October 2018

	FY2017 TOTALS ¹	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug. 2018	Sep. 2018	Oct. 2018	Nov. 2018	Dec. 2018	TOTALS ¹ FY2018
Complaints Received	72	4	1	11	11	2	9	6	6	2	3			55
Initial Complaints Referred to Others	9	1	0	0	0	0	0	0	0	0	0			1
Inspections	428	11	73	24	30	67	51	36	50	11	43 ⁴			396 ⁵
Phone Contact Prior to Notice	8	1	1	1	0	0	1	0	0	0	0			4
First Notices Issued	19	3	2	1	1	6	8	0	1	1	1			24
Final Notices Issued	5	1	1	0	0	8	5	0	2	1	1			19
Referrals to State's Attorney	3	0	0	0	0	2	0	0	1	1	4			8
Cases Resolved ²	41	4	6	1	1	3	6	2	3	0	1 ⁶			27 ⁷
Open Cases ³	354	354	349	359	369	368	371	375	378	380	382			382 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. 1 inspection of the 43 performed were for the 3 complaints received in October 2018.
5. 67 inspections of the 396 inspections performed in 2018 were for complaints received in 2018.
6. 0 of the resolved cases for October 2018, were received in October 2018.
7. 9 of the cases resolved in FY 2018 were for complaints that were also received in FY 2018.
8. Total open cases include 14 cases that have been referred to the State's Attorney (previously reported as 21 cases), one of which

Planning & Zoning Monthly Report
OCTOBER 2018

_____ was referred as early as 2009. 3 of the 14 cases are currently active cases in Champaign County Circuit Court.

Planning & Zoning Monthly Report
OCTOBER 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
260-18-01 AG-1	The West ½ of the SW ¼ of Section 23, Rantoul Township; 1608 County Road 2600N, Rantoul, IL PIN: 20-09-23-300-001	Gary Huls	09/17/18 10/04/18	Construct a detached garage
263-18-01 AG-1	A tract of land located in the SW Corner of the W ½ of the SW ¼ of Section 7, Sidney Township; Address to be assigned PIN: Part of: 24-28-07-300-011	Nicholas and Kristen Farney	09/20/18 10/11/18	Construct a single family home with attached garage
263-18-03 AG-1	A tract in the SW ¼ of the SW ¼ of Section 16, St. Joseph Township; 2017 Homer Lake Road, St. Joseph, Illinois PIN: 28-22-16-300-004	Susan Vinson	09/20/18 10/04/18	Construct a single family home
268-18-01 AG-1/B-3	Lots 4 & 5 of the Original Town of Dailey, Section 33, Compromise Township; 2494 County road 2700E, Penfield, Illinois PIN: 06-12-33-101-002	Pam Reynolds	09/25/18 10/04/18	Construct a detached garage
268-18-02 AG-2	Lots 2 and 3 of Country Acres Estates 2 nd Subdivision, Section 8, Champaign Township; 5010 Dudley Rd, Champaign, IL PIN: 03-20-08-101-015 & 016	Tim and Jennifer Compton	09/25/18 10/04/18	Construct an addition to an existing single family home
269-18-01 R-1/CR	Tracts 3 and 4 of the Brownfield Survey and Plat of the N ½ of Section 3, Urbana Township; 2510/2602 Brownfield Road, Urbana, Illinois PIN: 30-21-03-251-001 & 204-005	Johnna Parker and Lyle Guynn	09/26/18 10/04/18	Construct a detached barn for animals and their feed

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

Planning & Zoning Monthly Report
OCTOBER 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
270-18-01 AG-1	A tract of land located in the S ½ of the S ½ of the NE ¼ of Section 9, Pesotum Township; 455 County Road 900E, Tolono, Illinois PIN: 18-32-09-200-012	Bill and Debra Bialeschki	09/27/18 10/04/18	Construct a room addition to an existing single family home
270-18-02 R-1	Lot 44 of Lake Park Subdivision, Section 36, Champaign Township; 44 Maple Court, Champaign, IL PIN: 03-20-36-280-009	Cathy Burge	09/27/18 10/04/18	Construct a sunroom addition to an existing single familyhome
275-18-01F AG-1	Lot 2 of the Eichhorst Subdivision No. 1, Section 18, Somer Township; address to be assigned PIN: Part of 25-15-18-300-012	Fred's Plumbing, Heating, A/C & Electric, Inc.	10/02/18 10/19/18	Construct a Foundation only for a Contractor's Facility CASES: 909-S-18 & 910-V-18
277-18-01 AG-1	Two tracts of land comprising 1.14 acres located in the SW Corner of the W ½ of the SE ¼ of Section 8, Rantoul Township; 1950 County Road 2800N, Rantoul, IL PIN: 20-10-08-400-013	Jonathan Bruns	10/04/18 10/11/18	Construct a detached storage shed
277-18-02 AG-2	Lot 2, Meridian Estates Subdivision, Section 28, Hensley Township; 3005 Meridian Dr., Champaign, IL PIN: 12-14-28-277-007	Richard Williams	10/04/18 10/11/18	Construct a detached garage
*289-18-01	More information needed			
*289-18-02	Under review			
290-18-01 AG-1	A tract of land located in the W ½ of Section 23, Crittenden Township; 250 County Road 1600E, Tolono, Illinois PIN: 08-33-23-300-006	Robert Mitsdarfer	10/17/18 10/25/18	Construct a detached shed for agriculture equipment and hay storage
*290-18-02	Under review			

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

Planning & Zoning Monthly Report
OCTOBER 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
291-18-01 R-1	Lot 79, Cherry Hills 3 rd Subdivision, Section 27, Champaign Township; 2719 Lakeview Dr, Champaign, IL PIN: 03-20-27-108-030	Ray Benekohal	10/18/18 10/30/18	Construct a sunroom addition to an existing single family home
295-18-01 AG-1	A tract of land located in the NE Corner of the S ½ of the SE ¼ of Section 7, Raymond Township; 419 County Road 1900E, Sidney, Illinois PIN: 21-34-07-400-002	Dave Perry	10/22/18 10/26/18	Construct an addition to an existing barn for hay storage
*298-18-01	Under review			
*298-18-02	Under review			
*302-18-01	More information needed			
*302-18-02	More information needed			
*302-18-03	More information needed			
*303-18-01	Under review			
*303-18-02	Under review			

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

Planning & Zoning Monthly Report
OCTOBER 2018

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
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house

Planning & Zoning Monthly Report
OCTOBER 2018

**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
OCTOBER, 2018**

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*08/29/18	99-16-01	Two tracts of land comprising 6.9 acres located in the N ½ of the SW ¼ of the NW ¼ of Section 13, Colfax Township; 972 County Road 500E, Ivesdale, Illinois PIN: 05-25-13-100-007 & 008	A detached storage building for a seed research facility
*08/29/18	99-16-02	A 24.53 acre tract of land located in the E ½ of the NE ¼ of Section 32, Kerr Township; 2685 County Road 3100N, Penfield, Illinois PIN: 13-06-32-200-005	A single family home with attached garage
*08/29/18	102-16-01	Lot 5, Summer Field Place Subdivision, Section 32, Champaign Township; 4210 Summer Field Road, Champaign, Illinois PIN: 03-20-32-329-009	A detached garage
*10/17/18	77-16-01	Lots 35, 36, 37 & 38 of Homer Lake 1 st Subdivision, Section 30, Ogden Township; 1356 County Road 2550E, Ogden, Illinois PIN: 17-24-30-251-022	A detached storage shed
*10/17/18	78-16-01	Lot 2 of the Marlow Subdivision Replat and a 1 acre parcel immediately south of Lot 2, Section 18, East Bend Township; 677 County Road 3350N, Fisher, Illinois PIN: 10-02-18-200-017 & 019	An addition to an existing single family home, a detached storage shed, an addition to an existing detached storage shed and a gazebo
*10/17/18	82-16-04	The West 40 rods of the South 20 rods of the N ½ of the NE ¼ of Section 1, St. Joseph Township; 1774 County Road 2350E, St. Joseph, Illinois PIN: 28-22-01-200-003	A single family home with attached garage
*10/17/18	89-16-01	A 2.62 acre tract of land located in the NE Corner of the N ½ of the SE ¼ of Section 16, Compromise Township; 2721 County Road 2100E, Gifford, IL PIN: 06-10-16-400-007	A detached storage shed
*10/17/18	90-16-01	A 1.88 acre tract of land located in the SE ¼ of the SW ¼ of Section 29, Tolono Township; 728 County Road 700N, Tolono, Illinois PIN: 2926-29-300-007	A garage addition attached to an existing single family home by a breezeway

Planning & Zoning Monthly Report
OCTOBER 2018

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2018

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*10/17/18	90-16-02	Two tracts of land comprising five acres located in the NW Corner of the NW ¼ of Section 32, East Bend Township; 703 County Road 3100N, Fisher, Illinois PIN: 10-02-32-100-009	A detached garage
*10/17/18	91-16-01	A 1.99 acre tract of land located in the SW ¼ of the W ½ of the West 100 acres in the SE ¼ of Section 8, Sadorus Township; 150 County Road 400N, Ivesdale, Illinois PIN: 22-31-08-400-005	A detached storage shed for agriculture use only – seed storage
10/17/18	242-17-01 FP	Lot 57, Woodard's Heather Hills 3 rd Plat, Section 2, St. Joseph Township; 2244 Heather Hills Dr., St. Joseph, IL PIN: 28-22-02-152-015	An addition to an existing single family home
10/17/18	95-18-02	A tract of land located in the NE ¼ of Section 9, St. Joseph Township; 2071 County Road 1700N, St. Joseph, IL PIN: 28-22-09-200-005	A single family home with attached garage
10/24/18	207-18-01	Two tracts of land located in the NE ¼ of the SE ¼ of Section 18, Rantoul Township; 2749 County Road 1900E, Rantoul, Illinois PIN: 20-18-18-400-009 & 010	An addition to an existing detached agriculture storage shed
10/24/18	205-18-01	Two tracts of land comprising 30.3 acres located in the SE ¼ and the SW ¼ of Section 20, Rantoul Township; 1946 County Road 2600N, Thomasboro, Illinois PIN: 20-10-20-300-004 & 007	Construct a detached storage shed for agriculture equipment

MONTHLY REPORT for NOVEMBER 2018¹

Champaign County
Department of



**Brookens Administrative
Center**

1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning cases was filed in November and three cases were filed in November 2017. The average number of cases filed in November in the preceding five years was 2.0.

Three Zoning Board of Appeals (ZBA) meetings were held in November and five cases were completed. No ZBA meetings were held in November 2017 and no case was completed. The average number of cases completed in November in the preceding five years was 2.0.

By the end of November there were 7 cases pending. By the end of November 2017 there were 11 cases pending.

Table 1. Zoning Case Activity in November 2018 & November 2017

Type of Case	November 2018 3 ZBA meetings		November 2017 0 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	2	0
SFHA Variance	0	0	0	0
Special Use	1	4	1	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	5	3	0
Total cases filed (fiscal year)	29 cases		26 cases	
Total cases completed (fiscal year)	24 cases		29 cases	
Cases pending*	7 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 79.0% or the equivalent of 4.7 full time staff members (of the 6 authorized) present on average for each of the 19 work days in November.

Subdivisions

No County subdivision application was received in November and one subdivision was approved (Case 201-18). 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:

- 11 permits for 14 structures were approved in November compared to 9 permits for 6 structures in November 2017. The five-year average for permits in November in the preceding five years was 12.2.
- 27 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 2016, August 2016, July 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, and March 2014).
- 7.3 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$841,179 was the reported value for the permits in November compared to a total of \$580,310 in November 2017. The five-year average reported value for authorized construction in November was \$1,554,297.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, March 2017, 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, and February 2014).
- \$3,021 in fees were collected in November compared to a total of \$1,550 in November 2017. The five-year average for fees collected in November was \$2,644.
- 31 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including November 2018, September 2018, March 2018, February 2018, January 2018, December 2017, October 2017, May 2017, March 2017, 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, and February 2014).

Table 2. Zoning Use Permits Approved in November 2018

Planning & Zoning Monthly Report
NOVEMBER 2018

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				4	0	1,355,000
Other				21	0	1,629,097
SINGLE FAMILY Resid.: New - Site Built				20	14,363	5,605,819
Manufactured				1	189	70,000
Additions	1	145	120,000	25	5,069	1,768,056
Accessory to Resid. Accessory to Residential	4	518	97,179	31	6,772	961,118
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	7.25 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				2	33	0
Neighborhood				7	0	0
COMMERCIAL: New	1	1,493	180,000	2	2,246	455,000
Other	1	865	400,000	3	2,543	862,000
INDUSTRIAL: New				1	762	50,000
Other				1	553	2,402,400
OTHER USES: New						
Other				3	2,151	1,645,638
SIGNS				1	222	2,295
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	4	0	44,000	21	1,145	154,200
TOTAL APPROVED	11/7	\$3,021	\$841,179	143/113	\$36,048	\$16,960,623

*11 permits were issued for 7 structures in November 2018; 11 permits require inspection and Compl. Certif.

◇143 permits have been issued for 113 structures since 1/1/18

NOTE: Home occupations and Other permits (change of use, temporary use) total 26 since 1/1/18, (this number is not included in the total number of structures).

There were 6 Zoning Use Permit Apps. *received* in November 2018 and 3 of those were

Planning & Zoning Monthly Report
NOVEMBER 2018

approved.

8 Zoning Use Permit App.s *approved* in November 2018 had been *received* in prior months.

Planning & Zoning Monthly Report
NOVEMBER 2018

- There were also 4 lot split inquiries and 181 other zoning inquiries in November.
- Three rural addresses were issued in November and one rural address was changed.
- Minutes were completed for one ZBA meeting and started for one other ZBA meeting.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2018

	November 2018	2018 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	1.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval November authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	2.80 acres ³	4.8 acres
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 did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	2.25 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	0.0 acres	8.03 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		
3. Subdivision Case 201-18 Slinger's Country Club Subdivision.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in November.
- No zoning compliance certificates were issued in November so the total of 69 for the year remains. The 2018 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

Planning & Zoning Monthly Report
NOVEMBER 2018

Table 4 contains the detailed breakdown of enforcement activity for November 2018 and can be summarized as follows:

- 2 new complaints were received in November compared to 3 new complaint received in November 2017. No complaint was referred to another agency in November and no complaints were referred to another agency in November 2017.
- 6 enforcement inspections were conducted in November compared to 14 inspections in November 2017. None of the 2018 inspections were for a new complaint.
- One contact was made prior to written notification in November and none was made in November 2017.
- 7 investigation inquiries were made in November for an average of 1.8 per week in November. The 2018 budget anticipates an average of 2.8 initial investigation inquiries per week.
- Three First Notices and one Final Notice was issued in November and no First Notices and no Final Notices in November 2017. The 2018 budget anticipated a total of 32 First Notices for 2018.
- No cases were referred to the State's Attorney's Office in November and none were referred in November 2017. The 2018 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2018.
- 2 cases were resolved in November and 2 cases were resolved in November 2017. The 2018 budget anticipated a total of 60 resolved cases in 2018.
- 382 cases remain open at the end of November compared to 352 open cases at the end of November 2017.
- 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. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
 4. Continued coordinating with IEPA and IDPH regarding enforcement issues related to a nonconforming manufactured home park.
 5. Responded to miscellaneous inquiries including but not limited to the following:
 - assisted the Director in drafting a response to a request for extra payment for demolition at 504 South Dodson Drive, Urbana;
 - coordinated the demolition permit for the dangerous structure at 202 Brady Lane, Urbana;
 - provided information to the Senior Planner to use in preparing the second Abandoned Properties Program grant application;

Planning & Zoning Monthly Report
NOVEMBER 2018

- coordinated with the Sheriff’s Office regarding squatter’s living in a dangerous structure in Foosland;
- followed up on three different barking dog complaints;
- followed up on a proposed “hotel” to be built at a local country club;
- facilitated resolution of neighbor complaints about a home occupation at {address}
- coordinated with the owner and the IEPA regarding clean-up of the collapsed structure at 1807 East Leverett Road, Champaign;
- responded (second time) to an inquiry regarding two nonconforming lots in the St. Joseph ETJ;
- researched possible de-annexation of the property at 2207 East Perkins Road, Urbana and discussed repercussions with the property owner;

APPENDIX

A Zoning Use Permit Activity In November 2018

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

Planning & Zoning Monthly Report
NOVEMBER 2018

Table 4. Enforcement Activity During November 2018

	FY2017 TOTALS ¹	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug. 2018	Sep. 2018	Oct. 2018	Nov. 2018	Dec. 2018	TOTALS ¹ FY2018
Complaints Received	72	4	1	11	11	2	9	6	6	2	3	2		57
Initial Complaints Referred to Others	9	1	0	0	0	0	0	0	0	0	0	0		1
Inspections	428	11	73	24	30	67	51	36	50	11	43	6 ⁴		402 ⁵
Phone Contact Prior to Notice	8	1	1	1	0	0	1	0	0	0	0	1		5
First Notices Issued	19	3	2	1	1	6	8	0	1	1	1	3		27
Final Notices Issued	5	1	1	0	0	8	5	0	2	1	1	1		20
Referrals to State's Attorney	3	0	0	0	0	2	0	0	1	1	4	0		8
Cases Resolved ²	41	4	6	1	1	3	6	2	3	0	1	2 ⁶		29 ⁷
Open Cases ³	354	354	349	359	369	368	371	375	378	380	382	382		382 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 6 performed were for the 2 complaints received in November 2018.
5. 67 inspections of the 402 inspections performed in 2018 were for complaints received in 2018.
6. 0 of the resolved cases for November 2018, were received in November 2018.
7. 9 of the cases resolved in FY 2018 were for complaints that were also received in FY 2018.
8. Total open cases include 13 cases that have been referred to the State's Attorney (previously reported as 21 cases), one of which

Planning & Zoning Monthly Report
NOVEMBER 2018

_____ was referred as early as 2009. 2 of the 13 cases are currently active cases in Champaign County Circuit Court.

Planning & Zoning Monthly Report
NOVEMBER 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
289-18-02 AG-1	A tract of land located in the SW ¼ of Section 14, Hensley Township, immediately North of the Thor-O-Bred Acres Subdivision, Section 14, Hensley Township; 2130 County Road 1000E, Champaign, Illinois PIN: 12-14-14-300-007	Hindu Temple and Cultural Society	10/16/18 11/05/18	Construct an addition to an existing Temple and Cultural Center
290-18-02 AG-2	A 7 acre tract of land located in the West ½ of the NE ¼ of the NE ¼ of Section 10, Mahomet Township; 1214 N. Lombard Street, Mahomet, Illinois PIN: 15-13-10-226-006	Tim Culver	10/17/18 11/15/18	Construct a detached building for a Contractor's Facility with Outdoor Storage and Operations, <i>Classic Plumbing Systems, Inc.</i>
298-18-01 AG-1	A 1.37 acre tract of land located in the NW ¼ of Section 33, Harwood Township; 3058 County Road 2000E, Rantoul, IL PIN: 11-04-33-100-003	Linda Gehrt	10/25/18 11/06/18	Construct a detached garage
298-18-02 AG-1	A two acre tract in Part of the NW ¼ of Section 4, St. Joseph Township; 1762 County Road 2000E, St. Joseph, Illinois PIN: 28-22-04-100-004	Ronald Peters	10/25/18 11/07/18	Construct a detached garage
302-18-01 AG-2	A three acre tract of land located in the SE ¼ of the SE ¼ of Section 16, Stanton Township; 2121 County Road 2100E, St. Joseph, IL PIN: 27-16-16-400-007	Curtis and Tara Stegall	10/29/18 11/08/18	A solar array
302-18-02 AG-2	Part of the W ½ of the S ½ of the SE ¼ of Section 21, Somer Township; 1410B E. Ford Harris Road, Urbana, Illinois PIN: 25-15-21-451-009	Dale B. Manthei	10/29/18 11/16/18	A solar array

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

Planning & Zoning Monthly Report
NOVEMBER 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
303-18-01 AG-1	A 5.07 acre tract of land in the SW Corner of the E ½ of the SE ¼ of Section 7, East Bend Township; 676 County Road 3400N, Foosland, IL PIN: 10-02-07-400-008	Joe and Cindy Grosso	10/30/18 11/09/18	Construct a sunroom and a bedroom/bath addition to an existing single family home
303-18-02 AG-1	A tract of land located in the N ½ of the SW ¼ of Section 25, Scott Township; 1326 County Road 500E, Champaign, Illinois PIN: 23-19-25-300-008	Brett and Diane Dean	10/30/18 11/09/18	Demolish the existing home and grade the area of the home to a level surface
306-18-01 R-1	Lot 53, Brookshire Third Subdivision, Section 23, Champaign Township; 1709 Harrington Drive, Champaign, Illinois PIN: 03-20-23-353-011	Charlotte Brown	11/04/18 11/14/18	Demolish a single family home with attached garage and return the surface to a level grade
311-18-01 R-2	The North ½ of Lots 9 & 10, except the South 46.5' thereof, in Block 2 of M. W. Busey's Sub. of Part of the NW ¼ of the NE ¼ of Section 15, Urbana Township; 202 Brady Lane, Urbana, Illinois PIN: 30-21-15-205-014	John Buhs	11/07/18 11/08/18	Demolish the existing single family home, returning the ground to a level grade
*313-18-01	Under review			
323-18-01 R-2	Lot 105, Dobbins Down 2 Subdivision, Section 2, Champaign Township; 2306 Welland Drive, Champaign, Illinois PIN: 03-20-02-128-003	Linda Kauffman	11/04/18 11/27/18	Demolish a single family home with attached garage 7 return the surface to a level grade
*324-18-01	Under review			
*332-18-01	Under review			

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

Planning & Zoning Monthly Report
NOVEMBER 2018

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
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house