

CASES 858-AM-16 and 859-S-16

PRELIMINARY MEMORANDUM

January 5, 2017

Petitioner: Abigail Frank, Amber Barnhart, Trent Barnhart, and Donald Barnhart

Case 858-AM-16

Request: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use with associated waiver in related Zoning Case 859-S-16.

Case 859-S-16

Request: Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related Zoning Case 858-AM-16 with the following waiver to the standard conditions for an Outdoor Commercial Recreational Enterprise:

Authorize a waiver for an Outdoor Commercial Recreational Enterprise that is 185 feet from a residential use in lieu of the minimum required 200 feet separation distance.

Location: Four different tracts of land totaling 35.15 acres in the East Half of the Northwest Quarter of Section 4 of Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township and commonly known as the farmstead located east of Barnhart Prairie Restoration at 1433 East Old Church Road, Urbana.

Site Area: Map amendment subject property is 4 parcels totaling 35.15 acres; Special Use Permit subject property is a 4.54-acre part of those 4 parcels.

Time Schedule for Development: As soon as possible

Prepared by: **Susan Chavarria**
Senior Planner

John Hall
Zoning Administrator

BACKGROUND

Co-petitioner Amber Barnhart owns the 8.23 acre tract with the machine shed that is proposed to be converted to an events center, as well as the 1-acre property north of that tract. Co-petitioner Abigail Frank resides on the 8.23-acre tract and proposes the events center that is the subject of Special Use Permit case 859-S-16. Signatory Donald Barnhart owns the 17.82-acre property surrounding the 8.23 acre tract, which will include part of the proposed access drive to the events center and overflow parking for

the events center. Signatory Trent Barnhart owns the 8.1-acre property along Old Church Road west of the existing access drive to the 8.23 acre tract, which will include part of the proposed access drive to the events center. Attachment F is a map showing the proposed Map Amendment and Special Use Permit subject properties.

Ms. Frank proposes to renovate and construct an addition to the existing machine shed to create a 350 guest capacity event center. They would like to operate throughout the year, with mostly weekend events. She proposes to construct a septic system for the events center, and has worked with Public Health to determine what she would need to meet demand from 350 guests. She has had Sims drilling do a well analysis, which has shown the existing well has sufficient flow to meet the needs of the event center. She is communicating with her family members, who own surrounding land, including the Barnhart Prairie Restoration. They all prioritize preserving the prairie and using design elements that will minimize impact on this privately owned Illinois Nature Preserve.

Current zoning does not allow Private Indoor Recreational Developments or Outdoor Commercial Recreation Enterprises without a Special Use Permit. The Petitioners seek to rezone to AG-2 to allow this type of establishment.

EXISTING LAND USE AND ZONING FOR THE MAP AMENDMENT SUBJECT PROPERTY

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Residential	AG-1 Agriculture (Proposed rezoning to AG-2)
North	Agriculture (U of I) <i>Note: UIUC South Farms Livestock Facility is 0.66 mile west of the subject property on north side of Old Church Road</i>	AG-1 Agriculture
East	Residential, Agriculture	AG-1 Agriculture
West	Barnhart Prairie, Agriculture	AG-1 Agriculture
South	Agriculture	AG-1 Agriculture

EXTRATERRITORIAL JURISDICTION

The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the City.

The subject property is located within Philo Township, which does not have a Planning Commission.

SENSITIVE NATURAL AREAS

The Natural Resource Report completed by the Champaign County Soil and Water Conservation District states, “the Illinois Natural Heritage Database shows the following protected resource may be in the vicinity of the project location: Barnhart Prairie INAI Site, Barnhart Prairie Restoration, and Franklin’s Ground Squirrel”.

On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.

The Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017, indicates the 80-acre "Prairie Easement" that is the Illinois Preserve and its proximity to the proposed event center.

PROPOSED SEPTIC SYSTEM

The Petitioners would install a new septic system for the events center on the west side of the barn in addition to the existing, separate septic system for the residence. This will be adjacent to the Barnhart Prairie. Michael Flanagan at Champaign Urbana Public Health District stated in an email received December 13, 2016, that the planned system has sufficient capacity for the demand of 350 guests. He stated that Dan Magruder, a licensed septic contractor that she contacted about this system, agreed that there is enough space to install the required components. The Petitioner is waiting for approval of the Map Amendment and Special Use Permit before hiring a contractor to install the system. Because of this, no formal application has been made for construction with the Health Department.

ACCESS DRIVEWAY OPTIONS

The Site Plan received September 27, 2016, showed a new access driveway for the events center off Old Church Road, approximately 175 feet west of the existing residential access drive centerline. Staff discussed how this might be an improvement given that it is farther away from the intersection of Philo Road at Old Church Road, but also expressed concern about the proposed access drive removing Best Prime Farmland from agricultural use.

The petitioner submitted a Revised Site Plan received January 4, 2017, which included 2 access drive alternatives:

- The first page of the Revised Site Plan corrected the alignment of the straight access drive to reflect that it will not be located on the Barnhart Prairie.
- The second page of the Revised Site Plan (with alternative access drive) shows how the proposed access drive for the events center could align around the south and west edges of Trent Barnhart's 8.1-acre part of the subject property rather than traversing straight through farmland to connect with Old Church Road (CR 1200N).

The petitioner has expressed that she is open to either option, although the original option would be preferred for financial reasons. In an email received January 3, 2017, co-petitioner Abigail Frank stated that co-petitioner Trent Barnhart does not have a problem with putting an access drive through his 8.1-acre property.

PROPOSED PARKING

The Petitioners propose to install a 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; the petitioners anticipate starting with 70 spaces and increasing as demand requires. The petitioner also proposes to install 6 accessible parking spaces with concrete pavement directly north of the events center. The parking area does not require

screening because it is at least 100 feet away from any lot with a residential use. The parking area would be located partially on the 8.23-acre part of the subject property and partially on Donald Barnhart's 17.82-acre part of the subject property.

LETTERS RECEIVED

The following letters were received in support of the proposed events center:

- A letter received December 19, 2016, from the nearest neighbors Duane and June Schwartz, who reside at 1501 E Old Church Road, Urbana (directly south of the Philo Road intersection). They support approval for the events center.
- A letter received December 29, 2016, from Amber Barnhart, owner of the 8.23 acre part of the subject property which includes the proposed events center; she is the mother of co-petitioner Abigail Frank.
- A letter received January 3, 2017, from Jeremy Ayers, who farms the land surrounding the Barnhart homestead.
- A letter received January 4, 2017, from Donald Barnhart, owner of the 17.82-acre property surrounding the 8.23 acre tract; he is an uncle of co-petitioner Abigail Frank.
- A letter received January 4, 2017, from Trent Barnhart, owner of the 8.1-acre property along Old Church Road west of the existing access drive to the 8.23 acre tract; he is an uncle of co-petitioner Abigail Frank.

BEST PRIME FARMLAND AND LESA RATING

Land Evaluation and Site Assessment (LESA) analysis was completed for both the Map Amendment subject property and the Special Use Permit subject property. Regarding the LE score, for both geographies, soils are considered Best Prime Farmland because at least 10% of the soils have an LE score greater than 91, even though their overall LE scores are less than 91. Note that the Natural Resource Report completed by the Champaign County Soil and Water Conservation District received November 21, 2016, calculates the overall LE score, but does not include the 10% rule that is part of the Zoning Ordinance definition of Best Prime Farmland. Staff has consulted with CCSWCD and has requested that future Natural Resource Reports mention the 10% rule.

Regarding the SA portion of the analysis, the map amendment subject property had an SA score of 164 out of 200, for an overall LESA score of 255. This falls under the highest protection rating in LESA, which is "very high rating for protection". The Special Use Permit subject property had an SA score of 143 out of 200, for an overall LESA score of 229. This falls under the second highest protection rating in LESA, which is "high rating for protection".

DECISION POINTS

Staff is concerned about the impacts an events center will have on the sensitive natural and agricultural land in the area, and potential traffic safety issues given the rural road cross-section. The following decision points can be found in the Finding of Fact for Map Amendment Case 858-AM-16:

- Goal 4 and Objectives 4.1, 4.2, 4.3, and their subsidiary policies;
- Goal 5 and Objective 5.1 and Policy 5.1.4;

- Goal 7, Objective 7.1 and Policy 7.1.1;
- Goal 8, Objectives 8.1, 8.6, and their subsidiary policies;
- LaSalle Factor E and Sinclair Factors G and H; and
- Purposes of the Zoning Ordinance 2.0(b), (c), and (n).

PROPOSED SPECIAL CONDITIONS

The following special condition is proposed for Case 858-AM-16:

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

The following special conditions are proposed for Case 859-S-16:

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 858-AM-16 by the County Board.**

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

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

- B. **A Zoning Compliance Certificate certifying compliance with all special conditions in this zoning case shall be received within 12 months of receiving a Zoning Use Permit for construction of the additions to the events center.**

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

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

- C. **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.

- D. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Private Indoor Recreational Development/Outdoor Commercial Recreational Enterprise until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

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

- E. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

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

That events held on the subject property adequately consider prior noise complaints and current neighbors.

- G. **No parking shall occur in the public street right of way.**

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

That the proposed Special Use is not injurious to pedestrians and motorists on Old Church Road.

- H. **There are no limits to the number of events that may be held at the proposed special use and no limit as to when events may occur during the calendar year.**

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

A clear understanding that there are no limits on the number of events or limits on when events may occur.

- I. **The Special Use is subject to the approval of Case 858-AM-16.**

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

That it is consistent with the intent of the ordinance and the ZBA recommendation for Special Use.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Proposed Site Plan received September 27, 2016
- C Proposed Schematic Design Set for Bluestem Hall received September 27, 2016
- D Revised Site Plan received January 4, 2017
- E Revised Site Plan with Alternate Access Drive received January 4, 2017
- F Map of proposed Map Amendment and Special Use Permit subject properties created by staff on January 3, 2017, in consultation with Abigail Frank
- G LRMP Land Use Goals, Objectives, and Policies
- H LRMP Appendix of Defined Terms
- I Right to Farm Resolution 3425
- J Well analysis letter from Sims Drilling received October 19, 2016

Abigail Frank
JANUARY 5, 2017

- K Onsite Soil Evaluation for Septic Filter Field by Roger D. Windhorn, MS received October 27, 2016
- L Natural Resource Report from the Champaign County Soil and Water Conservation District dated October 31, 2016 and received November 21, 2016
- M Preliminary EcoCAT consultation completed online December 8, 2016
- N Email regarding Septic System from Michael Flanagan, received December 13, 2016
- O Lighting plan and specifications by RAB lighting, received December 30, 2016
- P Land Evaluation and Site Assessment Score Worksheet completed by staff on January 3, 2017
- Q Letter of Support from Duane and June Schwartz received December 19, 2016
- R Letter from Amber Barnhart received December 29, 2016
- S Letter from Jeremy Ayers received January 3, 2017
- T Email from Abigail Frank received January 3, 2017
- U Letter from Donald Barnhart received January 4, 2017
- V Letter from Trent Barnhart received January 4, 2017
- W Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017
- X Site Visit Photos taken December 7, 2016 and January 4, 2017
- Y Summary of Evidence, Finding of Fact, and Final Determination for Case 858-AM-16
- Z Summary of Evidence, Finding of Fact, and Final Determination for Case 859-S-16

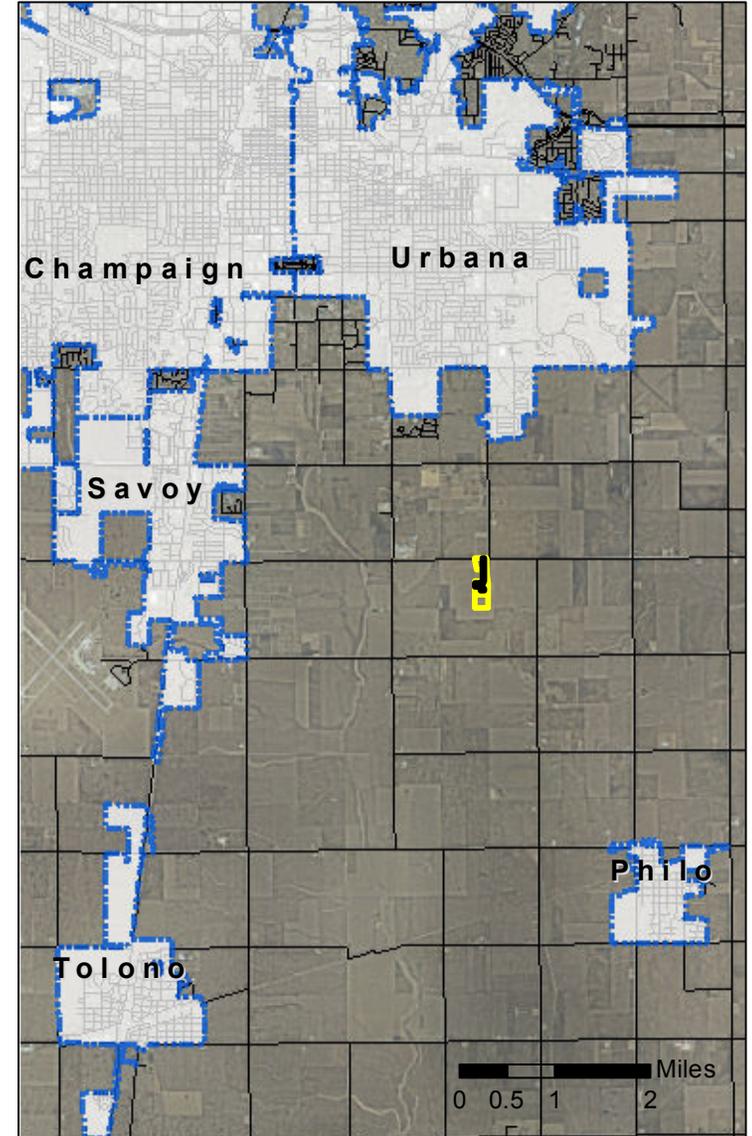
Location Map

Cases 858-AM-16 and 859-S-16
January 12, 2017

Subject Property



Property location in Champaign County



Legend

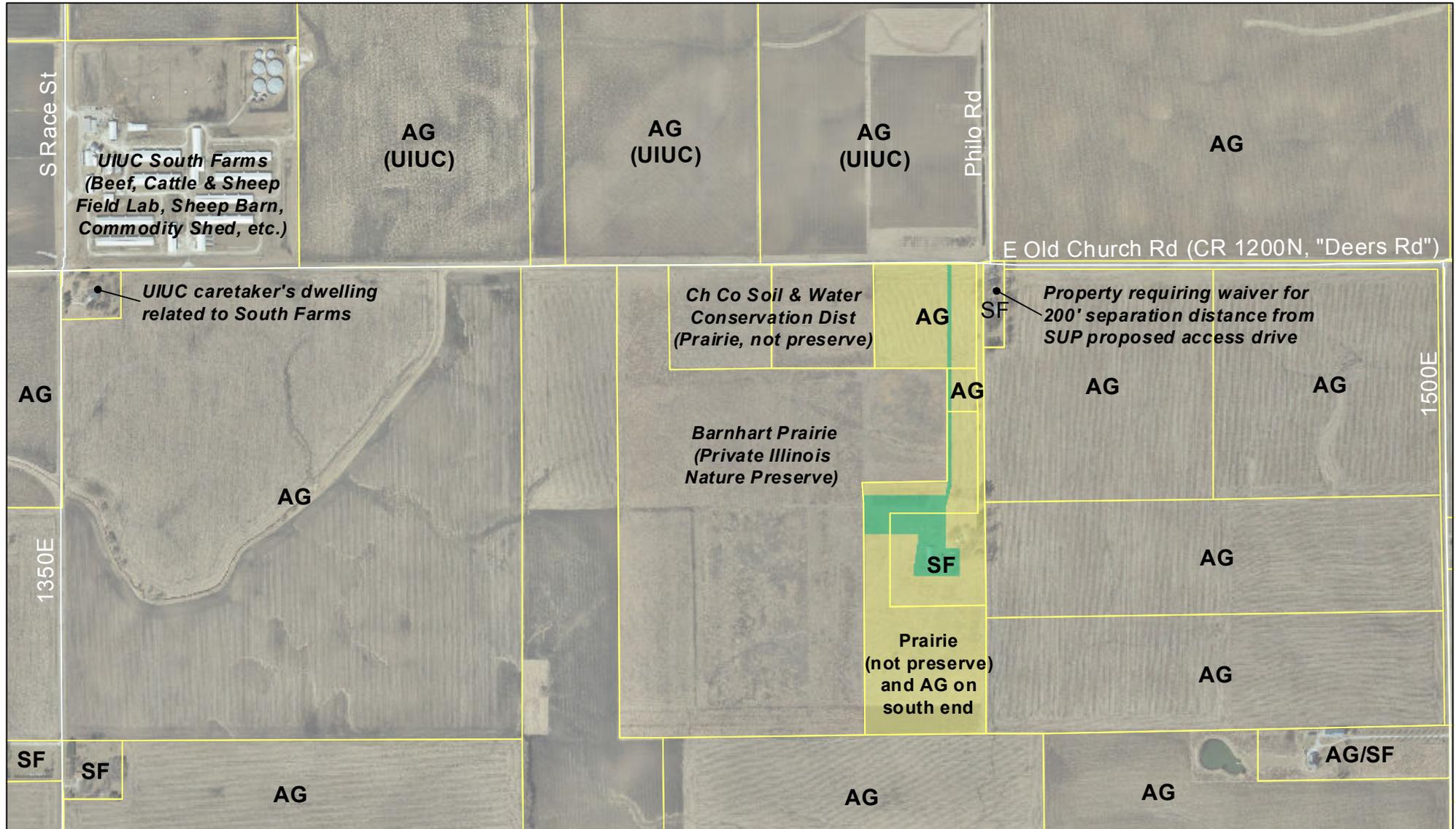
- SUP subject property
- Map Amendment subject property
- Corporate Limits
- Streets
- Parcels



Champaign County
Department of
PLANNING &
ZONING

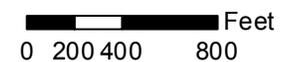
Land Use Map

Cases 858-AM-16 and 859-S-16
January 12, 2017



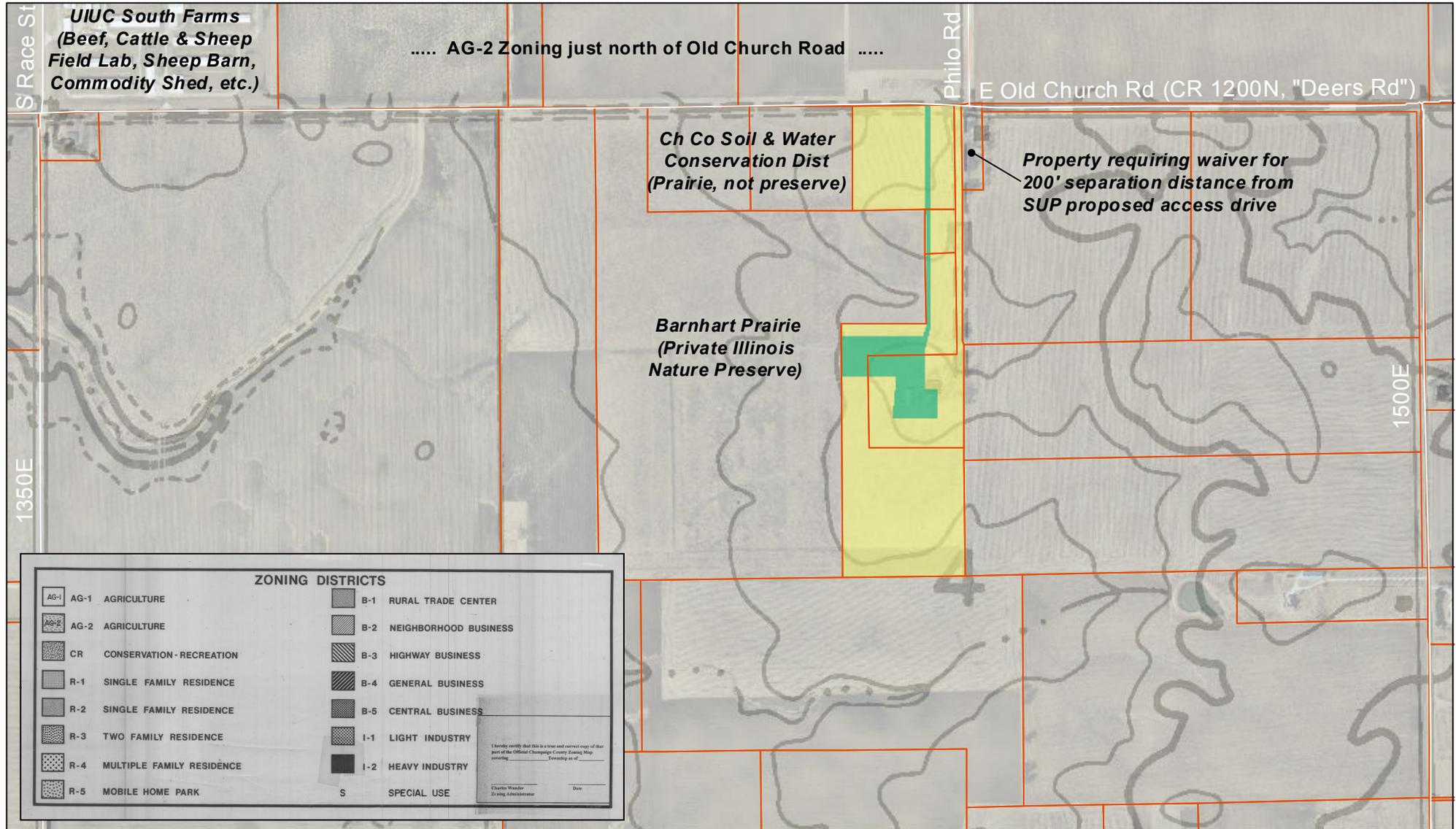
Legend

- Parcels
- SUP subject property
- Map Amendment subject property



Zoning Map

Cases 858-AM-16 and 859-S-16
January 12, 2017

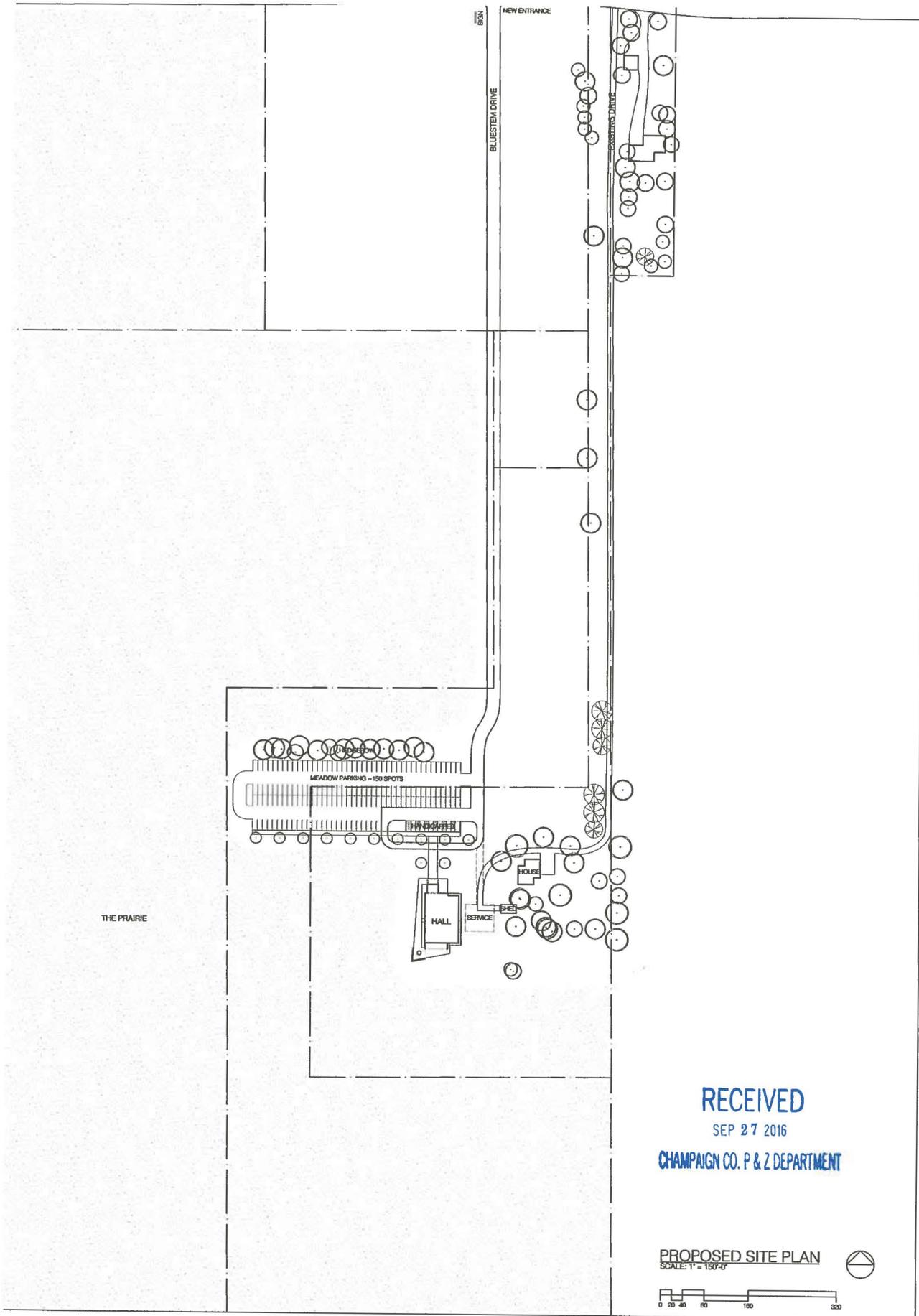


Legend

- Map Amendment subject property
- SUP subject property
- Parcels

0 200 400 800 Feet





THE PRAIRIE

BROWN

NEW ENTRANCE

BILBESTEM DRIVE

EXETER DRIVE

MEADOW PARKING - 150 SPOTS

TRASH ENCLOSURE

HALL

SERVICE

SHED

HOUSE

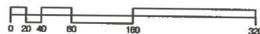
RECEIVED

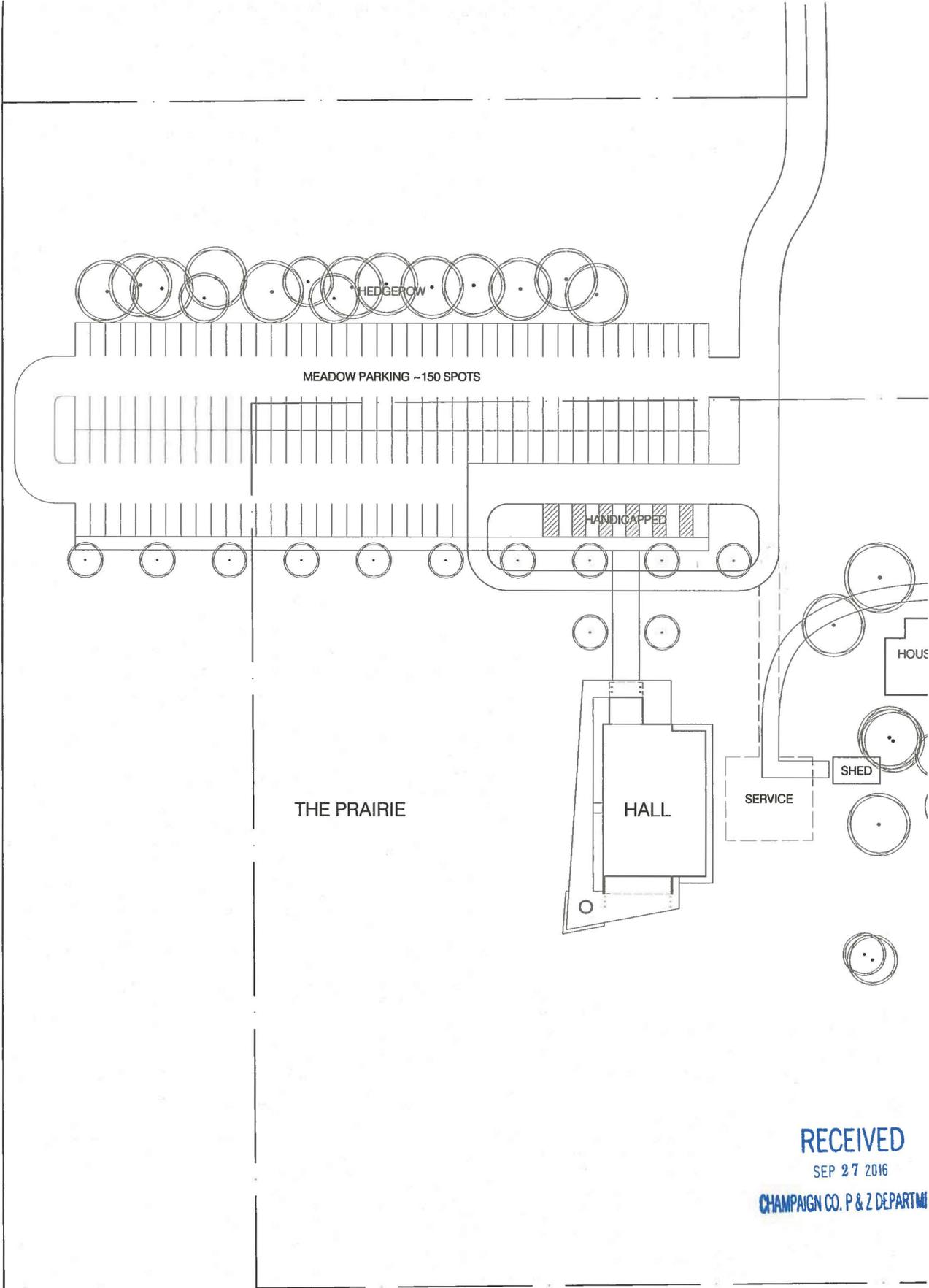
SEP 27 2016

CHAMPAIGN CO. P & Z DEPARTMENT

PROPOSED SITE PLAN

SCALE: 1" = 150'-0"





RECEIVED
 SEP 27 2016
 CHAMPAIGN CO. P & Z DEPARTMENT

PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"

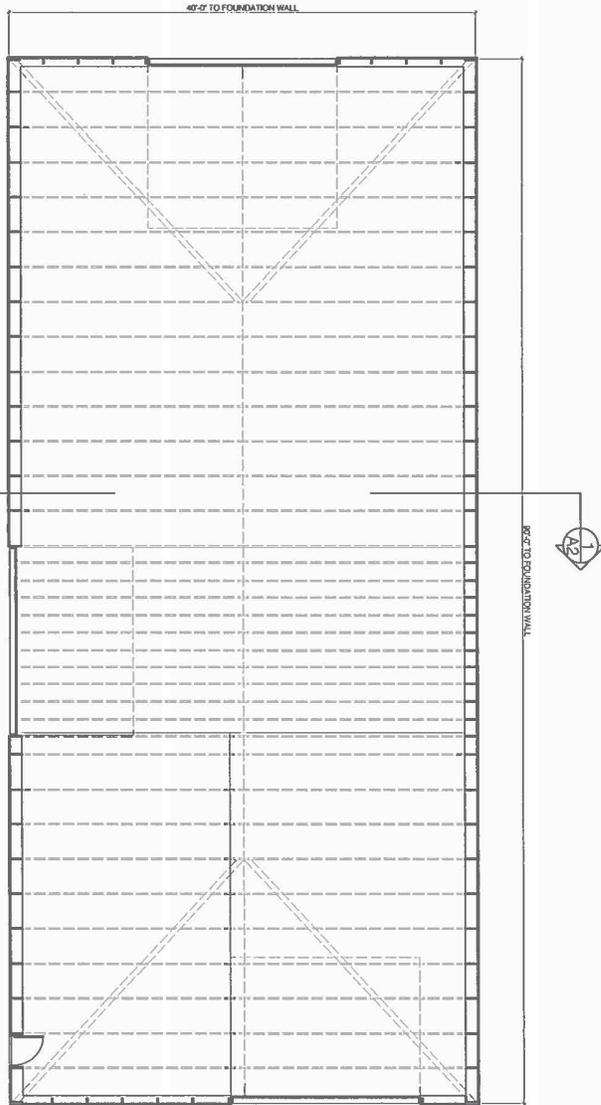




RECEIVED
SEP 27 2016
CHAMPAIGN CO. P & Z DEPARTMENT

BLUESTEM HALL

SCHEMATIC DESIGN SET 08.29.16



1 EXISTING FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED

DATE 08 2

DRAWN BY

SCALE AS 1/8"

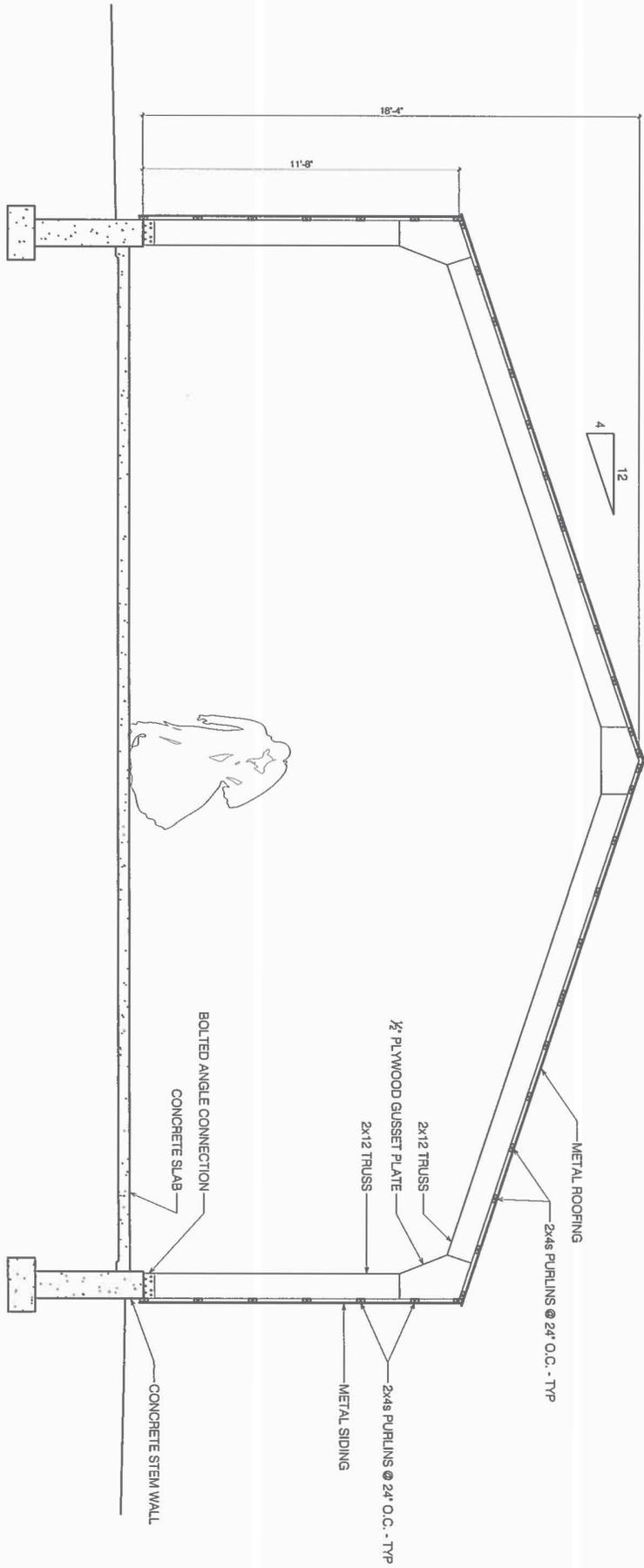
JOB # 1

DRAWING

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
URBANA, ILLINOIS

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

A



1 EXISTING BUILDING SECTION
 A2 SCALE: 1/4" = 1'-0"

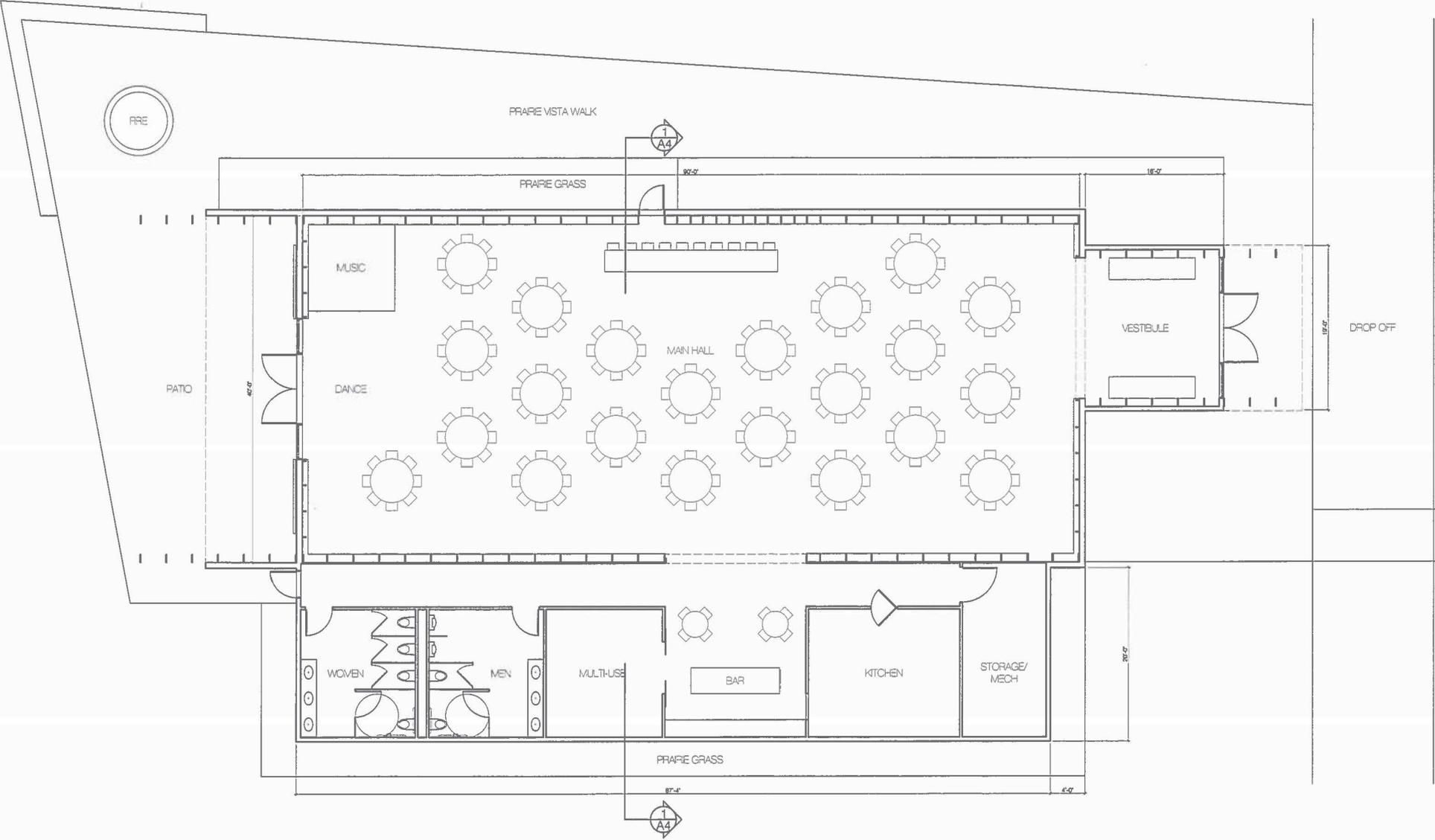
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED

BLUESTEM HALL
 REMODEL / ADDITION
 1413 E OLD CHURCH ROAD
 URBANA, ILLINOIS

RYAN REBER | ARC
 1918 HAGAN BLVD
 URBANA, IL 61801

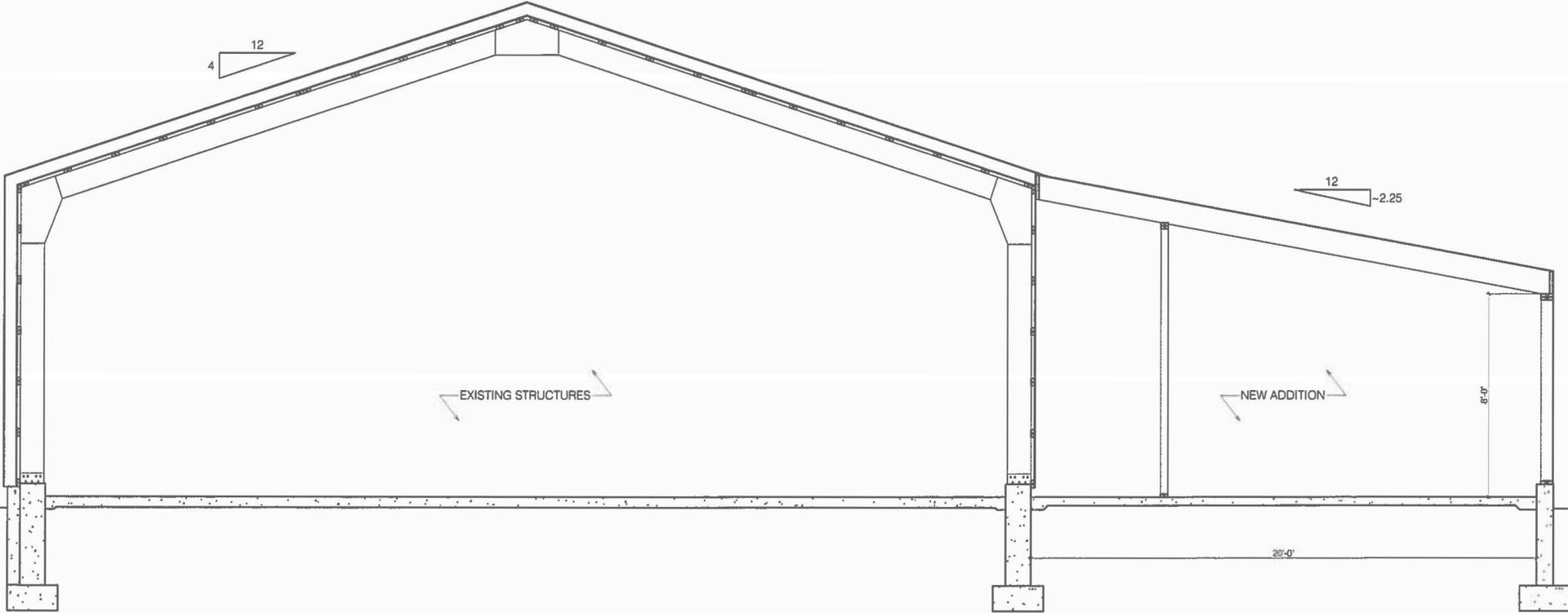
DATE 08.2
 DRAWN BY
 SCALE AS N
 JOB #
 DRAWING

A



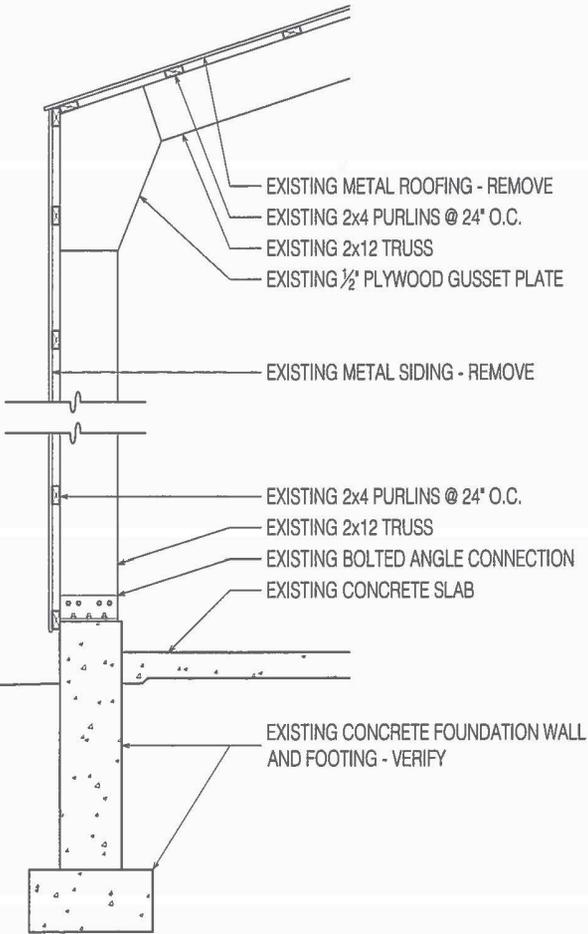
1 GRAND FLOOR PLAN
A3 SCALE: 3/8" = 1'-0"



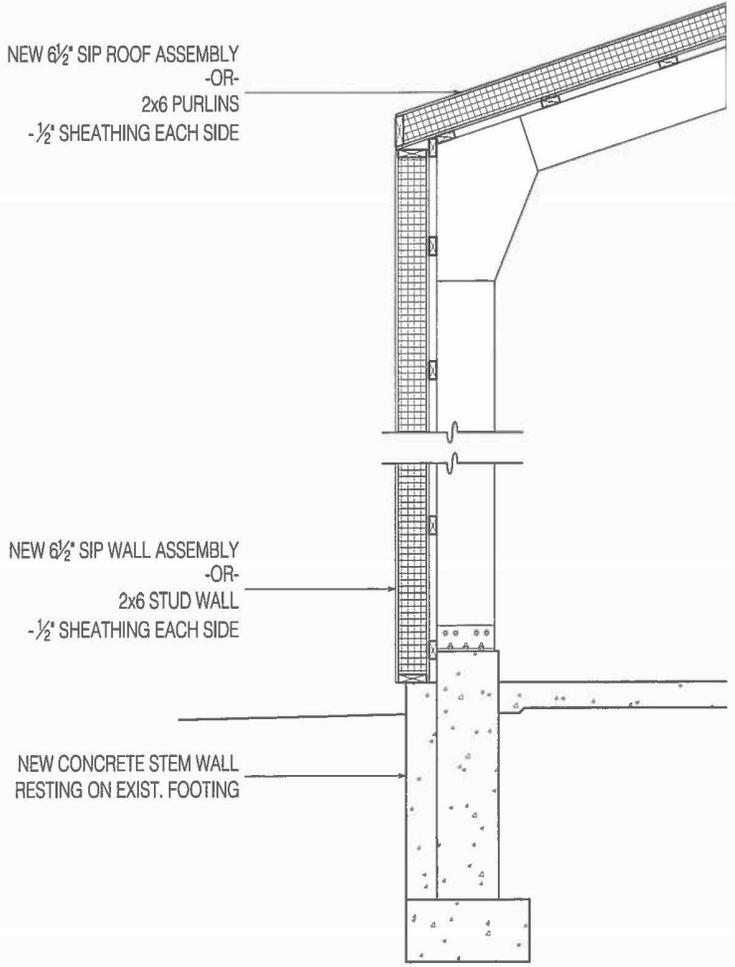


1 PROPOSED BUILDING SECTION
 A4 SCALE: 1/4" = 1'-0"

RYAN REFER I ARC
 R I I F S T E M H A I I
 THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND
 DATE
 DRAW
 SCAL
 JOB I
 DRAW



1 EXISTING WALL SECTION
A5 SCALE: 1/2" = 1'-0"



2 PROPOSED WALL SECTION
A5 SCALE: 1/2" = 1'-0"

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
INDIANA, ILLINOIS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED.

DATE 08.21
DRAWN BY
SCALE AS N
JOB # 1
DRAWING

A



1 NORTH ELEVATION
A6 SCALE 3/4" = 1'-0"



2 EAST ELEVATION
A6 SCALE 3/4" = 1'-0"

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
URBANA, ILLINOIS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED.

DATE 08.21
DRAWN BY
SCALE ASN
JOB # 1
DRAWING

A



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
URBANA, ILLINOIS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED BY THE ARCHITECT.

DATE: 08.21.17

DRAWN BY: [Name]

SCALE: AS IN

KEY: 1

DRAWING

A



1 NORTH EAST RENDERING
A8

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
URBANA, ILLINOIS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED

DATE 08.21
DRAWN BY
SCALE AS IN
JOB # 1
DRAWING

A



1 SOUTHWEST RENDERING
A9

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD
URBANA, ILLINOIS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED

DATE 08.21

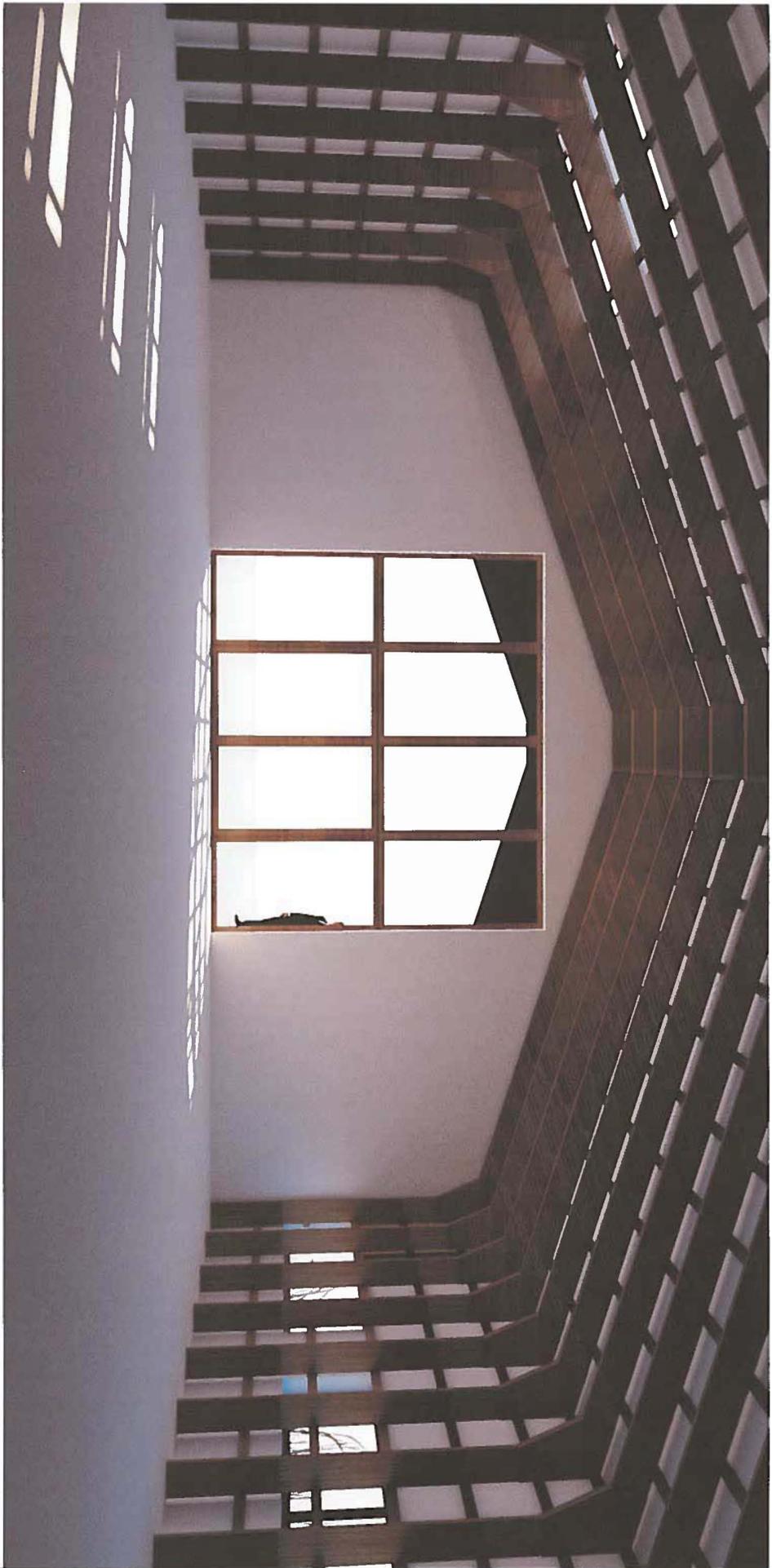
DRAWN BY

SCALE AS/N

SHEET 1

DRAWING

A



1 INTERIOR RENDERING
A10

RYAN REBER | ARC
1918 HAGAN BLVD
URBANA, IL 61801

BLUESTEM HALL
REMODEL / ADDITION
1413 E OLD CHURCH ROAD

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED.

DATE 08.2

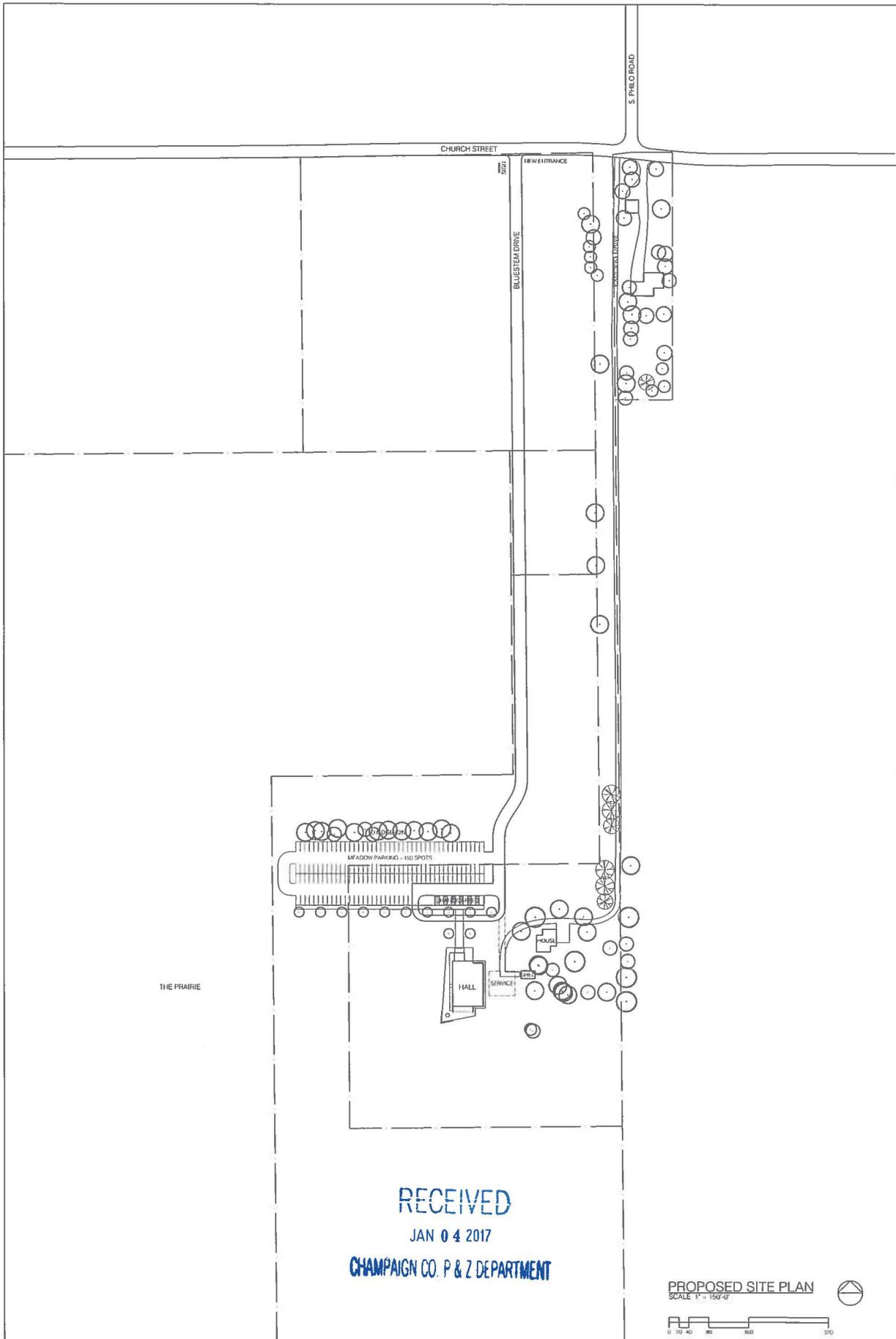
DRAWN BY

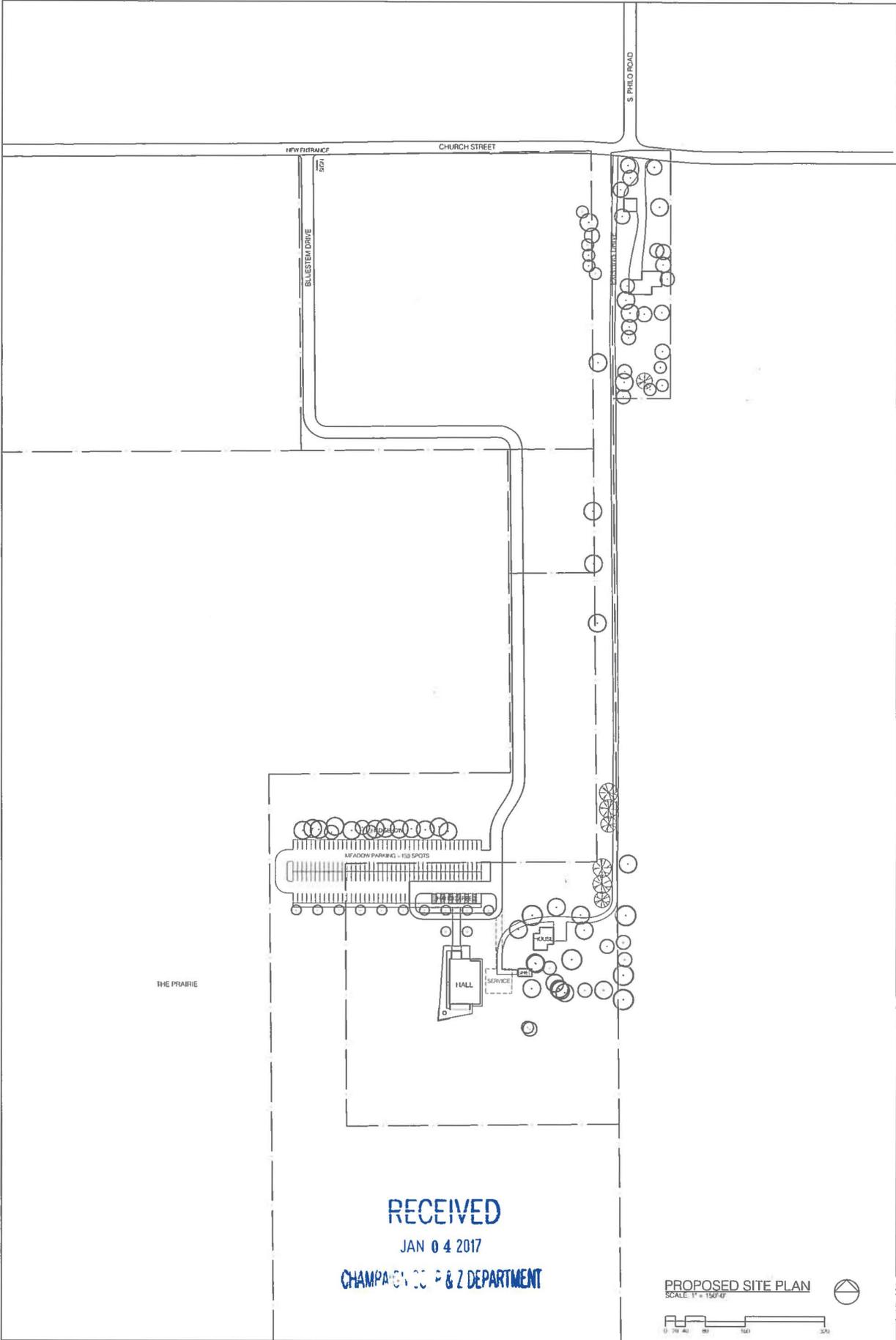
SCALE AS T

JOB #

THP/ARC

A1





THE PRAIRIE

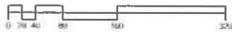
RECEIVED

JAN 04 2017

CHAMPAIGN CO P & Z DEPARTMENT

PROPOSED SITE PLAN

SCALE: 1" = 150'-0"



Proposed Map Amendment and Special Use Permit Areas

Cases 858-AM-16 and 859-S-16

January 12, 2017



Legend

-  8.23 acre co-petitioner property
-  4.54 acre SUP subject property
-  35.15 acre Map Amendment subject property
-  Parcels

0 75 150 300 Feet



Champaign County
Department of
PLANNING &
ZONING



Goal 1 Planning and Public Involvement

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

Goal 1 Objectives

Objective 1.1 Guidance on Land Resource Management Decisions

Champaign County will consult the Champaign County Land Resource Management Plan (LRMP) that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.

Objective 1.2 Updating Officials

Champaign County will annually update County Board members with regard to land resource management conditions within the County.

Objective 1.3 Incremental Updates

Champaign County will update the LRMP, incrementally, on an annual or biannual basis to make minor changes to the LRMP or to adjust boundaries of LRMP Future Land Use Map areas to reflect current conditions, (e.g., Contiguous Urban Growth Area, or Rural Residential Area).

Objective 1.4 Comprehensive Updates

Champaign County will comprehensively update the LRMP at a regular interval of no more than 15 or less than 10 years, to allow for the utilization of available updated census data and other information.

Goal 1 Objectives and Policies

Objective 1.1 Guidance on Land Resource Management Decisions

Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.

Objective 1.2 Updating Officials

Champaign County will annually update County Board members with regard to land resource management conditions within the County.

Policy 1.2.1

County planning staff will provide an annual update to County Board members with regard to land resource management conditions within the County.

Objective 1.3 Incremental Updates

Champaign County will update the LRMP, incrementally, on an annual or biannual basis to make minor changes to the LRMP or to adjust boundaries of LRMP Future Land Use Map areas to reflect current conditions, (e.g., Contiguous Urban Growth Area, or Rural Residential Area).

Policy 1.3.1

ELUC will recommend minor changes to the LRMP after an appropriate opportunity for public input is made available.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.



Objective 1.4 Comprehensive Updates

Champaign County will comprehensively update the LRMP at a regular interval of no more than 15 or less than 10 years, to allow for the utilization of available updated census data and other information.

Policy 1.4.1

A Steering Committee that is broadly representative of the constituencies in the County but weighted towards the unincorporated area will oversee comprehensive updates of the LRMP.

Policy 1.4.2

The County will provide opportunities for public input throughout any comprehensive update of the LRMP.

Goal 2 Governmental Coordination

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

Goal 2 Objectives

Objective 2.1 Local and Regional Coordination

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

Objective 2.2 Information Sharing

Champaign County will work cooperatively with other units of government to ensure that the Geographic Information Systems Consortium and Regional Planning Commission have the resources to effectively discharge their responsibilities to develop, maintain and share commonly used land resource management data between local jurisdictions and County agencies that will help support land use decisions.

Goal 2 Objectives and Policies

Objective 2.1 Local and Regional Coordination

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

Policy 2.1.1

The County will maintain an inventory through the LRMP, of contiguous urban growth areas where connected sanitary service is already available or is planned to be made available by a public sanitary sewer service plan, and development is intended to occur upon annexation.

Policy 2.1.2

The County will continue to work to seek a county-wide arrangement that respects and coordinates the interests of all jurisdictions and that provides for the logical extension of municipal land use jurisdiction by annexation agreements.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.



Policy 2.1.3

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

Objective 2.2 Information Sharing

Champaign County will work cooperatively with other units of government to ensure that the Geographic Information Systems Consortium and Regional Planning Commission have the resources to effectively discharge their responsibilities to develop, maintain and share commonly used land resource management data between local jurisdictions and County agencies that will help support land use decisions.

Goal 3 Prosperity

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 Objectives

Objective 3.1 Business Climate

Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.

Objective 3.2 Efficient County Administration

Champaign County will ensure that its regulations are administrated efficiently and do not impose undue costs or delays on persons seeking permits or other approvals.

Objective 3.3 County Economic Development Policy

Champaign County will maintain an updated Champaign County Economic Development Policy that is coordinated with and supportive of the LRMP.

Goal 4 Agriculture

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

Goal 4 Objectives

Objective 4.1 Agricultural Land Fragmentation and Conservation

Champaign County will strive to minimize the fragmentation of the County's agricultural land base and conserve farmland, generally applying more stringent development standards on best prime farmland.

Objective 4.2 Development Conflicts with Agricultural Operations

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

continued

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

**Objective 4.3 Site Suitability for Discretionary Review Development**

Champaign County will require that each *discretionary review* development is located on a suitable site.

Objective 4.4 Regulations for Rural Residential Discretionary Review

Champaign County will update County regulations that pertain to rural residential *discretionary review* developments to best provide for site specific conditions by 2010.

Objective 4.5 LESA Site Assessment Review and Updates

By the year 2012, Champaign County will review the Site Assessment portion of the Champaign County Land Evaluation and Site Assessment System (LESA) for possible updates; thereafter, the County will periodically review the site assessment portion of LESA for potential updates at least once every 10 years.

Objective 4.6 Protecting Productive Farmland

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

Objective 4.7 Right to Farm Resolution

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

Objective 4.8 Locally Grown Foods

Champaign County acknowledges the importance of and encourages the production, purchase, and consumption of locally grown food.

Objective 4.9 Landscape Character

Champaign County will seek to preserve the landscape character of the agricultural and *rural* areas of the County, and, at the same time, allow for potential *discretionary development* that supports agriculture or involves a product or service that is provided better in a *rural* area.

Goal 4 Objectives and Policies**Objective 4.1 Agricultural Land Fragmentation and Conservation**

Champaign County will strive to minimize the fragmentation of the County's agricultural land base and conserve farmland, generally applying more stringent development standards on *best prime farmland*.

Policy 4.1.1

Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.

Policy 4.1.2

The County will guarantee all landowners a *by right development* allowance to establish a non-agricultural use, provided that public health, safety and site development regulations (e.g., floodplain and zoning regulations) are met.

Policy 4.1.3

The *by right development* allowance is intended to ensure legitimate economic use of all property. The County understands that continued agricultural use alone constitutes a



reasonable economic use of *best prime farmland* and the *by right development* allowance alone does not require accommodating non-farm development beyond the *by right development* allowance on such land.

Policy 4.1.4 The County will guarantee landowners of one or more lawfully created lots that are recorded or lawfully conveyed and are considered a *good zoning lot* (i.e., a lot that meets County zoning requirements in effect at the time the lot is created) the *by right development* allowance to establish a new single family dwelling or non-agricultural land use on each such lot, provided that current public health, safety and transportation standards are met.

Policy 4.1.5

a. The County will allow landowner by *right development* that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts on lots that are greater than five acres in area, with:

- 1 new lot allowed per parcel less than 40 acres in area;
- 2 new lots allowed per parcel 40 acres or greater in area provided that the total amount of acreage of *best prime farmland* for new by right lots does not exceed three acres per 40 acres; and
- 1 authorized land use allowed on each vacant *good zoning lot* provided that public health and safety standards are met.

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

Policy 4.1.6 Provided that the use, design, site and location are consistent with County policies regarding:

- i. suitability of the site for the proposed use;
- ii. adequacy of infrastructure and public services for the proposed use;
- iii. minimizing conflict with agriculture;
- iv. minimizing the conversion of farmland; and
- v. minimizing the disturbance of natural areas,

then,

a) on *best prime farmland*, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of *by-right development*) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or

b) on *best prime farmland*, the County may authorize non-residential *discretionary development*; or

c) the County may authorize *discretionary review* development on tracts consisting of other than *best prime farmland*.

Policy 4.1.7

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

Policy 4.1.8

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

Policy 4.1.9

The County will set a minimum lot size standard for a farm residence on land used for agricultural purposes.



Objective 4.2 Development Conflicts with Agricultural Operations

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

Policy 4.2.1

The County may authorize a proposed business or other non-residential *discretionary review* development in a *rural* area if the proposed development supports agriculture or involves a product or service that is provided better in a *rural* area than in an urban area.

Policy 4.2.2

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

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

Policy 4.2.3

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

Policy 4.2.4

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

Objective 4.3 Site Suitability for Discretionary Review Development

Champaign County will require that each *discretionary review* development is located on a suitable site.

Policy 4.3.1

On other than *best prime farmland*, the County may authorize a *discretionary review* development provided that the site with proposed improvements is *suited overall* for the proposed land use.

Policy 4.3.2

On *best prime farmland*, the County may authorize a *discretionary review* development provided the site with proposed improvements is *well-suited overall* for the proposed land use.

Policy 4.3.3

The County may authorize a *discretionary review* development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.

Policy 4.3.4

The County may authorize a *discretionary review* development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.

**Policy 4.3.5**

On *best prime farmland*, the County will authorize a business or other non-residential use only if:

- a. it also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or
- b. the use is otherwise appropriate in a *rural* area and the site is very well suited to it.

Objective 4.4 Regulations for Rural Residential *Discretionary* Review

Champaign County will update County regulations that pertain to *rural* residential *discretionary* review developments to best provide for site specific conditions by 2010.

Objective 4.5 LESA Site Assessment Review and Updates

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

Objective 4.6 Protecting Productive Farmland

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

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

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

Policy 4.6.3 The County will implement the agricultural purposes exemption, subject to applicable statutory and constitutional restrictions, so that all full- and part-time farmers and retired farmers will be assured of receiving the benefits of the agricultural exemption even if some non-farmers receive the same benefits.

Objective 4.7 Right to Farm Resolution

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

Objective 4.8 Locally Grown Foods

Champaign County acknowledges the importance of and encourages the production, purchase, and consumption of locally grown food.

Objective 4.9 Landscape Character

Champaign County will seek to preserve the landscape character of the agricultural and *rural* areas of the County, and, at the same time, allow for potential *discretionary development* that supports agriculture or involves a product or service that is provided better in a *rural* area.

Policy 4.9.1

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



Goal 5 Urban Land Use

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

Goal 5 Objectives

Objective 5.1 Population Growth and Economic Development

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

Objective 5.2 Natural Resources Stewardship

When new *urban development* is proposed, Champaign County will encourage that such development demonstrates good stewardship of natural resources

Objective 5.3 Adequate Public Infrastructure and Services

Champaign County will oppose proposed new *urban development* unless adequate utilities, infrastructure, and *public services* are provided.

Goal 5 Objectives and Policies

Objective 5.1 Population Growth and Economic Development

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

Policy 5.1.1

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

Policy 5.1.2

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

Policy 5.1 3

The County will consider municipal extra-territorial jurisdiction areas that are currently served by or that are planned to be served by an available public sanitary sewer service plan as contiguous urban growth areas which should develop in conformance with the relevant municipal comprehensive plans. Such areas are identified on the Future Land Use Map.

Policy 5.1.4

The County may approve *discretionary development* outside contiguous urban growth areas, but within municipal extra-territorial jurisdiction areas only if:

- a. the development is consistent with the municipal comprehensive plan and relevant municipal requirements;
- b. the site is determined to be *well-suited overall* for the development if on *best prime farmland* or the site is *suited overall*, otherwise; and
- c. the development is generally consistent with all relevant LRMP objectives and policies.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

**Policy 5.1 5**

The County will encourage *urban development* to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.

Policy 5.1.6

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

Policy 5.1.7

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

Policy 5.1.8

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

Policy 5.1.9

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

Objective 5.2 Natural Resources Stewardship

When new *urban development* is proposed, Champaign County will encourage that such development demonstrates good stewardship of natural resources.

Policy 5.2.1

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

Policy 5.2 2

The County will:

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

Policy 5.2.3

The County will:

- a. require that proposed new *urban development* results in no more than minimal disturbance to areas with significant natural environmental quality; and



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

Objective 5.3 Adequate Public Infrastructure and Services

Champaign County will oppose proposed new *urban development* unless adequate utilities, infrastructure, and *public services* are provided.

Policy 5.3.1

The County will:

- a. require that proposed new *urban development* in unincorporated areas is sufficiently served by available *public services* and without undue public expense; and
- b. encourage, when possible, other jurisdictions to require that proposed new *urban development* is sufficiently served by available *public services* and without undue public expense.

Policy 5.3.2

The County will:

- a. require that proposed new *urban development*, with proposed improvements, will be adequately served by *public infrastructure*, and that related needed improvements to *public infrastructure* are made without undue public expense; and
- b. encourage, when possible, other jurisdictions to require that proposed new *urban development*, with proposed improvements, will be adequately served by *public infrastructure*, and that related needed improvements to *public infrastructure* are made without undue public expense.

Policy 5.3.3

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

Goal 6 Public Health and Public Safety

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

Goal 6 Objectives

Objective 6.1 Protect Public Health and Safety

Champaign County will seek to ensure that *rural* development does not endanger public health or safety.

Objective 6.2 Public Assembly Land Uses

Champaign County will seek to ensure that public assembly, dependent population, and multifamily land uses provide safe and secure environments for their occupants.

Objective 6.3 Development Standards

Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015.

Objective 6.4 Countywide Waste Management Plan

Champaign County will develop an updated Champaign County Waste Management Plan by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.



Goal 6 Objectives and Policies

Objective 6.1 Protect Public Health and Safety

Champaign County will seek to ensure that development in unincorporated areas of the County does not endanger public health or safety.

Policy 6.1.1

The County will establish minimum lot location and dimension requirements for all new *rural* residential development that provide ample and appropriate areas for onsite wastewater and septic systems.

Policy 6.1.2

The County will ensure that the proposed wastewater disposal and treatment systems of *discretionary development* will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality.

Policy 6.1.3

The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.

Policy 6.1.4

The County will seek to abate blight and to prevent and rectify improper dumping.

Objective 6.2 Public Assembly Land Uses

Champaign County will seek to ensure that public assembly, dependent population, and multifamily land uses provide safe and secure environments for their occupants.

Policy 6.2.1 The County will require public assembly, dependent population, and multifamily premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.

Policy 6.2.2 The County will require Champaign County Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.

Policy 6.2.3 The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.

Objective 6.3 Development Standards

Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015.

Objective 6.4 Countywide Waste Management Plan

Champaign County will develop an updated Champaign County Waste Management Plan by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.



Goal 7 Transportation

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

Goal 7 Objectives

Objective 7.1 Traffic Impact Analyses

Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.

Objective 7.2 Countywide Transportation System

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

Goal 7 Objectives and Policies

Objective 7.1 Traffic Impact Analyses

Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.

Policy 7.1.1

The County will include traffic impact analyses in *discretionary review* development proposals with significant traffic generation.

Objective 7.2 Countywide Transportation System

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

Policy 7.2.1

The County will encourage development of a multi-jurisdictional countywide transportation plan that is consistent with the LRMP.

Policy 7.2.2

The County will encourage the maintenance and improvement of existing County railroad system lines and services.

Policy 7.2.3

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

Policy 7.2.4

The County will seek to implement the County's Greenways and Trails Plan.

Policy 7.2.5

The County will seek to prevent establishment of incompatible *discretionary development* in areas exposed to noise and hazards of vehicular, aircraft and rail transport.

Policy 7.2.6

The County will seek to protect *public infrastructure* elements which exhibit unique scenic, cultural, or historic qualities.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

Goal 8 Natural Resources

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

Goal 8 Objectives

Objective 8.1 Groundwater Quality and Availability

Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.

Objective 8.2 Soil

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

Objective 8.3 Underground Mineral and Energy Resource Extraction

Champaign County will work to ensure future access to its underground mineral and energy resources and to ensure that their extraction does not create nuisances or detract from the long-term beneficial use of the affected property.

Objective 8.4 Surface Water Protection

Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, and minimize erosion and sedimentation.

Objective 8.5 Aquatic and Riparian Ecosystems

Champaign County will encourage the maintenance and enhancement of aquatic and riparian habitats.

Objective 8.6 Natural Areas and Habitat

Champaign County will encourage resource management which avoids loss or degradation of areas representative of the *pre-settlement environment* and other areas that provide habitat for native and game species.

Objective 8.7 Parks and Preserves

Champaign County will work to protect existing investments in *rural* parkland and natural area preserves and will encourage the establishment of new public *parks and preserves* and protected private lands.

Objective 8.8 Air Pollutants

Champaign County considers the atmosphere a valuable resource and will seek to minimize harmful impacts to it and work to prevent and reduce the discharge of ozone precursors, acid rain precursors, toxics, dust and aerosols that are harmful to human health.

Objective 8.9 Natural Resources Assessment System

Champaign County will, by the year 2016, adopt a natural resources specific assessment system that provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations, including: groundwater resources; soil and mineral resources; surface waters; aquatic and riparian ecosystems; natural areas; parks and preserves; known cultural resources; and air quality.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.



Goal 8 Objectives and Policies

Objective 8.1 Groundwater Quality and Availability

Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.

Policy 8.1.1

The County will not approve *discretionary development* using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.

Policy 8.1.2

The County will encourage regional cooperation in protecting the quality and availability of groundwater from the Mahomet Aquifer.

Policy 8.1.3

As feasible, the County will seek to ensure that withdrawals from the Mahomet Aquifer and other aquifers do not exceed the long-term sustainable yield of the aquifer including withdrawals under potential drought conditions, particularly for shallow aquifers.

Policy 8.1.4

To the extent that distinct recharge areas are identified for any aquifers, the County will work to prevent development of such areas that would significantly impair recharge to the aquifers.

Policy 8.1.5

To the extent that groundwater in the County is interconnected with surface waters, the County will work to ensure that groundwater contributions to natural surface hydrology are not disrupted by groundwater withdrawals by *discretionary development*.

Policy 8.1.6

The County will encourage the development and refinement of knowledge regarding the geology, hydrology, and other features of the County's groundwater resources.

Policy 8.1.7

The County will ensure that existing and new developments do not pollute the groundwater supply.

Policy 8.1.8

The County will protect community well heads, distinct aquifer recharge areas and other critical areas from potential sources of groundwater pollution.

Policy 8.1.9

The County will work to ensure the remediation of contaminated land or groundwater and the elimination of potential contamination pathways.

Objective 8.2 Soil

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

**Policy 8.2.1**

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

Objective 8.3 Underground Mineral and Energy Resource Extraction

Champaign County will work to ensure future access to its underground mineral and energy resources and to ensure that their extraction does not create nuisances or detract from the long-term beneficial use of the affected property.

Policy 8.3.1

The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:

- a) the operation poses no significant adverse impact to existing land uses;
- b) the operation creates no significant adverse impact to surface water quality or other natural resources; and
- c) provisions are made to fully reclaim the site for a beneficial use.

Objective 8.4 Surface Water Protection

Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, and minimize erosion and sedimentation.

Policy 8.4.1

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

Policy 8.4.2

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

Policy 8.4.3

The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.

Policy 8.4.4

The County will ensure that point discharges including those from new development, and including surface discharging on-site wastewater systems, meet or exceed state and federal water quality standards.

Policy 8.4.5

The County will ensure that non-point discharges from new development meet or exceed state and federal water quality standards.

Policy 8.4.6

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



Objective 8.5 Aquatic and Riparian Ecosystems

Champaign County will encourage the maintenance and enhancement of aquatic and riparian habitats.

Policy 8.5.1

For *discretionary development*, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.

Policy 8.5.2

The County will require in its *discretionary review* that new development cause no more than minimal disturbance to the stream corridor environment.

Policy 8.5.3

The County will encourage the preservation and voluntary restoration of wetlands and a net increase in wetland habitat acreage.

Policy 8.5.4

The County will support efforts to control and eliminate invasive species.

Policy 8.5.5

The County will promote drainage system maintenance practices that provide for effective drainage, promote channel stability, minimize erosion and sedimentation, minimize ditch maintenance costs and, when feasible, support healthy aquatic ecosystems.

Objective 8.6 Natural Areas and Habitat

Champaign County will encourage resource management which avoids loss or degradation of areas representative of the *pre-settlement environment* and other areas that provide habitat for native and game species.

Policy 8.6.1

The County will encourage educational programs to promote sound environmental stewardship practices among private landowners.

Policy 8.6.2

- a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.
- b. With regard to *by-right development* on *good zoning lots*, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.

Policy 8.6.3

For *discretionary development*, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.

Policy 8.6.4

The County will require implementation of IDNR recommendations for *discretionary development* sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.

**Policy 8.6.5**

The County will continue to allow the reservation and establishment of private and public hunting grounds where conflicts with surrounding land uses can be minimized.

Policy 8.6.6

The County will encourage the purchase, donation, or transfer of development rights and the like, by public and private entities, of significant natural areas and habitat for native and game species for the purpose of preservation.

Objective 8.7 Parks and Preserves

Champaign County will work to protect existing investments in *rural* parkland and natural area preserves and will encourage the establishment of new public parks and preserves and protected private lands.

Policy 8.7.1

The County will require that the location, site design and land management of *discretionary development* minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private parks and preserves.

Policy 8.7.2

The County will strive to attract alternative funding sources that assist in the establishment and maintenance of parks and preserves in the County.

Policy 8.7.3

The County will require that *discretionary development* provide a reasonable contribution to support development of parks and preserves.

Policy 8.7.4

The County will encourage the establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.

Policy 8.7.5

The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.

Policy 8.7.6 The County will support public outreach and education regarding site-specific natural resource management guidelines that landowners may voluntarily adopt.

Objective 8.8 Air Pollutants

Champaign County considers the atmosphere a valuable resource and will seek to minimize harmful impacts to it and work to prevent and reduce the discharge of ozone precursors, acid rain precursors, toxics, dust and aerosols that are harmful to human health.

Policy 8.8.1 The County will require compliance with all applicable Illinois Environmental Protection Agency and Illinois Pollution Control Board standards for air quality when relevant in *discretionary review* development.

Policy 8.8.2 In reviewing proposed *discretionary development*, the County will identify existing sources of air pollutants and will avoid locating sensitive land uses where occupants will be affected by such discharges.



Objective 8.9 Natural Resources Assessment System

Champaign County will, by the year 2016, adopt a natural resources specific assessment system that provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations, including: groundwater resources; soil and mineral resources; surface waters; aquatic and riparian ecosystems; natural areas; parks and preserves; known cultural resources; and air quality.

Goal 9 Energy Conservation

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

Goal 9 Objectives

Objective 9.1 Reduce Greenhouse Gases

Champaign County will seek to reduce the discharge of greenhouse gases.

Objective 9.2 Energy Efficient Buildings

Champaign County will encourage energy efficient building design standards.

Objective 9.3 Land Use and Transportation Policies

Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.

Objective 9.4 Reuse and Recycling

Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.

Objective 9.5 Renewable Energy Sources

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

Goal 9 Objectives and Policies

Objective 9.1 Reduce Greenhouse Gases

Champaign County will seek to reduce the discharge of greenhouse gases.

Policy 9.1.1

The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.

Policy 9.1.2

The County will promote energy efficient building design standards.

Policy 9.1.3

The County will strive to minimize the discharge of greenhouse gases from its own facilities and operations.

Objective 9.2 Energy Efficient Buildings

Champaign County will encourage energy efficient building design standards.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

**Policy 9.2.1**

The County will enforce the Illinois Energy Efficient Commercial Building Act (20 ILCS 3125/1).

Policy 9.2.2

The County will strive to incorporate and utilize energy efficient building design in its own facilities.

Objective 9.3 Land Use and Transportation Policies

Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.

Objective 9.4 Reuse and Recycling

Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.

Objective 9.5 Renewable Energy Sources

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

Goal 10 Cultural Amenities

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Goal 10 Objective**Objective 10.1 Cultural Amenities**

Champaign County will encourage the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life of its citizens.

Goal 10 Objectives and Policy**Objective 10.1 Cultural Amenities**

Champaign County will encourage the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life of its citizens.

Policy 10.1.1

The County will work to identify historic structures, places and landscapes in the County.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

APPENDIX

DEFINED TERMS

The following defined terms can be found in italics within the text of the LRMP Volume 2 Chapters: Goals, Objectives and Policies; Future Land Use Map; and Implementation Strategy.

best prime farmland

'Best prime farmland' consists of soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System with a Relative Value of 85 or greater and tracts of land with mixed soils that have a LESA System Land Evaluation rating of 85 or greater.

by right development

'By right development' is a phrase that refers to the limited range of new land uses that may be established in unincorporated areas of the County provided only that subdivision and zoning regulations are met and that a Zoning Use Permit is issued by the County's Planning and Zoning Department. At the present time, 'by right' development generally consists of one (or a few, depending on tract size) single family residences, or a limited selection of other land uses. Zoning Use Permits are applied for 'over-the-counter' at the County Planning & Zoning Department, and are typically issued—provided the required fee has been paid and all site development requirements are met—within a matter of days.

contiguous urban growth area

Unincorporated land within the County that meets one of the following criteria:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so).
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so); or
- land surrounded by incorporated land or other urban land within the County.

discretionary development

A non-agricultural land use that may occur only if a Special Use Permit or Zoning Map Amendment is granted by the County.

discretionary review

The County may authorize certain non-agricultural land uses in unincorporated areas of the County provided that a public review process takes place and provided that the County Board or County Zoning Board of Appeals (ZBA) finds that the development meets specified criteria and approves the development request. This is referred to as the 'discretionary review' process.

The discretionary review process includes review by the County ZBA and/or County Board of a request for a Special Use or a Zoning Map Amendment. For 'discretionary review' requests, a

discretionary review (continued)

public hearing occurs before the County ZBA. Based on careful consideration of County [LRMP] goals, objectives and policies and on specific criteria, the ZBA and/or County Board, at their discretion, may or may not choose to approve the request.

good zoning lot (commonly referred to as a 'conforming lot')

A lot that meets all County zoning, applicable County or municipal subdivisions standards, and other requirements in effect at the time the lot is created.

parks and preserves

Public land established for recreation and preservation of the environment or privately owned land that is participating in a conservation or preservation program

pre-settlement environment

When used in reference to outlying Champaign County areas, this phrase refers to the predominant land cover during the early 1800s, when prairie comprised approximately 92.5 percent of land surface; forestland comprised roughly 7 percent; with remaining areas of wetlands and open water. Riparian areas along stream corridors containing 'Forest Soils' and 'Bottomland Soils' are thought to most likely be the areas that were forested during the early 1800s.

public infrastructure

'Public infrastructure' when used in the context of rural areas of the County generally refers to drainage systems, bridges or roads.

public services

'Public services' typically refers to public services in rural areas of the County, such as police protection services provided the County Sheriff office, fire protection principally provided by fire protection districts, and emergency ambulance service.

rural

Rural lands are unincorporated lands that are not expected to be served by any public sanitary sewer system.

site of historic or archeological significance

A site designated by the Illinois Historic Preservation Agency (IHPA) and identified through mapping of high probability areas for the occurrence of archeological resources in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/3). The County requires Agency Report from the IHPA be submitted for the County's consideration during discretionary review of rezoning and certain special use requests. The Agency Report addresses whether such a site is present and/or nearby and subject to impacts by a proposed development and whether further consultation is necessary.

suited overall

During the discretionary review process, the County Board or County Zoning Board of Appeals may find that a site on which development is proposed is 'suited overall' if the site meets these criteria:

- the site features or site location will not detract from the proposed use;
- the site will not create a risk to the health, safety or property of the occupants, the neighbors or the general public;
- the site is not clearly inadequate in one respect even if it is acceptable in other respects;
- necessary infrastructure is in place or provided by the proposed development; and
- available public services are adequate to support the proposed development effectively and safely.

well-suited overall

During the discretionary review process, the County Board or County Zoning Board of Appeals may find that a site on which development is proposed is 'well-suited overall' if the site meets these criteria:

- the site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative affects on neighbors or the general public; and
- the site is reasonably well-suited in all respects and has no major defects.

urban development

The construction, extension or establishment of a land use that requires or is best served by a connection to a public sanitary sewer system.

urban land

Land within the County that meets any of the following criteria:

- within municipal corporate limits; or
- unincorporated land that is designated for future urban land use on an adopted municipal comprehensive plan, adopted intergovernmental plan or special area plan and served by or located within the service area of a public sanitary sewer system.

urban land use

Generally, land use that is connected and served by a public sanitary sewer system.

RESOLUTION NO. 3425

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

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

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

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

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

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

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

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

RESOLUTION NO. 3425

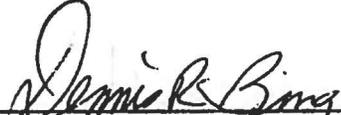
Page 2

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

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



Chairman, County Board of the
County of Champaign, Illinois

ATTEST: 

County Clerk and Ex-Officio
Clerk of the County Board

SIMS DRILLING LLC

PROVIDING RURAL WATER SOLUTIONS SINCE 1939

PO Box 87
Savoy IL 61874
office phone : (217) 359-5200
simsdrilling@comcast.net

RECEIVED

OCT 19 2016

CHAMPAIGN CO. P & Z DEPARTMENT

October 19, 2016

To: Abigail Frank

Re: flow test at 1413 E. Old Church Road

Abigail,

At your request, I performed a flow test on the well at the above mentioned property. The well is providing 10 gallons per minute, which is well above the flow rate you need for your barn renovation plans.

If you or anyone else involved have any further questions or concerns, please contact me.

Thank you,



Joseph Sims
Sims Drilling LLC
Illinois License # 101-005023

RECEIVED

OCT 27 2016

ON-SITE SOIL EVALUATION for SEPTIC FILTER FIELD
SE-2238

CHAMPAIGN CO. P & Z DEPARTMENT

To: Abigail Frank, 1413 East Old Church Road, Urbana, Illinois 61802.

On October 6, 2016 an in-field soil evaluation was made on the property at 1413 East Old Church Road, Urbana, Illinois in Champaign County. This soil evaluation is done in accordance with and by the standards established in the PRIVATE SEWAGE DISPOSAL LICENSING ACT AND CODE of 2003 and continuing in subsequent revisions and updates. (Recently October, 2013) **NOTE:** This evaluation was based on site conditions on the above mentioned date. If soil or site conditions are altered, a new evaluation may be necessary. **NOTE:** *Soil Evaluation* test rarely fails a site by itself for *conventional systems*, unless very wet, very low permeability due to compaction, very dense glacial till, or composed entirely of fill material. State Septic Code allows for depth and size ranges to accommodate different soil conditions. **NOTE: from a professional perspective, AFTER PAYMENT, this soil report belongs to the person paying for it.**

Three holes within the proposed seepage filter field were examined to a depth of 60 inches. Hole 1 is on the west side of the proposed field. Hole 2 is located on the south side of the field, with Hole 3 located on the east. Elevation difference between the holes is estimated to be one foot or so. The distance between each hole is at least 50 feet as specified in the State Code or as far apart as the lot size allowed. All holes were described using accepted procedures and terminology as used in the United States Department of Agriculture Soil Survey Manual. The approximate field location of the holes has been sketched on the soil description sheets, although the **field map is not to scale.**

Hole Number 1 (West) had a Limiting Layer (as defined in 2013 STATE CODE) at a depth of about 37 inches. This limiting layer is a natural seasonal high water table as indicated by prominent, continuous gray soil mottles. "Seasonal High Water Table" is a condition of saturation that exists in the soil *temporarily*, sometimes *only for a couple of weeks*, during the wettest time of the year. Often times this is in late fall or early spring. The soil horizons at a depth of 23 inches have a Low Moderate permeability rate.

Hole Number 2 (South) had a Limiting Layer at a depth of 38 inches, as indicated by prominent, continuous gray soil mottles (seasonal high water table). The soil horizons at a depth of 28 inches have a Low Moderate permeability rate.

Hole Number 3 (East) had a Limiting Layer at a depth of 38 inches, as indicated by prominent, continuous gray soil mottles (seasonal high water table). The soil horizons at a depth of 30 inches have a Low Moderate permeability rate.

SITE CHARACTERISTICS. All three holes have layers in the middle or lower part of the subsoil that have Low Moderate permeability rate. These layers have a loading rate of 0.52 g/d/sq. ft. All three soils *would have*

formed under soil conditions with a seasonal water table in the lower part of the subsoil. These seasonal water tables are *not very thick* and *don't persist for long periods* in the soil. The field location should be protected from encroachment by heavy trucks, fill material, driveways, buildings, etc. Always a good idea to keep the leach field as shallow as State Code and conditions allow.

Example situation based on soil properties only: Restrictive soil layers are listed in 2013 State Code. Least permeable layer between the top of the *septic distribution system* to about two feet below the bottom of the trench (about 38" to 42"), defined in the 2013 State Code, has a loading rate of 0.52 g/d/sq.ft Size of the actual leach field for a *conventional chamber system* will depend on **usage rate applied by the local IDPH office**, *depth* and *type* of system installed. Gravel systems and *small* chamber systems will require more linear feet. *Large* (2 +feet) chambers with a 3:1, 4:1 or 5:1 (**county specific**) sq. ft. to linear foot ratio allow for total square footage required to be divided by a factor of 3, 4 or 5. **NOTE: Sites that have a wide swing in numbers of folks over a certain amount of time, will need to have loading rate assigned by local IDPH office. Most counties have a procedure in affect to handle this.** **Example situation only, if three part time folks are assumed here, as would be for folks working in a retail shop, and each assigned a rate of 30 g/day, then 90 gallons would be total daily usage.** Using the most restrictive soil layer as determined above, 90 divided by 0.52 would equal 175 *square feet* of leach field required for a shallow system. Using a *large* chamber system (4:1), then about 50 *linear feet* of line would be needed for a *conventional system*. **But, if 50 part time folks are assumed here, as would be a large meeting, and each assigned a rate of 20 g/day, then 1000 gallons would be total daily usage.** Using the most restrictive soil layer as determined above, 1000 divided by 0.52 would equal 1900 *square feet* of leach field required for a shallow system.

Included are copies of the detailed soil descriptions. Also included are the loading rates applicable for each soil layer. All loading rate charts can be viewed at the Laws and Rules Section of the Illinois Department of Public Health website. <http://www.idph.state.il.us/> If there are questions, I would be glad to discuss any of my findings and conclusions with you at the site.

Roger D. Windhorn, MS
62 Holiday Drive
Clinton, Illinois 61727
217-433-5293
43soiltech@gmail.com
www.illinoissoils.org

ARCPACS - Certified Professional Soil Scientist #01228
ISCA - Certified Professional Soil Classifier #19



SOIL EVALUATION FIELD REPORT

6/16

In accordance with 77 Illinois Administrative Code, Chapter 1, Subchapter r, Section 905

Report prepared for:

Name: Abigail Frank Investigation No: SE-2238 Date: 10-6-16
 Address: 1413 E. Old Church Road Property Owner: Abigail
 City: Urbana State: IL Zip: 61802 County: Champaign
 Site Location: 1413 E. Old Church Road

>35%?

Soil Description / Interpretations Bore Hole 1

West

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive					
A/E	0 17	SiL SiCL	Mod SubAng Blocky-Platy				0.75	5D 6D
B	17 23	SiCL CL	Mod SubAng Blocky				0.62	6D 6E
B	23 37	SiCL CL	Mod Prismatic/Blocky				0.52	6D 6E 7D
2B	37 48	SiCL SiCL CL	Weak Mod Prismatic		X		0.52	5B 6E 7D
2B	48 54	CL SiCL SiCL	Weak Mod Prismatic				0.52	5B 6C 6E
2BC	54 60	CL SiCL SiCL	Weak Blocky/Massive				0.52	5B 6C 6E*

*Limiting Layer (LL): Seasonal Water: Gray Matrix Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 37

Parent Material: Loess 0 37 Sandy-Loamy Outwash _____ Glacial Till 37 60 Other _____

Physiography: Upland Terrace _____ Landscape Position Broad flat Slope % 1 Shape Flat

Compaction? () yes no Depth: _____

Additional Remarks: _____

>35%?

Soil Description / Interpretations Bore Hole 2

South

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive					
A/E	0 14	SiL SiCL	Mod SubAng Blocky-Platy				0.75	5D 6D
B	14 22	SiCL CL	Mod SubAng Blocky				0.62	6D 6E
B	22 28	SiCL CL	Mod Prismatic/Blocky				0.62	6D 6E 7D
B	28 38	SiCL SiCL CL	Weak Mod Prismatic				0.52	5B 6E 7D
2B	38 49	CL SiCL SiCL	Weak Mod Prismatic		X		0.52	5B 6C 6E
2BC	49 60	CL SiCL SiCL	Weak Blocky/Massive				0.52	5B 6C 6E*

*Limiting Layer (LL): Seasonal Water: Gray Matrix Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 38

Parent Material: Loess 0 38 Sandy-Loamy Outwash _____ Glacial till 38 60 Other _____

Physiography: Upland Terrace _____ Landscape Position Broad flat Slope % 1-2 Shape Flat

Compaction? () yes no Depth: _____

Additional Remarks: _____

SOIL EVALUATION FIELD REPORT

>35%?
↓
Soil Description / Interpretations Bore Hole 3 Bart

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive			X		
A/E	0 15	SiL SiCL	Mod SubAng Blocky-Platy				0.75	5D
B	15 30	SiCL CL	Mod SubAng Blocky				0.62	6D
2B	30 38	SiCL CL	Mod Prismatic /Blocky				0.52	6E 6E
2B	38 48	SiCL SCL SCL	Weak Mod Prismatic		X		0.69	5B 6E
2B	48 60	CL SiCL SCL	Weak Mod Prismatic				0.52	5B 6E 6E *
2BC		CL L SiCL SCL	Weak Blocky/Massive					5B 6C 6E

*Limiting Layer (LL): Seasonal Water Gray Matrix Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 38

Parent Material: Loess 0 30 Sandy-Loamy Outwash _____ Glacial till 30 60 Other _____

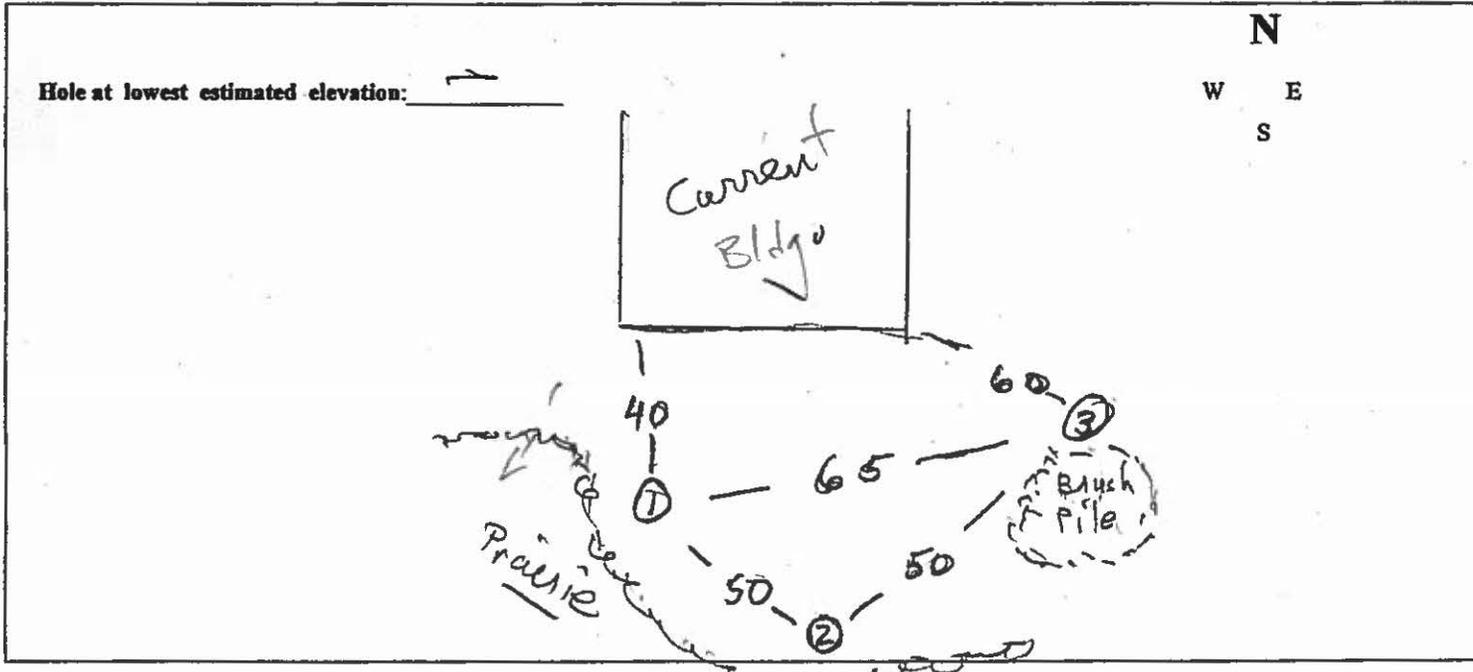
Physiography: Upland Terrace _____ Landscape Position Broad flat Slope % 1-2 Shape Flat

Compaction? () yes no Depth: _____

Additional Remarks: _____

Site Map -- **NOT TO SCALE**

Well Location Identified > 75



Report prepared by: Roger Windhorn, MS CPSS - ARCPACS; CPSC - ISCA Soil Tech Phone: (217)433-5293

Signature: Roger D. Windhorn



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 --- www.ccsxcd.com

NATURAL RESOURCE REPORT

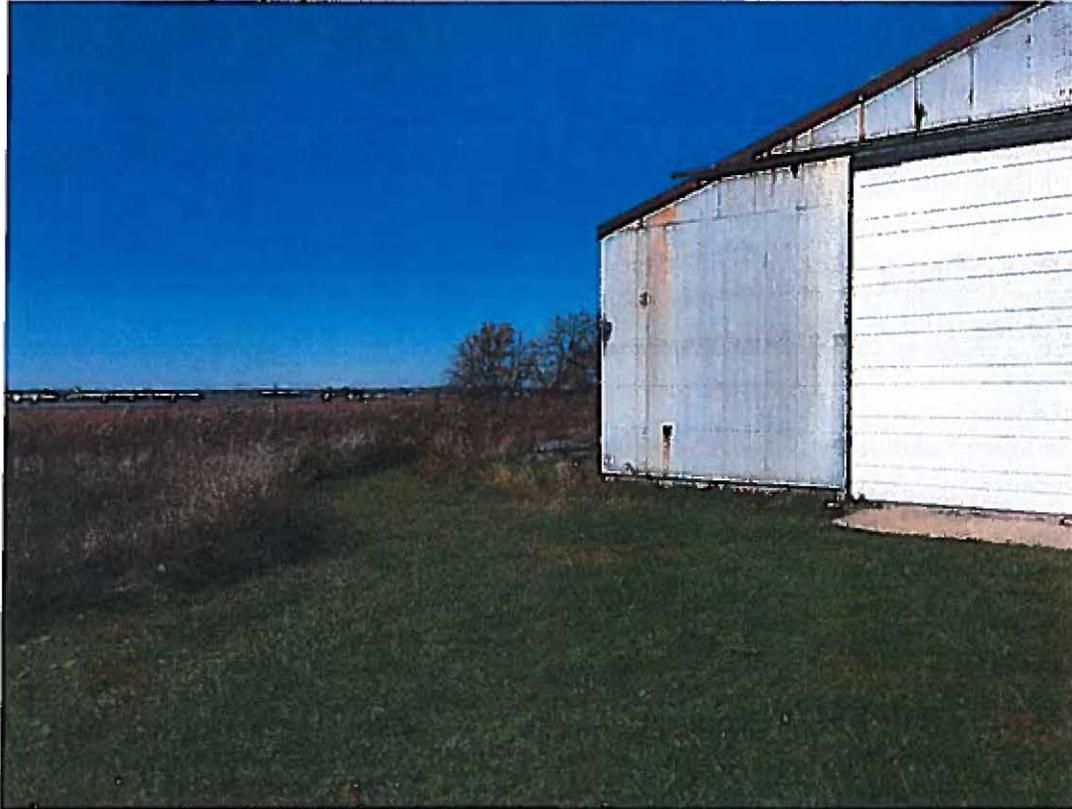
Development Name: Abigail Frank

Date Reviewed: October, 31st, 2016

Requested By: Abigail Frank

Address: 1413 E. Old Church Rd.
Urbana, IL 61802

Location of Property: part of the NW $\frac{1}{4}$ of sec.4 in T. 18 N., R.9 E., of the 3rd. P.M.



The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract on November 4th, 2016.

RECEIVED

NOV 21 2016

CHAMPAIGN CO. P & Z DEPARTMENT

November 7, 2016



Champaign County

Soil and Water Conservation District
 2110 West Park Court Suite C Champaign, IL 61821
 (217) 352-3536 Extension 3 --- www.ccswcd.com

SITE SPECIFIC CONCERNS

- The area that is and to be developed has 4 soil types (Wyanet Silt Loam 622C2, Catlin Silt Loam 171B, Dana Silt Loam 56B, Drummer Silty Clay Loam 152A) that are slight to severe ponding for dwellings with a basement.

SOIL RESOURCE

a) Prime Farmland:

This tract is not considered best prime farmland for Champaign County by the LE calculation.

This tract has an L.E. Factor of 86; see the attached worksheet for this calculation.

b) Soil Characteristics:

There are four (4) soil types on this site; see the attached soil map. The soil present has severe limitations for development in its natural, unimproved state. The possible limitations include severe ponding in shallow excavations. A development plan will have to take the soil characteristics into consideration.

Map Symbol	Name	Slope	Shallow			Septic Fields	Steel Corrosion	Concrete Corrosion
			Excavations	Basements	Roads			
622C2	Wyanet Silt Loam	5-10%	moderate: dense lay	Slight	Severe: low strength	Severe: percs slow	moderate	moderate
171B	Catlin Silt Loam	2-5%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness	high	moderate
56B	Dana Silt Loam	2-5%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness	high	moderate
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding	high	moderate

c) Erosion:

This area that still may be developed, will be susceptible to erosion both during and after construction. Any areas left bare for more than 7 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area has a slight slope to the North and West which could allow erosion during construction and heavy rainfall events. The area is currently in grass and prairie and has not been disturbed at the time of inspection, erosion control measures must be installed before construction starts.



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 --- www.ccsxcd.com

d) Sedimentation:

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. This plan should also have information for the land owner to continue Sedimentation control after.

Example: When will inlets for storm drains need to be cleaned out or how often? All sediment-laden runoff should be routed through sediment basins before discharge. Silt fences should be used in flow areas with drainage areas that do not exceeding 0.5 acres. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. The website is: <http://www.aiswcd.org/IUM/>

This link has a resource to help develop a SWPPP for small lots:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

WATER RESOURCE

a) Surface Drainage:

The site has a slit slope to the North and West. The developed areas seem to have good drainage. The water from the site will leave by way of surface drainage.

Best Management Practices that minimize the volume of stormwater flowing offsite and attempt to filter it as much as possible should be considered for any future development.

b) Subsurface Drainage:

It is likely that this site contains agricultural tile, if any tile is found care should be taken to maintain the tile in working order.

Severe ponding, along with wetness may be a limitation associated with the soil types on the site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.



Champaign County

Soil and Water Conservation District
 2110 West Park Court Suite C Champaign, IL 61821
 (217) 352-3536 Extension 3 --- www.ccsxcd.com

c) Water Quality:

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

EPA Stormwater Pollution Prevention Plan Reference Tool:

EPA requires a plan to control stormwater pollution for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their stormwater discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan.

Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide. To view the guide, models and template, visit <http://www.epa.gov/npdes/swpppguide>.

A new small lots plan can be found at this website location:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

d) Low impact development:

The EPA's new report, "Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices." Provides ideas to improve water quality through unique designs. The report contains 17 case studies from across North America that show using LID practices in construction projects can lower costs while improving environmental results. LID practices are innovative stormwater management practices used to manage urban stormwater runoff at its source. The goal of LID practices is to mimic the way water moves through an area before development occurs, which is achieved using design techniques that infiltrate, evapotranspiration and reuse runoff close to its source. Some common LID practices include rain gardens, grassed swales, cisterns, rain barrels, permeable pavements and green roofs. LID practices increasingly are used by communities across the country to help protect and restore water quality. For a copy of the report, go to www.epa.gov/owow/nps/lid/costs07.



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 --- www.ccsxcd.com

CULTURAL, PLANT, AND ANIMAL RESOURCE

a) Cultural:

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

b) Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act:

State agencies or units of local government must consult the Department about proposed actions that they will authorize, fund or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants or animals or for adversely modifying a Nature Preserve or a Land and Water Reserve.

Home rule governments may delegate this responsibility, through duly enacted ordinances, to the parties seeking authorization or funding of the action.

The Illinois Natural Heritage Database shows protected resources may be in the vicinity of the project location.

c) Plant:

For eventual landscaping of the site, the use of native species is recommended whenever possible. The soil types will support trees such as Bur Oak, Norway Spruce, Black Oak, and Silky Dogwood. For areas to be restored to a more natural area several groups in the area may be able to help with seed.

If you have further questions, please contact the Champaign County Soil and Water Conservation District.

Signed by Steve Stierwalt
Steve Stierwalt
Board Chairman

Prepared by Jonathon Manuel
Jonathon Manuel
Resource Conservationist

Abigail Frank

Date: 10/24/2016

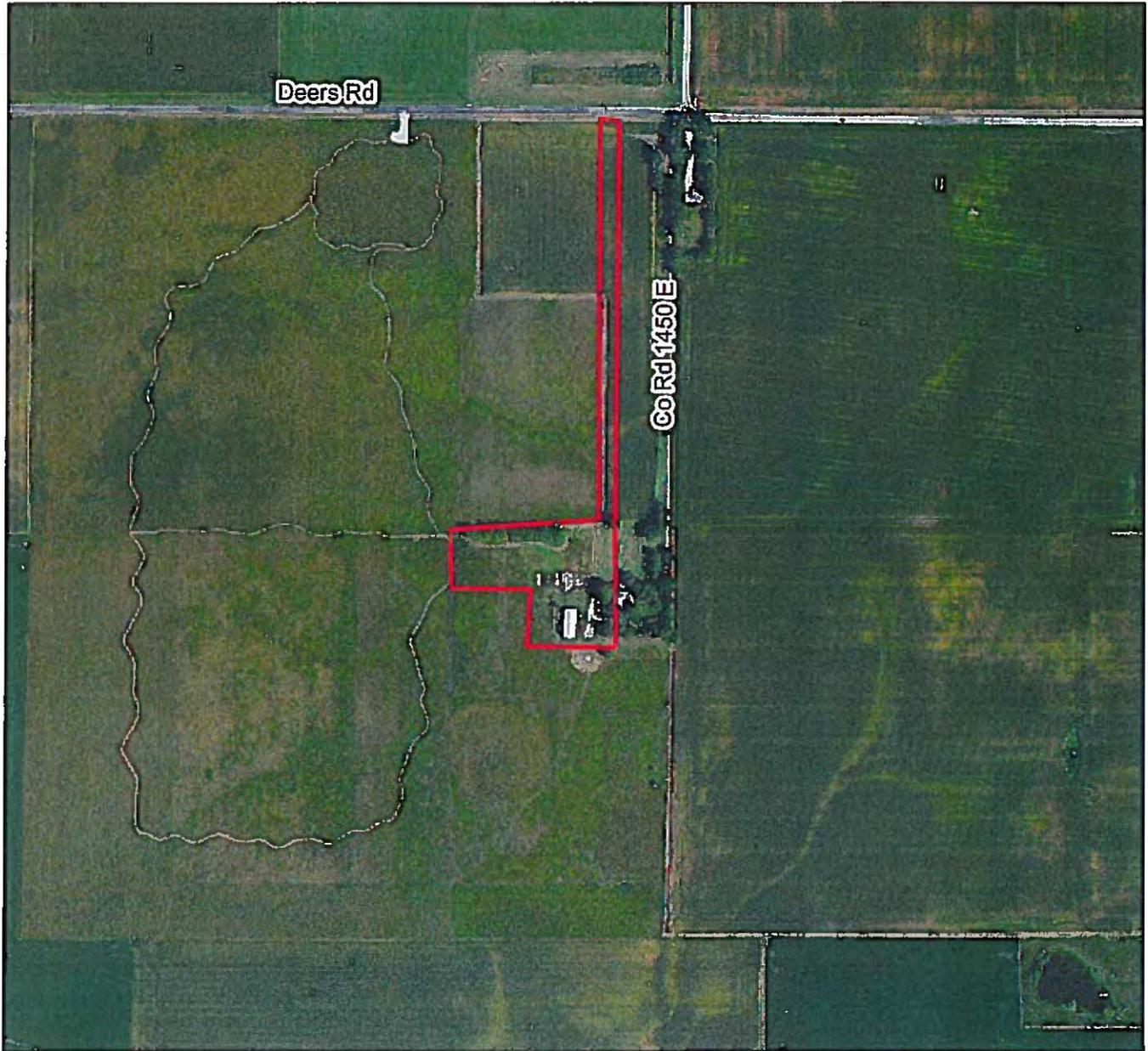
Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: NW 1/4 of Section 4, T18N, R9E



Prepared with assistance from USDA-Natural Resources Conservation Service



Legend

-  Abigail Frank
-  Roads



Abigail Frank

Date: 10/31/2016

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: NW 1/4 of Section 4, T18N, R9E

2015 Aerial



Legend
 [Red Outline] Abigail Frank
Soils Map

- MUSYM**
- [Yellow Box] 152A
 - [Light Brown Box] 154A
 - [Dark Brown Box] 171B
 - [Orange Box] 56B
 - [Dark Green Box] 622C2

Roads

Prepared with assistance from USDA-Natural Resources Conservation Service



LAND EVALUATION WORKSHEET

Soil Type	Soil Name	Ag Group	Relative Value	Acres	Land Evaluation Score
622C2	Wyanet	11	78	2.8	218.4
171B	Catlin	3	94	1.5	141.0
56B	Dana	4	91	0.8	72.8
152A	Drummer	2	100	0.6	60.0
					0.0
					0.0
					0.0

acreage for calculation slightly larger than tract acreage due to rounding of soils program

Total LE Weighted Factor= 492.2

Acreage= 5.7

Land Evaluation Factor For Site=

86

Note: A Soil Classifier could be hired for additional accuracy if desired

Data Source: Champaign County Digital Soil Survey

Abigail Frank

Date: 10/31/2016

Field Office: CHAMPAIGN SERVICE CENTER

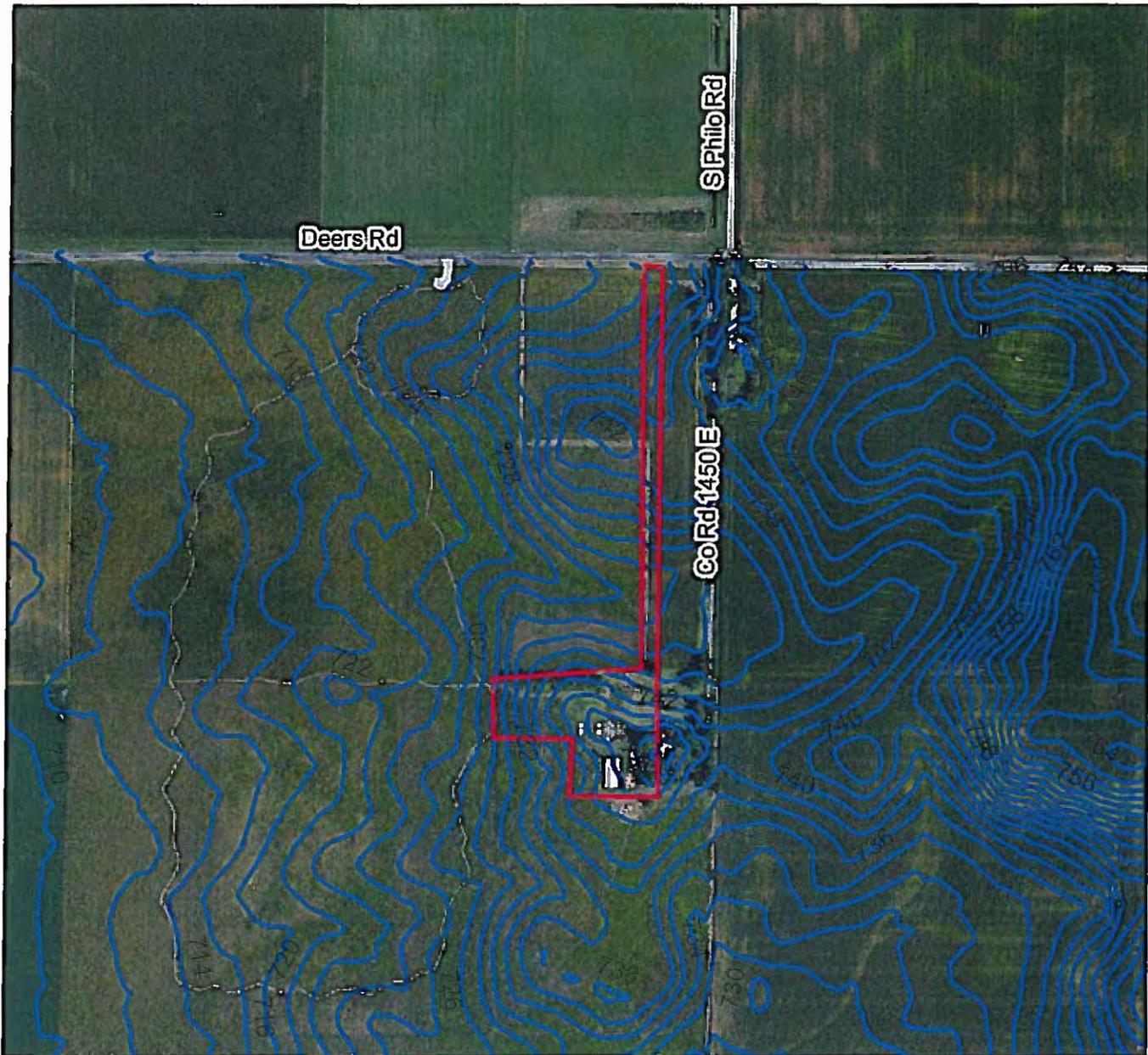
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: NW 1/4 of Section 4, T18N, R9E

2015 Aerial



Prepared with assistance from USDA-Natural Resources Conservation Service



Legend

-  Abigail Frank
-  3_T18N_R09E_SEC04
-  Roads





Applicant: Champaign County Soil & Water Conservation District **IDNR Project Number:** 1704066
Contact: Jonathon Manuel **Date:** 10/31/2016
Address: 2110 West Park Court
 Suite C
 Champaign, IL 61821

Project: Barnhart Banquet Hall
Address: 2110 West Park Court, Suite C, Champaign

Description: Turning the old Metal Shed into a Banquet hall

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Barnhart Prairie INAI Site
- Barnhart Prairie Restoration
- Franklin's Ground Squirrel (*Spermophilus franklinii*)

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Champaign

Township, Range, Section:

18N, 9E, 4
19N, 9E, 33



IL Department of Natural Resources
Contact
 Impact Assessment Section
 217-785-5500
 Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 1704066

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

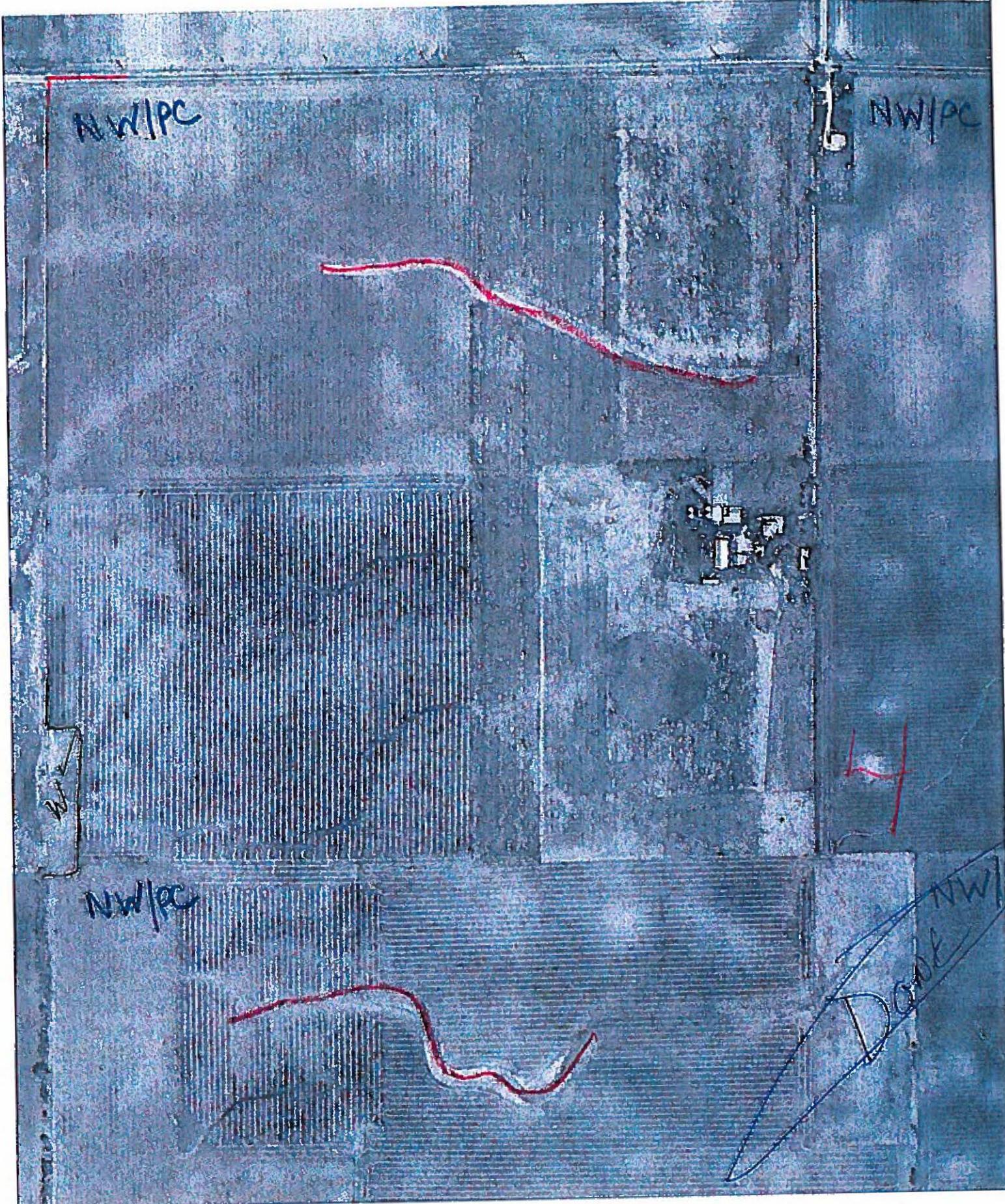
Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



NW/PC

NW/PC

NW/PC

H

DAD
NW

Abigail Frank

Date: 10/31/2016

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

Legal Description: NW 1/4 of Section 4, T18N, R9E

2010 Aerial

State and County: IL, Champaign County, Illinois



Prepared with assistance from USDA-Natural Resources Conservation Service



Legend

-  Abigail Frank
-  Roads



Abigail Frank

Date: 10/31/2016

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: NW 1/4 of Section 4, T18N, R9E

2006 Aerial



Legend

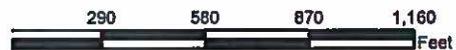
- Abigail Frank
- Roads

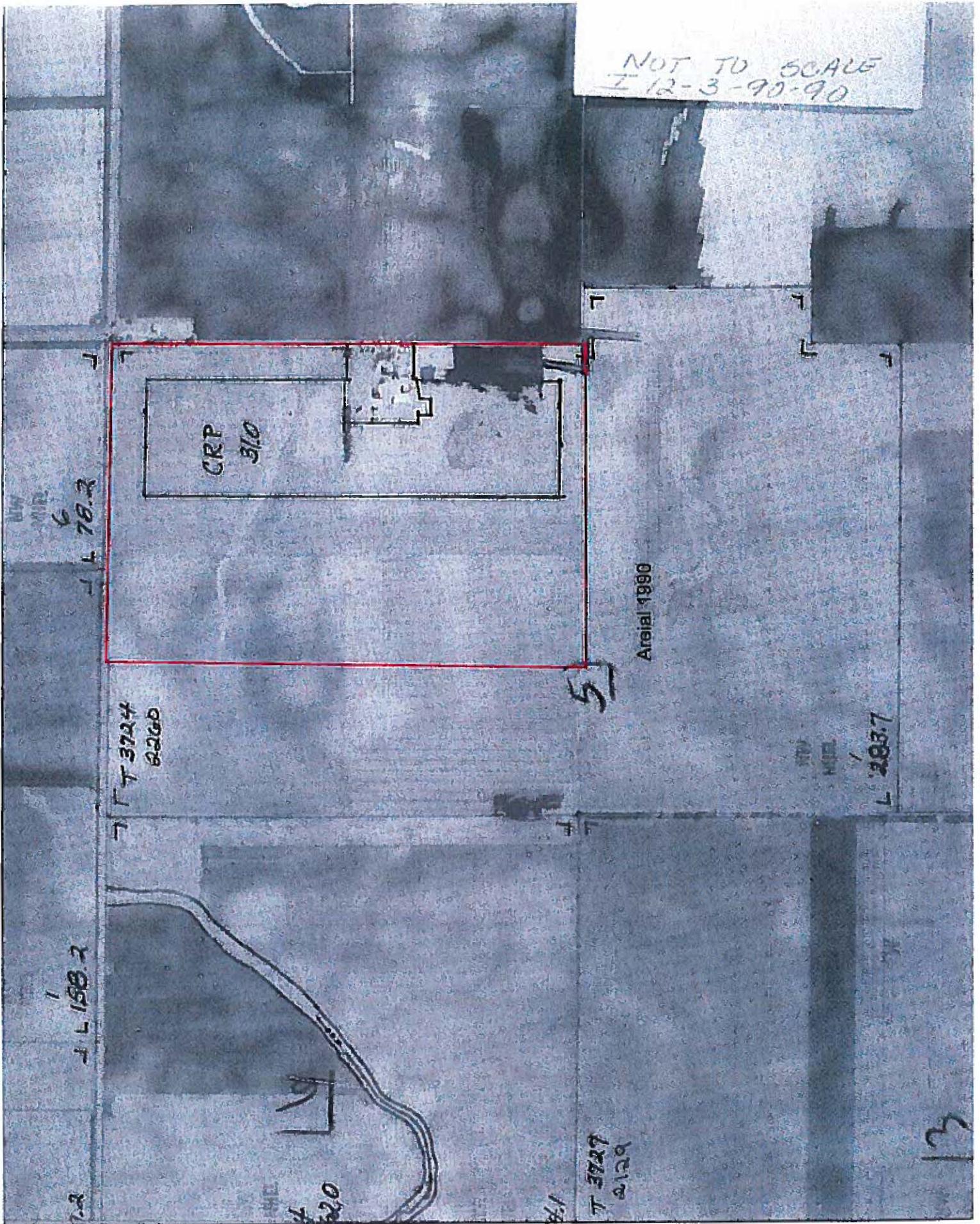
Prepared with assistance from USDA-Natural Resources Conservation Service

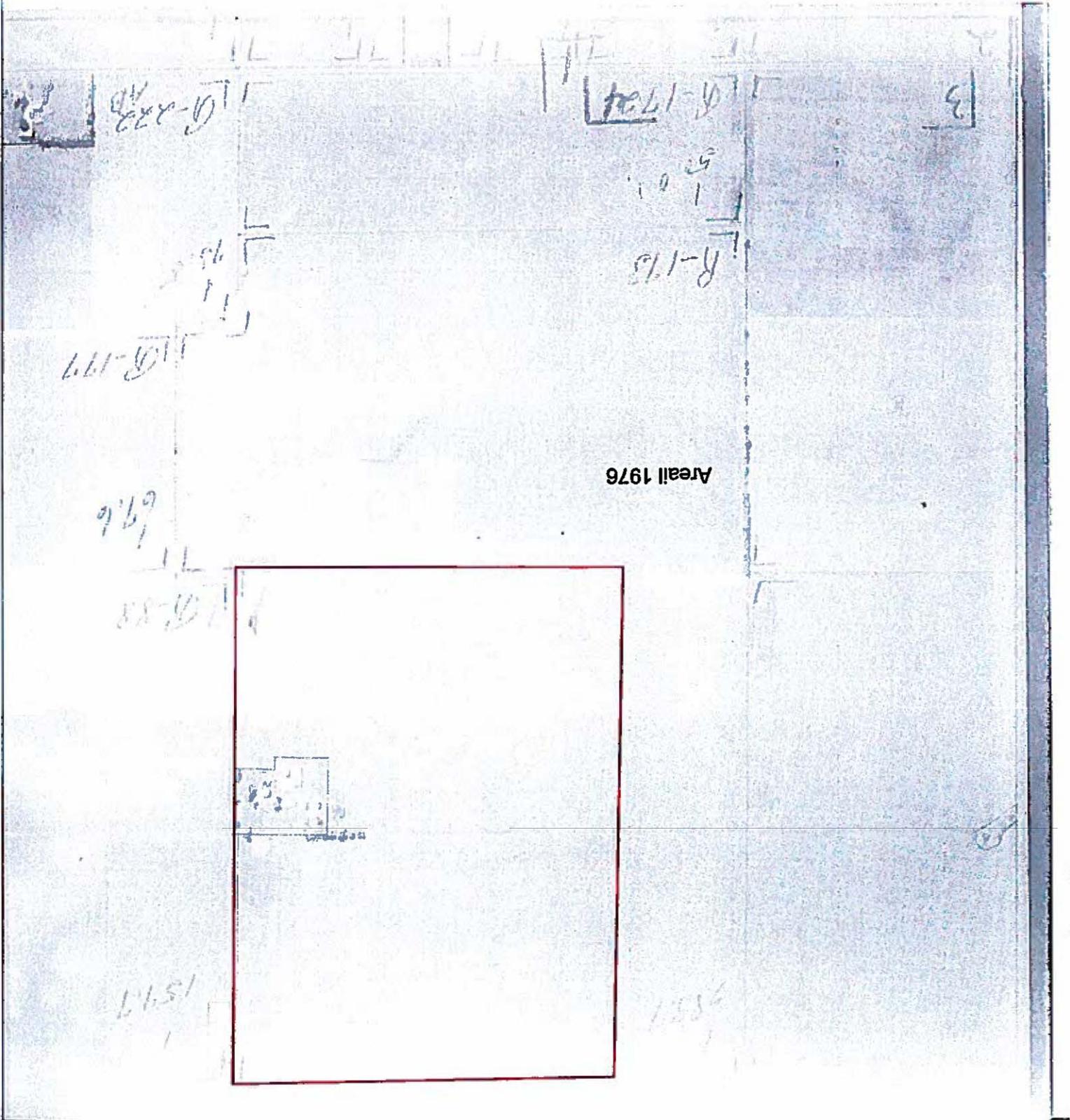
naip_1-1_2n_s_il019_2006_1.sid

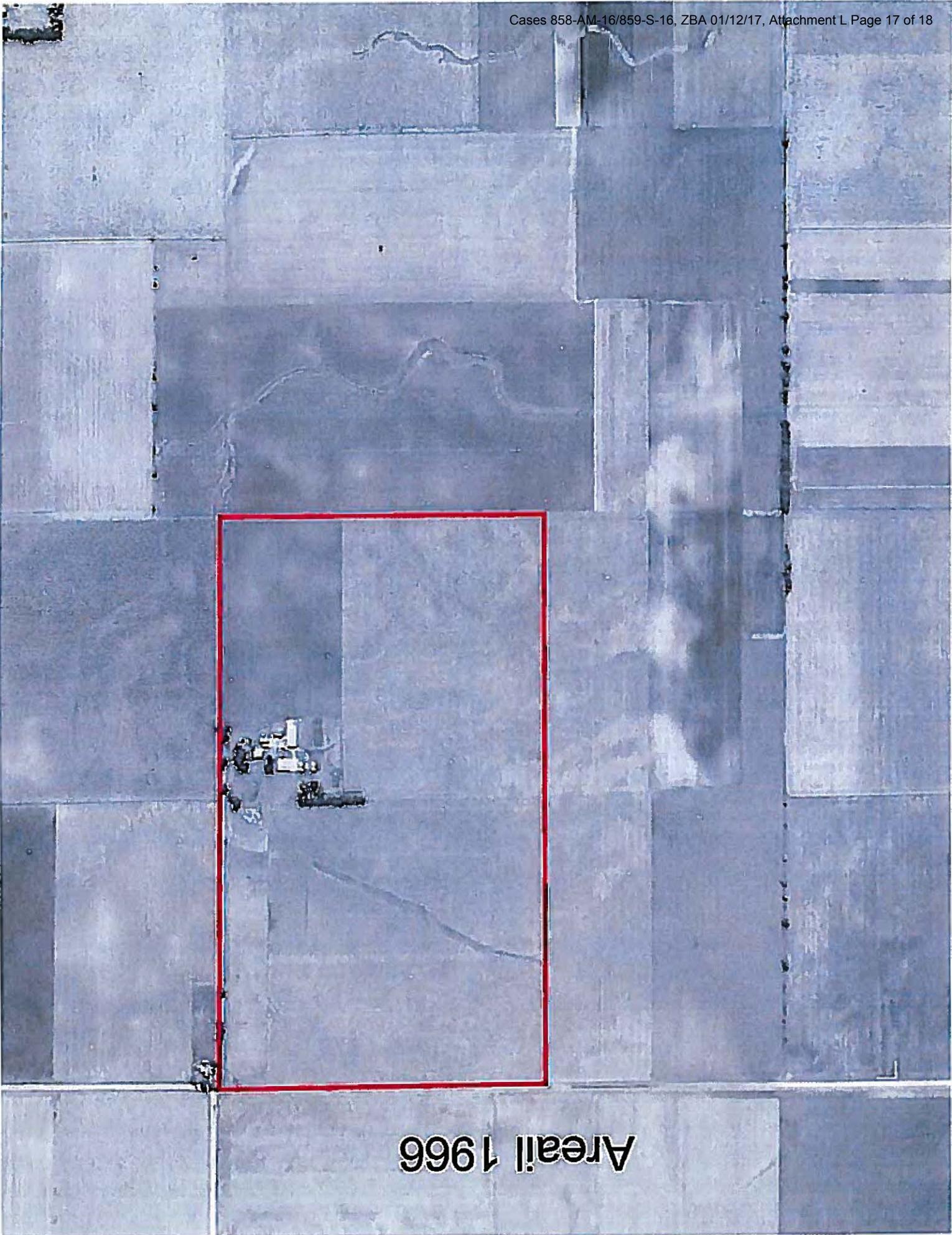
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

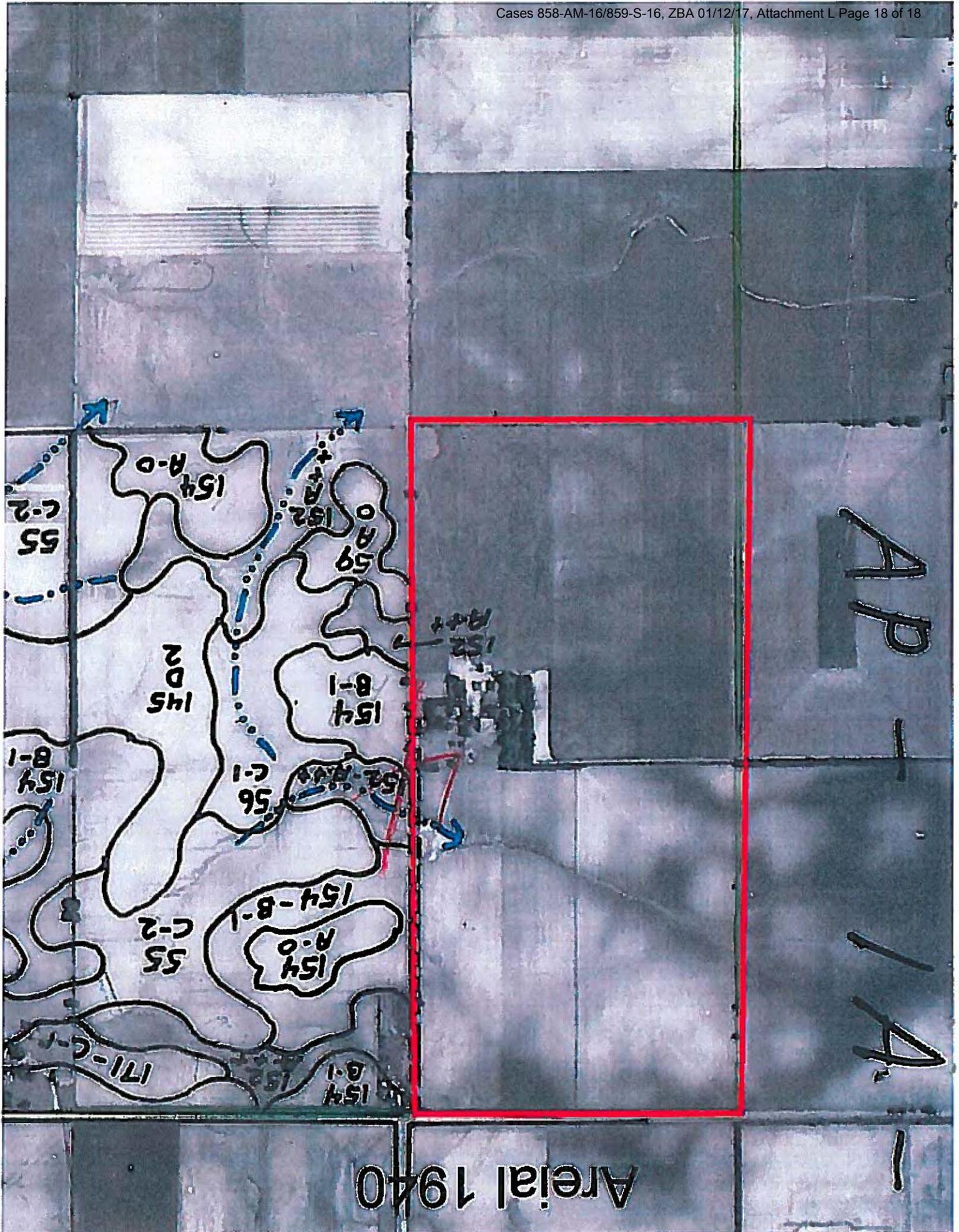








Aerial 1966



Aerial 1940

AP - 1A - 1



Applicant: Susan Chavarria
Contact: Susan Chavarria
Address: Champaign County Planning & Zoning
 1776 E Washington St
 Urbana, IL 61802

IDNR Project Number: 1705136
Date: 12/08/2016
Alternate Number: 858-AM-16

Project: Bluestem Hall
Address: 1413 East Old Church Road, Urbana

Description: Barn proposed for conversion to wedding/events center. Emphasis on protecting the Barnhart Prairie Restoration adjacent to site.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Barnhart Prairie INAI Site
 Barnhart Prairie Restoration
 Franklin's Ground Squirrel (*Spermophilus franklinii*)

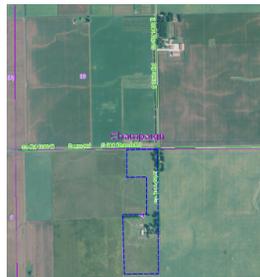
An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Champaign

Township, Range, Section:
 18N, 9E, 4



IL Department of Natural Resources Contact

Natalia Jones
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

Champaign County Planning and Zoning
 Susan Chavarria
 Champaign County Planning and Zoning
 1776 East Washington Street
 Urbana, Illinois 61802

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 1705136

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 1705136



EcoCAT Receipt	Project Code 1705136
-----------------------	-----------------------------

APPLICANT	DATE
-----------	------

Susan Chavarria
 John Hall
 CCDPZ
 1776 East Washington Street
 Urbana, IL 61802

12/8/2016

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
-------------	-----	-----------------	------------

EcoCAT Consultation	\$ 500.00	\$ 11.75	\$ 511.75
---------------------	-----------	----------	-----------

	TOTAL PAID	\$ 511.75
--	------------	-----------

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

Susan Burgstrom

From: Michael Flanagan <mflanagan@c-uphd.org>
Sent: Tuesday, December 13, 2016 8:38 AM
To: Susan Burgstrom
Cc: Shannon Loyd; abigail.k.frank@gmail.com
Subject: Abigail Frank Event Center

Susan,

Abigail met with me last week regarding an event center in Champaign County. She presented soil evaluations that show that an onsite subsurface system is feasible for the type of facility that she is wanting to construct. Her specifications were a maximum of 350 people and according to the Illinois Private Sewage Disposal Licensing Act and Code for places of public assembly this would equate to 5 gallons of water use per person per event or 1750 gallons of water use per day of event. This amount would require at least 2 septic tanks in series equaling 1 ½ daily use or 2625 gallons of capacity minimum. Using the standard chamber system rated for 5 square foot of absorption per linear foot 674 feet of leach field would be required to meet code. I don't recall where the limiting layer was on the soil evaluation, but a curtain drain may be required if it is within 24 inches of the bottom of the deepest effluent receiving trench. I have spoken to Dan Magruder, a licensed septic contractor that she contacted about this system and he agreed that there is enough space to install the required components.

Regards,

Michael Flanagan, LEHP
Program Coordinator
Champaign-Urbana Public Health District
201 W. Kenyon Rd.
Champaign, IL 61820
Phone: 217-531-2908 Secure Fax: 217-373-7905
mflanagan@c-uphd.org



Public Health

Prevent. Promote. Protect.

Champaign-Urbana Public Health District



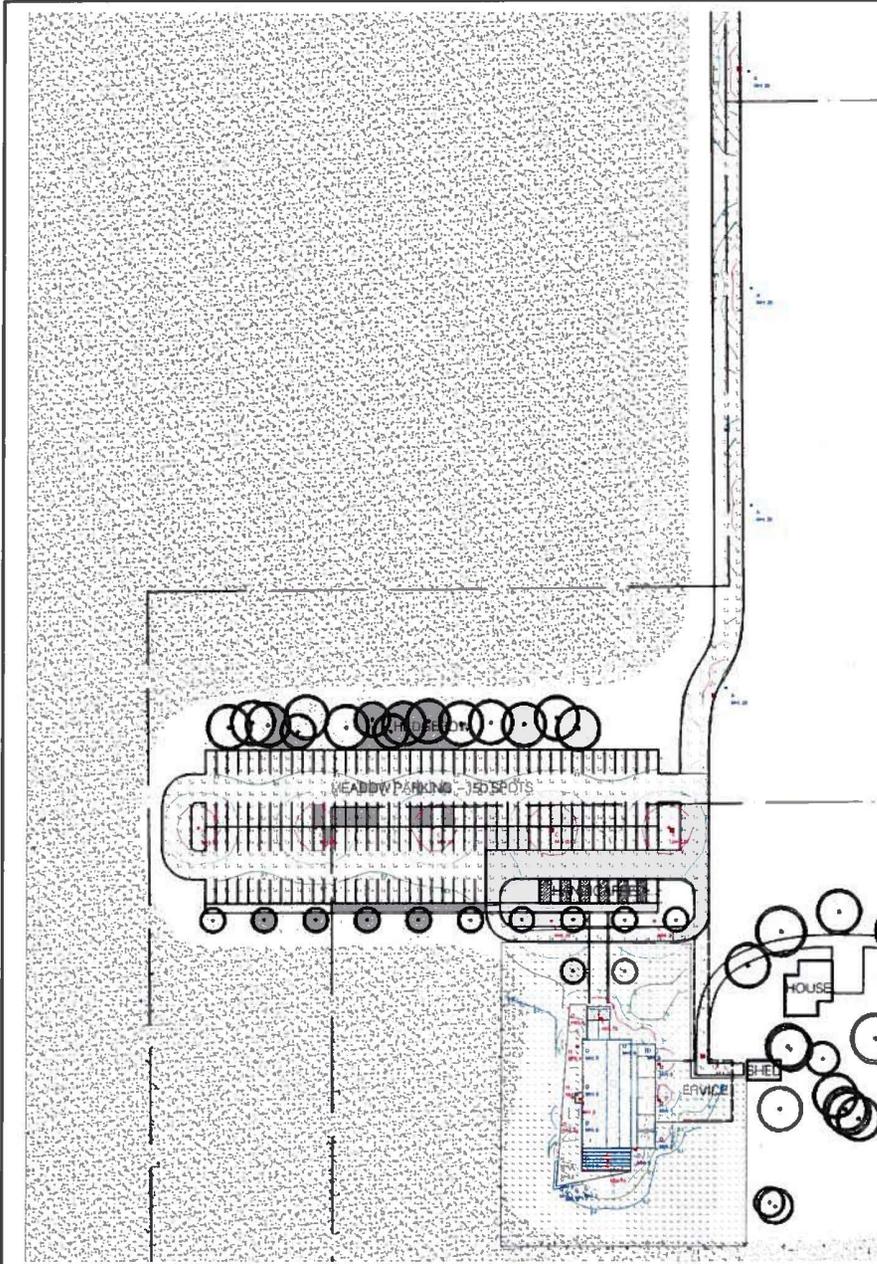
www.c-uphd.org
www.stock2forflu.com

This message and any attachments are for the designated recipient only and may contain privileged, proprietary, or otherwise private or confidential information.
If you have received it in error, please notify the sender immediately and delete the original and any copy. Any other use of the email or attachments by you is strictly prohibited.

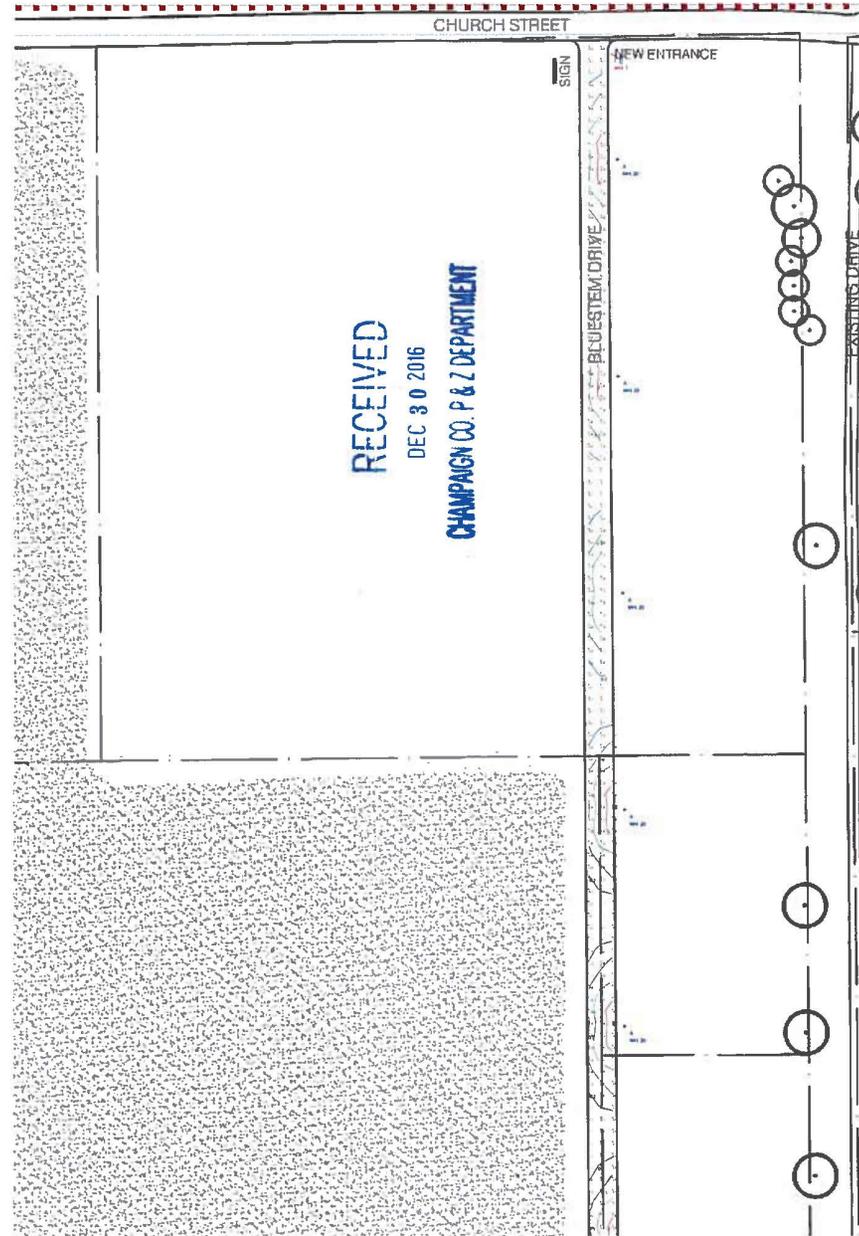
RECEIVED

DEC 13 2016

CHAMPAIGN CO. P & Z DEPARTMENT



Scale: 1 Inch= 50 Ft.



Scale: 1 inch= 50 Ft.

This Lighting Plan has been prepared by RAB Lighting, Inc. (RAB) for the purpose of providing lighting design services to the client. RAB Lighting, Inc. is not responsible for the accuracy of the information provided by the client. RAB Lighting, Inc. is not responsible for the accuracy of the information provided by the client. RAB Lighting, Inc. is not responsible for the accuracy of the information provided by the client.

Scale: as noted
Date: 12/30/2016
Filename: Bluestem Hill 7490.AGI
Drawn By: Shaun Eileen, LC

Job Name:
Bluestem Hill
Urbana, IL
Lighting Layout
Version A

Prepared For:
Archibald & Meek
527 W. Wainwright Ave
Urbana, IL

RAB
LIGHTING
1700 Ludlow Avenue, Northbrook, IL 60062
888-727-1600 • FAX 847-486-1600

Filename: C:\Users\shaun\Documents\Bluestem Hill 7490.AGI

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	8	A	ALED2T78Y	SINGLE	6132	6132	1.000	ALED2T78Y	79.4	79.4	635.2	ALED2T78Y - Warm - ITL79597.IES	B1-U0-G2
	1	B	ALED3T78Y	SINGLE	5607	5607	1.000	ALED3T78Y	78.7	78.7	78.7	ALED3T78Y - Warm - ITL79603.IES	B1-U0-G2
	7	C	ALED5S150Y D10	SINGLE	12744	12744	1.000	ALED5S150Y D10	148.8	148.8	1041.6	ALED5S150Y D10 - Warm - Cool - Warm - RAB01418.IES	B4-U0-G3
	10	D	SLIM12Y-D10	SINGLE	1266	1266	1.000	SLIM12Y-D10	13.265	13.265	132.65	SLIM12Y-D10 - Warm - ITL81602MOD.ies	B1-U0-G0
	3	E	PLED52Y_D10	SINGLE	3870	3870	1.000	PLED52Y_D10	59.1	59.1	177.3	CLED52Y_D10 - Warm - RAB00866MOD.ies	B2-U1-G1
	1	F	ND4R12D-NDLED4RD-80Y-W-W	SINGLE	1238	1238	1.000	ND4R12D-NDLED4RD-80Y-W-W	14.2	14.2	14.2	ND4R12D-NDLED4RD-80Y-W-W - Warm - RAB01186S.IES	B1-U0-G0
	6	G	FSLEDH3Y 120	SINGLE	37	37	1.000	FSLEDH3Y 120	3.04	3.04	18.24	FSLEDH3Y 120 - Warm - ITL87592.IES	B0-U1-G0
	5	H	BLED10Y	SINGLE	876	876	1.000	BLED10Y	12	12	60	BLED10Y - Warm - ITL82635.IES	B0-U1-G0
	1	I	LFLED5YA	SINGLE	210	210	1.000	LFLED5YA	5.1	5.1	5.1	LFLED5Y-Warm - ITL71486.IES	N.A.

Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtsPcLr	PtsPcTb	Meter Type	
Entry Drive	ILLuminance	Fc	0.75	2.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal	
Hall Perimeter	ILLuminance	Fc	0.44	9.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	6	6	Horizontal	
Light Trespass_Cd_Seg1	Obtrusive Light	N.A.	0.98	36	0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_Cd_Seg2	Obtrusive Light	N.A.	17.31	389	0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_Cd_Seg3	Obtrusive Light	N.A.	1.06	5	0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_Cd_Seg4	Obtrusive Light	N.A.	1.08	8	0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_Cd_Top	Obtrusive Light	N.A.	1.15	408	0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_III_Seg1	Obtrusive Light	Fc	0.00	0.0	0.0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_III_Seg2	Obtrusive Light	Fc	0.00	0.0	0.0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_III_Seg3	Obtrusive Light	Fc	0.00	0.0	0.0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_III_Seg4	Obtrusive Light	Fc	0.00	0.0	0.0	N.A.	N.A.		15	15	Vert-PerpCW	
Light Trespass_III_Top	Obtrusive Light	Fc	0.00	0.1	0.0	N.A.	N.A.		15	15	Vert-PerpCW	
North Entrance	ILLuminance	Fc	8.17	11.6	6.2	1.32	1.87	Readings taken at 0'-0" AFG	6	6	Horizontal	
Parking Lot	ILLuminance	Fc	1.05	4.0	0.3	3.50	13.33	Readings taken at 0'-0" AFG	10	10	Horizontal	
Prairie Walk	ILLuminance	Fc	2.90	8.6	0.2	14.50	43.00	Readings taken at 0'-0" AFG	6	6	Horizontal	
Service Area	ILLuminance	Fc	1.29	8.5	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	6	6	Horizontal	
Service Entrance Drive	ILLuminance	Fc	1.10	3.1	0.1	11.00	31.00	Readings taken at 0'-0" AFG	10	10	Horizontal	
Sign_Side_3	ILLuminance	Fc	3.49	5.5	2.1	1.66	2.62	Vertical readings	1	1	Normal	
Trellis Area	ILLuminance	Fc	4.89	7.8	1.8	2.72	4.33	Readings taken at 0'-0" AFG	6	6	Horizontal	
West Entrance	ILLuminance	Fc	0.90	0.9	0.9	1.00	1.00	Readings taken at 0'-0" AFG	6	6	Horizontal	

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (inversion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

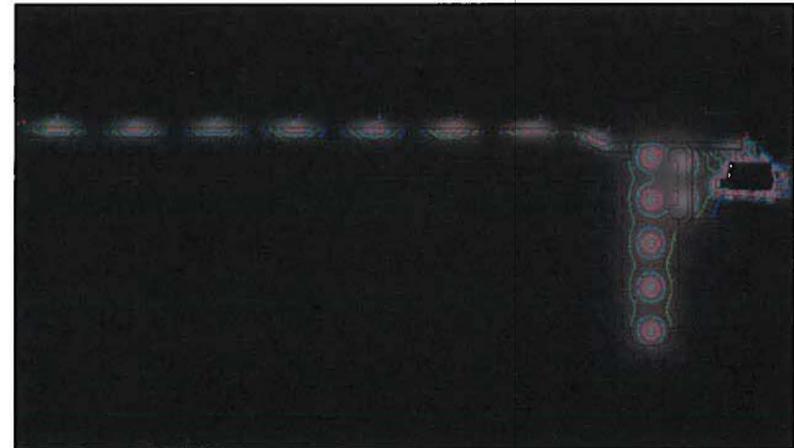
* RAB Lighting Inc. luminaire and product designs are protected under U.S. and international intellectual property laws. Patents issued or pending apply.

RAB Lighting Inc. 12000 W. Meeker Drive, Grand Rapids, MI 49508
 All rights reserved. This document is the property of RAB Lighting Inc. and is intended for use only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of RAB Lighting Inc. All trademarks that appear on this document are the property of their respective owners.

RECEIVED
 DEC 30 2016
 CHAMPAIGN CO. P & Z DEPARTMENT

Scale: as noted
 Date: 12/30/2016
 Filename: Bluestem Hall 7493A.AIG
 Drawn By: Shaun Filloch, LC

Expanded Luminaire Location Summary												
LumNo	Tag	X	Y	MTG HT	Orient	TIR						
1	A	1032.742	2385.654	1	327.169	108.921						
2	A	1037.668	2297.805	20	180	0						
3	A	1038.432	2117.805	20	180	0						
4	A	1042.23	1937.805	20	180	0						
5	A	1043.644	1757.805	20	180	0						
6	A	1043.644	1577.805	20	180	0						
7	A	1046.359	1397.805	20	180	0						
8	A	1046.359	1217.805	20	180	0						
9	A	1025.677	1066.19	20	160.655	0						
10	C	586.725	950.185	20	90	0						
11	C	684.725	950.185	20	90	0						
12	C	782.725	950.185	20	90	0						
13	C	880.725	950.185	20	90	0						
14	C	978.725	950.185	20	90	0						
15	C	880.725	872.491	20	90	0						
16	C	966.863	872.491	20	90	0						
17	H	895.262	800.098	8	0	0						
18	E	920.537	794.795	10	0	0						
19	D	937.807	774.976	8	90	0						
20	D	906.182	770.5	8	180	0						
21	D	958.113	771.034	8	90	0						
22	H	895.066	770.179	8	0	0						
23	B	1013.639	757.823	20	180	0						
24	D	968.786	756.75	8	0	0						
25	D	906.182	740.5	8	180	0						
26	H	890.87	740.259	8	0	0						
27	D	968.786	726.75	8	0	0						
28	F	904.049	725.5	8	0	0						
29	D	906.182	710.5	8	180	0						
30	H	888.674	710.34	8	0	0						
31	D	968.786	696.75	8	0	0						
32	D	949.854	682.537	8	270	0						
33	D	906.182	680.5	8	180	0						
34	H	886.478	680.42	8	0	0						
35	E	927.5	677.08	16	0	0						
36	G	886.479	671.36	2	356.937	0						
37	E	927.5	668.424	16	0	0						
38	G	885.949	663.378	2	356.937	0						
39	G	906.061	655.638	2	101.063	0						
40	G	885.419	655.395	2	356.937	0						
41	G	898.192	654.194	2	101.063	0						
42	G	890.324	652.749	2	101.063	0						
Total Quantity: 42												



Job Name: Bluestem Hall
 Urbana, IL
 Lighting Layout
 Version A

Prepared For: Archibald & Meek
 1000 Greenwood Ave
 Embury, IL

RAB
 LIGHTING
 17000 W. Meeker Drive
 Grand Rapids, MI 49508
 616-941-1600 • WWW.RAB.COM

Filename: C:\Users\shawn.filloch\Desktop\Bluestem Hall 7493A.AIG

Obtrusive Light - Compliance Report

IDA/IES MLO-2011, LZ1 - Low Ambient Lighting

Filename: Bluestem Hall 74903A

12/30/2016 3:29:05 PM

Illuminance

Maximum Allowable Value: 0.1 Fc

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
Light Trespass_Ill_Seg1	PASS	0.0
Light Trespass_Ill_Seg2	PASS	0.0
Light Trespass_Ill_Seg3	PASS	0.0
Light Trespass_Ill_Seg4	PASS	0.0
Light Trespass_Ill_Top	PASS	0.1

Total Installed and Offsite Lumens

Maximum Allowable Offsite Lumens: 15 % Of Total Site Lumen Limit

Lumen Allowances:

Item	Allowance	Quantity	Total
Allowed Lumens Per Area (Sq.Ft.)	1.25	3317179	4146474
Allowed Base Lumens Per Site	3500	1	3500
Total Lumen Allowance			4149974

Total Installed Lumens:

Calculation Label	Area Sq.Ft.	Total Lumen Allowance	Total Installed Lumens	Test Results
Light Trespass	3317179	4149974	174191 (4.2 %)	PASS

Total Offsite Lumens:

Calculation Label	Total Lumen Allowance	Maximum Offsite Lumens	Total Offsite Lumens	Test Results
Light Trespass	4149974	622496	9321 (1.5 %)	PASS

Individual Grids:

Calculation Label	Area Sq.Ft.	Avg. Illum.	Lumens *
Light Trespass_Ill_Seg1	82024	0	33
Light Trespass_Ill_Seg2	145406	0	131
Light Trespass_Ill_Seg3	82231	0	30
Light Trespass_Ill_Seg4	145406	0	28
Light Trespass_Ill_Top	3317179	0	9099

* Lumens calculated using individual calculation points (may not equal Area * Avg)

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



Specification grade area lights available with IES Type II distribution. For use in parking lots, roadways, pathways and general area lighting. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 31.0 lbs

Project: Bluestem Hall	Type: A
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	3000K
208V:	0.41A	Color Accuracy:	82 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	6,132
Input Watts:	79W	Efficacy:	77 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179Q

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

4kV

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available.

Other

California Title 24:

See ALED2T78/D10, ALED2T78/BL, ALED2T78/PCS, ALED2T78/PCS2, or ALED2T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

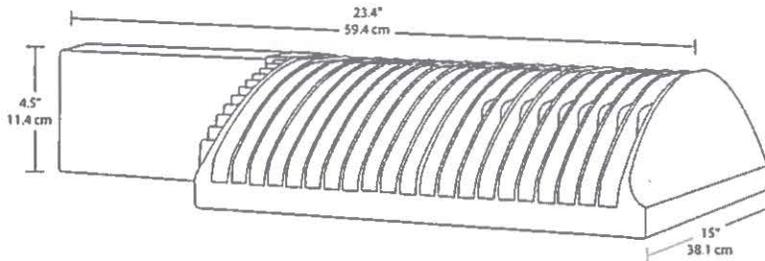
Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-277V	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	/480 = 480V (Only 360W &	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K	W = White	260W)	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	(Warm)	RG = Gray		/PCS = 120V Swivel		
		150 =		N = 4000K			/PCS2 = 277V Swivel		
		150W		(Neutral)			/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V		
		105W					Twistlock		
		78 = 78W							

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 30.4 lbs

Project: Bluestem Hall	Type: B
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	3000K
208V:	0.41A	Color Accuracy:	82 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	5,607
Input Watts:	79W	Efficacy:	71 LPW
Efficiency:	99%		

Technical Specifications

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78 377-2011.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.4% at 120V, 12.4% at 277V

Surge Protection:

4kV

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available.

Listings

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

UL Listing:

Suitable for wet locations as a downlight.

RECEIVED

DEC 30 2016

CHAMPAIGN CO P & Z DEPARTMENT

Technical Specifications (continued)

Listings

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179T

Other

California Title 24:

See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52 225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act-- Construction Materials (October 2010).

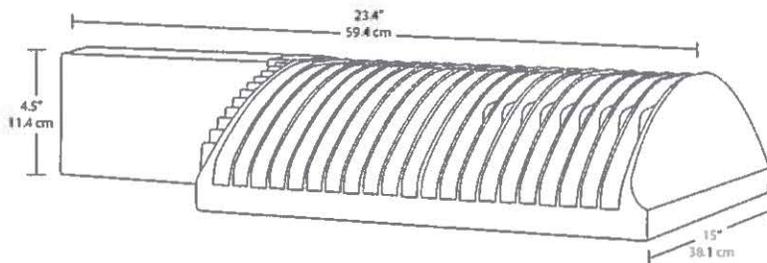
Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-277V	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	/480 = 480V (Only 360W &	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K	W = White	260W)	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	(Warm)	RG = Gray		/PCS = 120V Swivel		
		150 =		N = 4000K			/PCS2 = 277V Swivel		
		150W		(Neutral)			/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V		
		105W					Twistlock		
		78 = 78W							

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 35.5 lbs

Project: Bluestem Hall	Type: C
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	150W
120V:	1.26A	Color Temp:	3000K
208V:	0.776A	Color Accuracy:	73 CRI
240V:	0.673A	L70 Lifespan:	100000
277V:	0.574A	Lumens:	12,744
Input Watts:	149W	Efficacy:	86 LPW
Efficiency:	N/A		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: PXJMUM89

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

Long-life, high-efficiency surface mount LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Electrical

Driver:

Constant Current, Class 2 with 4kV surge protection, 120-277VAC, 50/60 Hz, 120V: 1.26A, 208V: 0.776A, 240V: 0.673A, 277V: 0.574A

THD:

7.1% at 120V, 14.2% at 277V

Power Factor:

99.6% at 120V, 92.9% at 277V

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Optical

BUG Rating:

B4 U1 G3

Optics:

Square, Type V distribution

Construction

Cold Weather Starting:

Minimum starting temperature is -40°F / -40°C

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior thermal management with external air-flow fins

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Effective Projected Area:

EPA = 0.7

Housing:

Precision die-cast aluminum

Lens:

Clear polycarbonate

Reflector:

Vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone

Mounting:

Tenon for 2 3/8" or 3" OD post or pole-top adaptor

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

RECEIVED
DEC 30 2016
CHAMPAIGN CO. P & Z DEPARTMENT

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Replacement:

150 Watt ALED5S replaces 250 Watt Pulse MH / 400 Watt Probe MH.

Patents:

The designs of the ALED5S are protected by patents pending in US, Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act-- Construction Materials (October 2010).

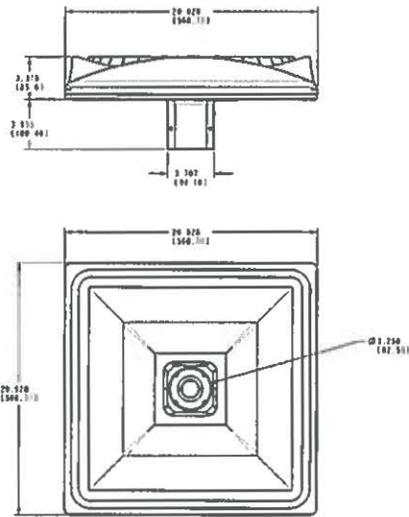
Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Features

- Precision optics deliver uniform, optimal light distribution
- Perfect for parking lots and pathways
- 100,000-Hour LED lifespan

Ordering Matrix

Family	Distribution	Shape	Watts	Color Temp	Finish	Voltage	Dimming	Bi-Level	Photocell	Pin	Sensor
ALED	5	S	150	Y			/D10				
	5 = Type V	S = Square	78 = 78W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = No Dimming /D10 = Dimmable	Blank = No Bi-Level /BL = Bi-Level	Blank = No Photocell /PCT = 120-277V Twistlock Photocell	Blank = No Pin /5PR = 5 Pin Receptacle /7PR = 7 Pin Receptacle	Blank = No Sensor /WS2 = Multi-Level Motion Sensor

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project: Bluestem Hall	Type: D
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.12A	Color Temp:	3000K
208V:	0.08A	Color Accuracy:	83 CRI
240V:	0.07A	L70 Lifespan:	100000
277V:	0.06A	Lumens:	1,266
Input Watts:	13W	Efficacy:	95 LPW
Efficiency:	90%		

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 5%.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

9.9% at 120V

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Other

HID Replacement Range:

The SLIM12 can be used to replace 70W MH based on delivered lumens.

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts.

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 *Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Optical

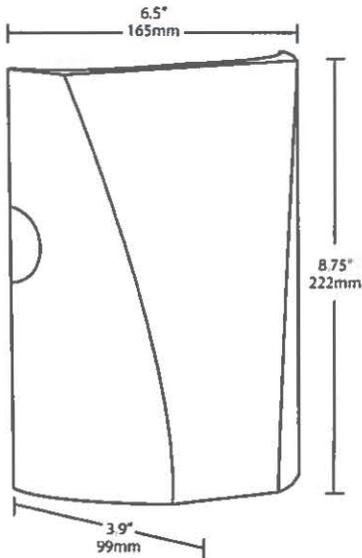
BUG Rating:

B1 U0 G0

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button /PCT = 120-277V Twistlock	Blank = No Dimming /D10 = Dimmable

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



LED pendant mounted fixture with precision optics for smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze

Weight: 18.0 lbs

Project:
Bluestem Hall

Type:
E

Prepared By:
SFillion

Date:

Driver Info

Type: Constant Current
120V: 0.53A
208V: 0.35A
240V: 0.30A
277V: 0.26A
Input Watts: 59W
Efficiency: 88%

LED Info

Watts: 52W
Color Temp: 3000K
Color Accuracy: 81 CRI
L70 Lifespan: 100000
Lumens: 3,870
Efficacy: 65 LPW

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Drivers:

2x26W Driver, Constant Current, Class 2, 100V-277V, 50/60 Hz, 6kv Surge Protection, 720mA, 100-277VAC 0.4 Amps., Power Factor 99.1%.

THD:

7.7% at 120V, 10.5% at 277V

Listings

UL Listing:

Suitable for wet locations.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C.

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing:

Precision die-cast aluminum housing and lens frame.

Lens:

Clear tempered glass lens.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

PLED52/D10 complies with 2013 California Title 24 building and electrical codes as a commercial indoor fixture for general spaces when used with a vacancy sensor and 0-10V dimming control. Select a vacancy sensor using catalog number LVS800. 0-10V dimmer provided by others.

Patents:

The design of PLED52 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B2 U1 G1

RECEIVED

DEC 30 2016

CHAMPAIGN CO. F & Z DEPARTMENT



Project: Bluestem Hall	Type: F
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	See Rough-in*	Watts:	12W or 20W*
120V:	See Rough-in*	Color Temp:	3000K
208V:	See Rough-in*	Color Accuracy:	80 CRI
240V:	See Rough-in*	L70 Lifespan:	100000
277V:	See Rough-in*	Lumens:	12W:1238*
Input Watts:	See Rough-in*		20W:1661*
Efficiency:	N/A	Efficacy:	N/A

Technical Specifications

Listings

UL Listed:

Suitable for wet locations covered ceiling.

ENERGY STAR:

This product is ENERGY STAR® qualified.

Optical

Photometrics:

Photometrics are based on prorated reports. Contact the RAB Lighting Design department for the most up-to-date data.

Optics:

80° beam spread with specular thermoplastic optics and Nanostructure lens technology for smooth light output and high efficiency.

Construction

Trim Component:

This component must be ordered with New Construction Round Rough-In in order to make a complete fixture.

Housing:

Professional-grade, die-cast aluminum construction.

Trim Ring:

White powder coated die cast trim ring.

Trim Cone:

White round trim cone.

Drop Ceiling Installation:

NDLED can be installed in drop ceiling tiles when using optional c-channel bars and following local construction codes.

Aperture Size:

4" Trim Module.

Junction Box:

Integral junction box with wiring capacity for Min 90°C supply conductors 4 in 4 out

Easy Installation:

The EZ-Connector makes installation easy.

Electrical

Dimming:

Dimmable. Requires rough-in with dimming driver.

Dimming Driver:

0 - 10V (at 120-277V), TRIAC and ELV (at 120V only).

LED Characteristics

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Other

California Title 24:

NDLED4R complies with 2013 California Title 24 building and electrical codes as a residential indoor fixture and commercial indoor fixture for general spaces.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

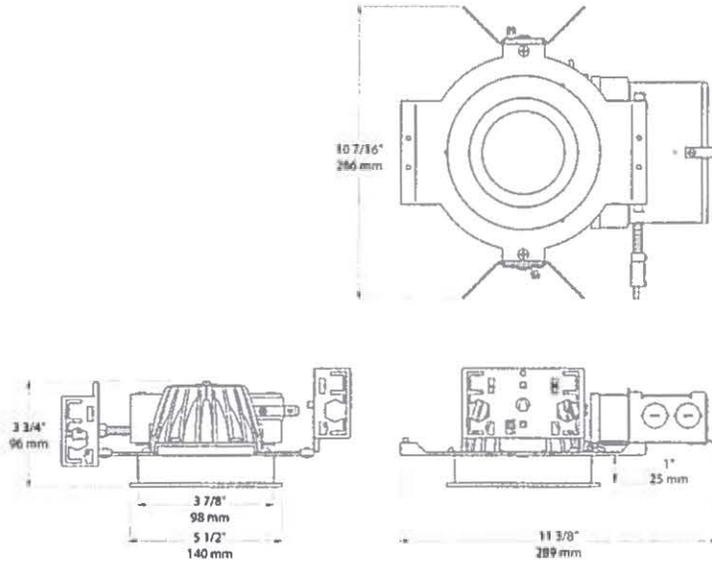
Suitable in accordance with FAR Subpart 25.4.

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Dimensions



Features

- Butterfly bracket allows mounting with bar stock, "C" channel, 1/2" conduit or nailer bars
- Low-profile design allows for installation in ceilings with limited space
- Absolute White 3-step consistency and black body accurate
- Nanostructure lens eliminates "hot spots" providing smooth and efficient light

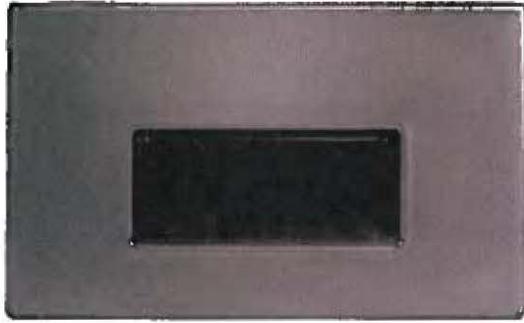
Ordering Matrix

Family	Size	Shape	Driver	Beam Spread	Color Temp	CRI	Cone Color	Trim Color
NDLED	4	R	D	80	Y		W	W
	4 = 4"	R = Round	D = Universal Dimming	50 = 50° 80 = 80° W = Wall Washer	YY = 2700K (Residential Warm) Y = 3000K (Warm) YN = 3500K (Warm Neutral) N = 4000K (Neutral)	Blank = 82 CRI HC = 92 CRI	S = Silver M = Matte Silver W = White B = Black	S = Silver W = White B = Black

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



FSLED Steplights 3W. Suitable for both indoor and outdoor use. Easy installation into a recessed 2" x 4" jbox. Available in vertical or horizontal models either with trims or trimless.

Color: Bronze

Weight: 0.6 lbs

Project: Bluestem Hall	Type: G
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	3W
120V:	0.108A	Color Temp:	3000K
208V:	N/A	Color Accuracy:	82 CRI
240V:	N/A	L70 Lifespan:	100000
277V:	N/A	Lumens:	37
Input Watts:	3W	Efficacy:	12 LPW
Efficiency:	99%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Housing:

Precision die cast aluminum.

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Lens:

Tempered glass lens.

Gaskets:

High temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

THD:

31.4% at 120V

Power Factor:

94.8% at 120V

LED Characteristics

LEDs:

Long-life, high-efficiency surface mount LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78 377-2011.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Other

Trim:

1/2" Trim

Mounting:

Recessed junction box, Horizontal models.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT



Compact 5 Watt LED floodlight perfectly suited for small-scale landscape lighting applications. 85% more energy efficient than its 35 Watt MR16 equivalent. Specialized microprismatic lens delivers even and consistent light. Utilizes line voltage (120V-240V).

Color: Bronze

Weight 1.5 lbs

Project: Bluestem Hall	Type: I
Prepared By: SFillion	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	5W
120V:	0.1A	Color Temp:	3000K
208V:	0.06A	Color Accuracy:	86 CRI
240V:	0.05A	L70 Lifespan:	100000
277V:	N/A	Lumens:	208
Input Watts:	5W	Efficiency:	41 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

5 Watt high output, long-life LED.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Accuracy:

86 CRI

Color Temperature (Nominal CCT):

3000K

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2015.

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Fixture Efficacy:

41 Lumens per Watt

NEMA Type:

4H x 4V

Construction

Lens:

Microprismatic diffusion lens for smooth and even light distribution.

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C.

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing:

Precision die-cast aluminum housing, hood and mounting arm.

Gaskets:

High Temperature Silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-240V, 50-60Hz, 100-240VAC 0.18A.

Other

Equivalency:

The LFLED5 is equivalent in delivered lumens to a 35W MR16.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

California Title 24:

LFLED5 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico.

RECEIVED

DEC 30 2016

CHAMPAIGN CO. P & Z DEPARTMENT

SA WORKSHEET

Frank 858-AM-16/859-S-16

1/3/17

1	What size is the subject site?	More than 25 acres	10 points	0
		20.1 to 25 acres	8 points	
		15.1 to 20 acres	6 points	
		10.1 to 15 acres	4 points	
		5.01 to 10 acres	2 points	
		5 acres or less	0 points	

Factor 1 considers that the size of the subject site has an impact on its long-term viability for agricultural purposes. The factor recognizes that the predominant row crop form of agriculture is generally more efficiently farmed on larger sites.

Scoring Factor 1: Determine the area of the subject site based on current Champaign County Assessor Office tax parcel size data or on a legal description of the subject site.

2a	Is the subject site Best Prime Farmland ?	Yes	30 points	30
		No	0 points	

Factor 2a assigns value to a subject site if it is designated as Best Prime Farmland, consistent with the *Champaign County Land Resource Management Plan* goals, objectives and policies.

An estimated 96.6% of the County consists of Prime Farmland soils. "Best Prime Farmland" is a subset of Prime Farmland soils identified by Champaign County in order to differentiate among Prime Farmland soils. The definition of 'Best Prime Farmland' is provided in the *Champaign County Zoning Ordinance*.

Scoring Factor 2a: Refer to the LE score of the subject site and to the "Best Prime Farmland" definition in the *Champaign County Zoning Ordinance*.

2b	If the subject site is Best Prime Farmland, which one of the following statements is correct: (1) The subject site is 15% or less of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004. (Yes 0 points) (2) The subject site is larger than 15% of a larger real estate tax parcel (or multiple parcels) that existed on January 1, 2004. (Yes 10 points) (3) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is 25 acres or less. (Yes 0 points) (4) The subject site was not part of a larger tax parcel or parcels on January 1, 2004, and is larger than 25 acres. (Yes 10 points)	10 points	0
----	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------	---

Factor 2b assigns value to a subject site if it exceeds the lot size and configuration limits noted. The 15% limit and 25-acre lot size limit featured are arbitrary values selected to represent the general

Factor 2b (continued)

concern about the conversion and loss of best prime farmland. The *Champaign County Zoning Ordinance* has included a maximum lot size limit on Best Prime Farmland since July, 2004.

Scoring Factor 2b: Review subject site size and configuration based on Champaign County parcel identification tax maps for the year 2004 (also referred to as the 27th Edition of the Champaign County tax map atlas).

2c	<p>If the subject site is not Best Prime Farmland and is at least 51% Prime Farmland, which one of the following statements is correct:</p> <p>(1) The subject site is larger than 25 acres. (Yes 10 points)</p> <p>(2) All of the following statements are true:</p> <ul style="list-style-type: none"> i. The subject site is part of a larger parcel that existed on April 12, 2011. ii. Since April 12, 2011, a separate portion or portions of that larger parcel have been converted to a non-agricultural use as the result of a rezoning or special use. iii. In total, the area of the subject site and those areas converted to a non-agricultural use (as identified in item ii. above) is larger than 25 acres. <p>(Yes 10 points)</p> <p>(3) Neither (1) or (2) above apply to the subject site. (Yes 0 points)</p>		0
-----------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---

Factor 2c assigns value to a subject site which is not Best Prime Farmland but which consists of at least 51% Prime Farmland and exceeds a 25-acre lot size and configuration as of April 12, 2011. The 25-acre size threshold is an arbitrary value selected to represent the general concern about the conversion and loss of Prime Farmland.

This factor awards 10 points to a subject site if it would result in conversion of more than 25 acres of Prime Farmland, or if the subject site would cumulatively contribute to the conversion of more than 25 acres of Prime Farmland on a larger parcel existing as of April 12, 2011.

Scoring Factor 2c: Assess whether the soils on the subject site are comprised of at least 51% Prime Farmland based on the 'Farmland Classification' column of Table A in Appendix A.

Review the lot size and configuration based on Champaign County parcel identification tax maps and digital orthophotography as of April 12, 2011. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.)

3	Is the subject site located within the Contiguous Urban Growth Area?	no	40 points	<u>40</u>
		yes	0 points	

Factor 3 is a general measure of development pressures which tend to support the conversion of agricultural sites to urban uses.

The 'Land Use Management Areas Map' of the *Champaign County Land Resource Management Plan* specifies the location of the 'Contiguous Urban Growth Area' (CUGA). CUGA is land designated for non-agricultural land use, and consists of:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years);
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near-to mid-term (within approximately five years); or
- land surrounded by incorporated land or other urban land within the County.

Scoring Factor 3: Review the CUGA boundaries of the current *Champaign County Land Resource Management Plan* "Land Use Management Map".

If the subject site is located within the CUGA, skip the remaining SA Factor questions and indicate a total SA score for only SA Factors 1, 2 and 3 at the end of the SA Worksheet.

Continue to answer the following SA Factor questions only if the subject site is located outside the CUGA . . .

4	<p>Amount of the perimeter of a subject site that is adjacent to parcels with a principal use of agriculture.</p> <p>a) If the subject site is Best Prime Farmland and/or at least 51% Prime Farmland, the amount of the perimeter of the subject site that is adjacent to parcels with a principal use of agriculture that existed on April 12, 2011.</p> <p>b) If the subject site is less than 51% Prime Farmland, the amount of the perimeter of the subject site that is adjacent to parcels with a principal use of agriculture.</p>	<p>91 to 100% of perimeter 20 points 81 to 90% of perimeter 18 points 71 to 80% of perimeter 16 points 61 to 70% of perimeter 14 points 51 to 60% of perimeter 12 points <u>41 to 50% of perimeter</u> 10 points 31 to 40% of perimeter 8 points 21 to 30% of perimeter 6 points 11 to 20% of perimeter 4 points 1 to 10% of perimeter 2 points none 0 points</p> <p><i>1957' / 4722' = 41%</i></p>	<p><u>10</u></p>
---	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------

Factor 4 assesses the amount of the perimeter of the subject site that is adjacent to parcels that have the principal use of agriculture. The assessment is made based on principal use of each parcel that is adjacent to the subject site. The principal use of a parcel (as used in the *Champaign County Zoning Ordinance*) represents the main use for which a lot is intended.

Additionally, for a subject site that is Best Prime Farmland and/or at least 51% Prime Farmland, Factor 4 includes the provision to not recognize any adjacent non-agricultural principal use established after a set date of April 12, 2011. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.) This measure is intended to partially address the problem referred to as ‘creeping effect’ whereby case-by-case land use decisions may lower LESA scores on nearby sites, thereby justifying more land conversion decisions.

More points are assigned to a subject site that is surrounded by parcels with the principal use of agriculture.

Scoring Factor 4: Measure the perimeter of the subject site adjacent to parcels with a principal use of agriculture.

Defined terms relevant to the scoring of this factor include:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for

Scoring Factor 4 (continued)

use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

FARM DWELLING: A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

PRINCIPAL USE: As used in the *Champaign County Zoning Ordinance*, the main purpose for which land is designed, arranged, intended, or for which it is or may be occupied or maintained. (The primary purpose of a lot may not necessarily be the largest use on the lot in terms of the area of the lot that is occupied by that use and it may not necessarily be the use that generates the most income for the person who owns or resides on the lot.)

Guidelines for measuring perimeter of subject site adjacent to parcels with principal use of agriculture:

Adjacent property is property that touches or that is directly across a street, highway or interstate right-of-way or a rail road right-of-way from a subject site.

Measure the perimeter of the subject site that is adjacent to parcels that have a principal use of agriculture. Parcels with a principal use of agriculture are generally as follows:

- a. Any parcel that is 35 acres or larger whether or not there is a dwelling, with the exceptions noted below.
- b. Parcels that are less than 35 acres in area and that either have a farm dwelling or have no dwelling, with the exceptions noted below.
- c. Exceptions to the above are the following:
 - (1) Any parcel that is inside an incorporated municipality.
 - (2) Any parcel that is zoned Residential, Business, or Industrial on the Champaign County Zoning Map and contains a non-agricultural principal use.
 - (3) Any parcel or portion of a parcel on which a Special Use has been approved by the County except for a Rural Specialty Business or greenhouse.
 - (4) Institutional land that is not specifically used for production agriculture such as land owned by the University of Illinois but not in agricultural production or land owned by the Champaign County Forest Preserve District that is not in agricultural production.
 - (5) Any parcel or portion of a parcel considered as nonconforming use, as defined in the *Champaign County Zoning Ordinance*.

5	Distance from the subject site to the nearest city or village limits.	more than 3 miles 1.51 to 3 miles within 1.5 miles adjacent	15 points 10 points 5 points 0 points	5 <hr style="width: 50%; margin: auto;"/>
----------	-----------------------------------------------------------------------	----------------------------------------------------------------------	------------------------------------------------	----------------------------------------------

Factor 5 awards higher points the further a subject site is from a city or village. Factor 5 is based on the general assumption that the further the subject site is from a municipality, the less chance there is of a nearby land use or development that would conflict with the agricultural land use of that subject site.

Scoring Factor 5: Measure outward from the property lines of the subject site to the nearest municipal boundary.

6	The highest percentage of the subject site in agricultural production in any of the last 5 years.	80 to 100% 60 to 79% 40 to 59% 20 to 39% less than 20%	15 points 11 points 7 points 3 points 0 points	
----------	---------------------------------------------------------------------------------------------------	--------------------------------------------------------------------	------------------------------------------------------------	-------------------------------------------------------------------------------------

Factor 6 is intended to serve as a general indicator of the agricultural viability of a subject site.

Scoring Factor 6: Based on the most recent five years of annual digital orthophotography, estimate the highest percentage of area of the subject site in agricultural production. To obtain accurate information, the scoring of Factor 6 may additionally require a field site inspection, windshield survey of the subject site, or landowner interview.

Defined terms relevant to the scoring of this factor include:

AGRICULTURAL PRODUCTION: The growing, harvesting, and storing of crops and the keeping, raising, and feeding of livestock or poultry and the buildings and land used in those activities, including:

- any farm dwelling,
- land taken out of production for purposes of government-sponsored agricultural programs, or
- land being used productively, such as woodlands for which there is a plan for managing the timber.

FARM DWELLING: A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

Guidelines for estimating percentage of subject site in agricultural production in any of the last 5 years

Based on review of digital orthophotography of the subject site for the most recent five years,

- a. If there is no structure on the subject site and the subject site appears to be in crop land, then count the entire subject site as in agricultural production.
- b. If only a street or road improvement is present on the subject site, and no wooded area is present on the subject site, then count the entire subject site as in agricultural production.
- c. Unless information is available to indicate otherwise,
 - (1) If the subject site is 35 acres or larger and has both a dwelling and what appears to be crop land, then count the entire site as agricultural production.
 - (2) If the subject site is less than 35 acres and has both a dwelling and what appears to be crop land, then count all of the subject site-- except for one acre, inclusive of the dwelling -- as in agricultural production. The one acre will be assumed to contain the well, septic, system, and any non-agricultural outbuildings.
- d. A part of the subject site that appears not to be crop land may be counted as in agricultural production only provided the landowner indicates that part of the subject site was or is not in production due to participation in a government-sponsored agricultural program, or due to implementation of a crop management plan.

7	Percentage of land zoned AG-1 Agriculture, AG-2 Agriculture or CR Conservation-Recreation within 1 mile of subject site.	91 to 100%	10 points	<u>10</u>
		81 to 90%	9 points	
		71 to 80%	8 points	
		61 to 70%	7 points	
		51 to 60%	6 points	
		41 to 50%	5 points	
		31 to 40%	4 points	
		21 to 30%	3 points	
		11 to 20%	2 points	
		1 to 10%	1 points	
		none	0 points	

Factor 7 measures the amount of land in the one-mile area surrounding the subject site zoned AG-1 Agriculture, AG-2 Agriculture, or CR Conservation-Recreation. These are the rural zoning districts within the County.

More points are assigned to a higher percentage of land zoned AG-1, AG-2, or CR within one mile of the subject site because:

- rural zoning districts are intended for agricultural land uses, and
- land within these districts is subject to use restrictions and limits on the density and location of non-agricultural land uses.

Scoring Factor 7: Measure the area zoned AG-1, AG-2, and CR outward one mile from the property lines of the subject site.

<p>8 Percentage of area within 1 mile of a subject site which consists of parcels with a principal use of agriculture.</p> <p>a) If the subject site is Best Prime Farmland and/or at least 51% Prime Farmland,</p> <p style="padding-left: 40px;">the percentage of area within one mile of the subject site which consists of parcels with a principal use of agriculture that existed on April 12, 2011.</p> <p>b) If the subject site is less than 51% Prime Farmland,</p> <p style="padding-left: 40px;">the percentage of area within one mile of the subject site which consists of parcels with a principal use of agriculture.</p>	91 to 100%	20 points	<div style="border-bottom: 1px solid black; display: inline-block; margin: 0 auto; width: 40px;">20</div>
	81 to 90%	18 points	
	71 to 80%	16 points	
	61 to 70%	14 points	
	51 to 60%	12 points	
	41 to 50%	10 points	
	31 to 40%	8 points	
	21 to 30%	6 points	
	11 to 20%	4 points	
	1 to 10%	2 points	
	none	0 points	

Factor 8 is a major indicator of the agricultural character of the general area, based on the assumption that areas in the County dominated by agriculture are generally more viable for farm purposes. The assessment is made based on the principal use of parcels located within one mile of the subject site. The principal use of a parcel (as used in the *Champaign County Zoning Ordinance*) represents the main use for which a lot is intended.

Additionally, for a subject site that is Best Prime Farmland and/or at least 51% Prime Farmland, Factor 8 includes the provision to not recognize any non-agricultural principal use established after a set date of April 12, 2011 within one mile of the subject site except for development that has been annexed by a municipality. (April 12, 2011 is the date of the annual digital orthophotography available for the year 2011.) This measure is intended to partially address the problem referred to as ‘creeping effect’ whereby case-by-case land use decisions may lower LESA scores on nearby sites, thereby justifying more land conversion decisions.

More points are assigned to a subject site with a greater percentage of area within one mile consisting of parcels with the principal use of agriculture.

Scoring Factor 8: Estimate the area of land within a one-mile distance outward from the property lines of the subject site that consists of parcels with the principal use of agriculture.

The defined terms shown below generally form the basis on which this factor is scored:

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of agriculture all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

Scoring Factor 8 (continued)

FARM DWELLING: A dwelling occupied by a farm owner or operator, tenant farm worker, or hired farm worker. (In Champaign County, it is generally assumed that a dwelling located on a lot that is 35 acres or larger is a farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates otherwise.)

PRINCIPAL USE: As used in the *Champaign County Zoning Ordinance*, the main purpose for which land is designed, arranged, intended, or for which it is or may be occupied or maintained. (The primary purpose of a lot may not necessarily be the largest use on the lot in terms of the area of the lot that is occupied by that use and it may not necessarily be the use that generates the most income for the person who owns or resides on the lot.)

Guidelines for estimating area within one mile of subject site consisting of parcels with principal use of agriculture:

Generally identify parcels with a principal use of agriculture as follows:

- a. Any parcel that is 35 acres or larger whether or not there is a dwelling, with the exceptions noted below.
- b. Parcels that are less than 35 acres in area and that either have a farm dwelling or have no dwelling, with the exceptions noted below.
- c. Exceptions to the above are the following:
 - (1) Any parcel that is inside an incorporated municipality.
 - (2) Any parcel that is zoned Residential, Business, or Industrial on the Champaign County Zoning Map and contains a non-agricultural principal use.
 - (3) Any parcel or portion of a parcel on which a Special Use has been approved by the County, except for a Rural Specialty Business or greenhouse.
 - (4) Institutional land that is not specifically used for production agriculture such as land owned by the University of Illinois but not in agricultural production, or land owned by the Champaign County Forest Preserve District that is not in agricultural production.
 - (5) Any parcel or portion of a parcel considered as nonconforming use, as defined in the *Champaign County Zoning Ordinance*.

9	What is the distance from the subject site to the nearest 10 non-farm dwellings? <i>5990' = 1.13 mi</i>	more than 1 mile	20 points	<u>20</u>
		0.76 to 1 mile 0.51 to 0.75 mile 0.26 to 0.50 mile 0.01 to 0.25 mile adjacent	18 points 16 points 14 points 12 points 0 points	

Factor 9 considers the proximity of the nearest 10 non-farm dwellings as a general indicator of an existing land use incompatibility with production agriculture and an incompatibility with livestock facilities vis-a-vis the *Illinois Livestock Management Facilities Act (510 ILCS 77/ et seq.)*

In Champaign County, it is generally assumed that a dwelling located on a lot less than 35 acres is a non-farm dwelling, unless information provided as part of the public record to the Zoning Board of Appeals indicates that a dwelling is part of on-site agricultural operations or otherwise qualifying as a farm dwelling.

The defined term for Non-Farm Dwelling is shown below:

NON-FARM DWELLING: A dwelling that is not occupied by a farm owner or operator, tenant farm worker, or hired farm worker.

Scoring Factor 9: Measure the linear distance outward from the closest point on the property line of the subject site to the façade of the tenth nearest non-farm dwelling.

10	a) How close is the subject site to a known livestock management facility of 400 or more animal units? <i>Answer Parts b or c) only if the subject site is more than 1 mile from a known livestock management facility of 400 or more animal units. 3475' = .66 mi.</i>	adjacent to 0.25 mile 0.26 to 0.5 mile 0.51 to 0.75 mile 0.76 to 1 mile more than 1 mile	10 points 9 points 8 points 7 points n/a	<u>8</u>
	b) How close is the subject site to a known livestock management facility of 200 - 399 animal units? <i>Answer Part c) only if the subject site is more than 1 mile from a known livestock management facility of 200-399 animal units.</i>	adjacent to 0.25 mile 0.26 to 0.5 mile 0.51 to 0.75 mile 0.76 to 1 mile more than 1 mile	7 points 6 points 5 points 4 points n/a	
	c) How close is the subject site to a known livestock management facility of 50 – 199 animal units?	adjacent to 0.25 mile 0.26 to 0.5 mile 0.51 to 0.75 mile 0.76 to 1 mile more than 1 mile	4 points 3 points 2 points 1 point 0 points	

Factor 10 is a measure of the compatibility of the subject site for continued agricultural use based on its proximity to an existing nearby livestock management facility. More points are assigned to a subject site in closer proximity to a known livestock management facility.

Scoring Factor 10: A response may be based on data available from the Livestock Management Facilities Program, Illinois Department of Agriculture, actual site inspection, and/or landowner interview.

The maximum points possible for this factor is 10 points.

This is a 3-part factor. Part a) measures proximity of a subject site to a livestock management facility of 400 or more animal units. If the subject site is located more than one mile from such facility, then respond to Part b). Part b) measures proximity of a subject site to a livestock management facility of 200-399 animal units. If the subject site is located more than one mile from such facility, then respond to Part c).

SA Total Score	<u>143</u>
-----------------------	------------

CALCULATING THE TOTAL LESA SCORE

The total LESA score is the sum of the LE points and SA points for a particular site or parcel. The maximum total LESA score possible for a site is 300 points.*

LE Total	86
SA Total	143
Total LESA Score	229

The higher the total LESA score, the more highly rated the subject site or parcel is to be protected for continued agricultural use. The total LESA score of a site signifies a rating for protection of the subject site or parcel as follows:

251 – 300	very high rating for protection
226 – 250	high rating for protection
151 – 225	moderate rating for protection
150 or below	low rating for protection

* The maximum LE score possible for a site is 100 points.
The maximum SA score possible for a site is 200 points.

Champaign County Zoning Board
c/o Zoning Officer Susan Burgstrom, AICP, PCED
1776 East Washington Street
Urbana, IL 61802
[217-819-4086](tel:217-819-4086)
www.co.champaign.il.us

Dear members of the Zoning Board

I support approval by the Zoning Board of Review for the Special Use Permit proposed for Bluestem Hall event center. I, Duane Schwartz with my spouse, June Schwartz have been made aware of the plans for Bluestem Hall. Our neighbor and Bluestem Hall designer Abigail Frank showed us the plans in September 2016 and in accordance with the new lane she has proposed we support the construction of Bluestem Hall to serve as a business.

Our Midwestern history is full of families making their livelihoods right on the property they own; both agricultural as well as commercial. It seems Bluestem Hall is maintaining this practice by inviting guests to come enjoy the Barnhart Prairie Preserve and celebrate the historic building that will house Bluestem Hall.

I believe the proposed design is a suitable, well-conceived project that will serve as a celebration of the Midwestern landscape for generations to come. I support the Zoning Board in approving the proposed Special Use Permit.

Sincerely,


(217) 202-6213

RECEIVED
DEC 19 2016
CHAMPAIGN CO. P & Z DEPARTMENT

Members of the Champaign County Zoning Board-

My name is Amber Barnhart and I grew up on the farm now known as 1413 East Old Church Road (although we always called it Deer Road for Deer Station) and actually now I own it. My daughter Abigail Frank is the person developing our shed into an event venue. Of course when my dad poured the concrete there (I helped when I was about 9) and had the shed built he designed it for his farming equipment. My parents and grandparents thought long and hard about where to put the shed. They all wanted to see the sunsets but they also needed it somewhat close due to blizzard conditions that can happen in the country. They tore down 2 buildings and tore out a row of hedge for this shed. It was used well for decades for that purpose although my dad built a half-court basketball court in there and put a furnace in (it had water too) and a heavy plastic wall and we and our high school friends and church friends all played basketball there all winter for decades.

As my dad got older and was ill with cancer, he quit farming and had several businesses out there. My step mom had a craft store there for many years. And Dean Rose, a friend of my brother Donald's, had a black smith shop there for many years too. Dean actually did his black smith work there and he had his shop there too.

In 1998 or so, my dad decided to turn our farm into a prairie. Donald, my dad and the environmental-naturalist community had moved tons of soil with prairie plants and seeds onto our farm from railroad tracks that were being developed and the soil would be destroyed in the late 1980s. The soil and water conservation folks knew about this project and approached my dad with the idea of using CRP money to develop the rest of the farm into prairie. My dad loved this idea. He was dying of cancer, there are 6 kids in the next generation (I am the oldest), and each of us would inherit too little land to really farm and we certainly didn't want to develop it so my dad went ahead and the Champaign County Soil and Water Conservation District bought an easement on this land. Over the next 9 years we as a family with volunteers and a lot of guidance from CCSWCD and the naturalists in the areas turned the farm into a 120 acre prairie which you see today.

Part of the master plan was always to turn the shed into an event center. We thought having such a place would truly integrate people into the prairie thru events, fund raisers and education. Randomly, my daughter, Abigail, has had a long interest in conservation- of artifacts and buildings. She did internships at the Illinois State Museum and Abraham Lincoln Library here in Springfield in conservation and graduated from college with a degree in studio art. She ultimately went to Graduate School at Pratt in Brooklyn and graduated with a degree in Interior Architecture with a special interest in use of existing buildings.

Abigail worked in Grand Rapids, Michigan for a while doing more "corporate" design work but moved to the farm in January 2016 (yes super cold and in the middle of a bad snow storm in Michigan) to make the Barnhart dream of an event center come true. Once she moved there we updated electricity, plumbing, pest control, and put in a septic system for the farm house. She has worked steadily for 11 months on the renovation of our shed into the Bluestem Hall. She has worked with zoning, and public health and construction companies and a certified architect. The entire Barnhart family loves the concept and design of the shed or the Bluestem Hall.

RECEIVED

DEC 29 2016

CHAMPAIGN CO. P & Z DEPARTMENT

We all have worked since 2000 to develop the prairie. We have an established short trail (0.4 mile) and a long trail (1 mile) and have added a parking lot for visitors and will be building a boardwalk for folks with disabilities. The Bluestem Hall is again part of the master plan for development of the farm into a prairie center. I own the actual farm property and 8 acres plus the acres on the hill. My brother Trent owns the 8.1 acres along the road east of the prairie.

I am totally supportive of Abigail's plans. They are simple and yet integrate into the prairie theme in a way I couldn't even dream of. My dad would be so excited about all of this! The next step in a vision he had so very long ago.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Barnhart". The signature is fluid and cursive, with the first name being more prominent.

Amber Barnhart

1949 Outer Park Drive

Springfield, IL 62704

217-546-5446 (land)

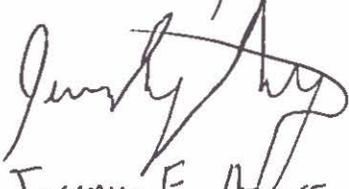
217-725-0331 (cell)

Champaign County Planning and Zoning
1776 East Washington Street
Urbana, IL 61802

My name is Jeremy Ayers and I am writing to support the project "Bluestem Hall" designed by Abigail Frank. With my uncle and grandfather, we farm around 1,000 acres in the Champaign-Urbana area including the land on and surrounding the Barnhart homestead.

It is in my opinion that the possible traffic added by the opening of Bluestem Hall will be insignificant in the operation of nearby farmers, including myself. E. Old Church road is already a moderately trafficked road. Surrounding roads such as Curtis, Philo, and Race are even more densely populated with traffic. When we farm the land near Bluestem Hall, we already have to accommodate and adjust to traffic and we have been doing that for a long time. Any additional cars that will be using these roads will not affect the process we use. If we do not have a designated lane helping the semi trucks and combines get off the road, then we pull off as far as we can and traffic has been seamlessly functioning around this act for decades. I do not see any potential conflicts arising from the event center that don't already exist from normal daily traffic.

I think Bluestem Hall is a nice idea and I look forward to seeing it develop. The Barnhart Prairie is a place I visit often and this building will be a welcomed addition to an already unique place.

Sincerely,

Jeremy E. Ayers

RECEIVED

JAN 03 2017

CHAMPAIGN CC P & Z DEPARTMENT

Susan Burgstrom

From: Abigail frank <abigail.k.frank@gmail.com>
Sent: Tuesday, January 03, 2017 3:43 PM
To: Susan Burgstrom
Subject: Re: questions

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED

JAN 03 2017

CHAMPAIGN CO. P & Z DEPARTMENT

Hi Susan,

That is a misprint in the site plan, the new lane does not overlap onto the prairie at all. I will have that fixed and send you a new one. Thank you for pointing that out!

The proposed drive is not currently an official path used for anything. It does however follow an unofficial break that gets mowed between the prairie and the farmland and this is just grass. The northernmost part of the lane, however, will indeed cut through that crop production land. As you can see in the site plan, we could pivot the lane over so that it is not totally straight and does indeed go around the farmland...it was a financial decision to keep it straight especially since my relative who own it didn't have a problem. If it becomes a problem with zoning, we can redraw the lane to have it wrap around the northern farmland instead of cutting through. Does that make sense? Call me if you need a better description.

I will work on getting you the prairie plans, I know we have some and worst case Jonathan Manuel has many copies.

Unless you got a letter from the great beyond, I think you might be referring to my mother Amber Barnhart? I mean you never know though because my grandmother would've loved this...

I hope this makes sense. I know I was sick when we spoke last week and I am even sicker now so my head is a little fuzzy.

Please don't hesitate with any more questions while I gather some stuff for you in the next day or two.

Thank you Susan and Happy New Year to you!
Abbie

On Jan 3, 2017, at 9:12 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Hi Abbie,

Happy New Year ☺ I have a few questions to help clarify things for the ZBA...

Could you please clarify whether the proposed access drive extends onto the Barnhart Prairie 80 acre tract? The proposed site plan you gave me shows part of the lane extending onto the 80 acre tract. If it does not extend onto the 80 acre tract, we will need to show that on a revised site plan.

Does the proposed access drive follow an existing vehicle path?

Will any land be taken out of crop production in order to create the proposed access drive, parking area, or the addition to Bluestem Hall?

Thanks!

RECEIVED

JAN 04 2017

December 31, 2016

To the Champaign County Zoning and Planning- CHAMPAIGN CO. P & Z DEPARTMENT

I am writing in support of my niece, Abbie Frank's, Bluestem Hall project. This project is a culmination of our Barnhart family philosophy and a celebration of a long history of local community gatherings at our farm.

I am Donald Barnhart, the 4th child of Harry and Pat Barnhart. I am actually the person who started the prairie while I was in high school during an alternative education experience through the Urbana Park District. During this education, I met David Monk, Bruce Hannon and Jim Zimmerman. I have always had an interest in the natural world growing up on a farm and also exploring the back woods of Allerton Park along the Sangamon River most Sundays in the good weather my entire childhood with my sisters and brothers, father and grandfather.

My dad enjoyed doing special activities with his children from basketball to baseball to electronics to developing a prairie with me. We moved literal tons of native Illinois soil along an abandoned railway track that had original native plants to our farm in our old farm truck. That is the "first" prairie on our farm.

Ultimately this first prairie was extended to 80 more acres. Jim, David and I collected prairie seeds for decades and used those to make the first prairie of high quality. When the Champaign County Soil and Water Conservation District had a grant to develop open spaces and specially prairie my father was so excited. He at this point had cancer and "believed" in this prairie project. Once we joined with the CCSWD we converted a specific number of acres yearly into prairie using the seeds from the first prairie. Our commitment was to convert all 80 acres to prairie within 10 years and we did it! We also have such a high quality prairie that part of it was accepted as a nature preserve. We designed the farmstead to have a buffer area between it and the prairie so that activities there would not adversely affect the wildlife. I have no concerns, as an expert in prairie wildlife and plants, that the Bluestem Hall will have a negative impact on the prairie. Abbie is using low impact lighting, the events will end by 1030 pm, the building is designed to reduce noise to the outside, and we already have dedicated paths on the prairie for public access as we must as a nature preserve. The new "lane" to the Bluestem Hall will go on the edge of property that I legally own but my sister Amber actually bought from me several years ago. I am supportive of that lane.

For more than fifty years our farm has been a mini focal point of community activities. It was always part of our master prairie plan for the shed to continue to be used as a community center. Through out my childhood the shed was a community center. Our parents had multiple church events in it yearly. A local very active square dancing club that my parents were part of had dances in it all summer for

many years. My dad installed a furnace in there and water so it was used in the winter too. University High School held intersession educational events there for several years as well as open basketball games and practices with our high school friends and classmates. In later years, native American story telling potluck events were held there. A local group had a sweat lodge on part of the prairie for many years. Abbie's plan to preserve the shed as the Bluestem hall makes it our farm a more formal designation as a community based event center. It is a natural extension for what the Barnharts have done for the last 50 years so it is continuing our family spirit and tradition.

Please call me with any questions or concerns.

Sincerely,

Donald Barnhart



Trent Barnhart
1582 Oakforest Drive, Rockford Il 61107

RECEIVED

JAN 04 2017

12/30/2016

CHAMPAIGN CO P & Z DEPARTMENT

To whom it may concern,

This letter is in support of a proposed zoning change involving the Barnhart farm south of Urbana located on the south side of old Church road and just west of Philo road extended.

I grew up on this farm in the home still located on this site. I also helped my grandfather and father farm this land until I left to become a physician in Rockford Illinois in 1985.

Like many of my brothers and sisters I attended the University of Illinois High School and have continued to maintain close contact with family in the area as well as friends and neighbors in the farming community.

As the oldest son I gave serious thought to following in the footsteps of multiple generations before me and to farm this land before deciding instead to pursue a career in medicine. During high school, college, and in medical school I spent my summers helping my grandfather and father attend to the buildings and to help out on the farm. This experience captured my heart and in many ways it still lives there.

The actual heart of our farm shifted from the barn to the machine shed the proposed future site of the Bluestem Hall when it was built in 1963. It was the first of its kind and is the last remaining farm building on this site. Any project that restores and maintains this historic landmark and setting to me seems potentially worthwhile.

Its unique place in history was evident when as a boy I saw farmers come to see our shed before building one of their own. Perhaps most impressive at the time was its open space and concrete floor. This allowed my father and I to work on our equipment in the winter in a heated shed in preparation for the next year of work. It also allowed us to have an indoor heated basketball court! I spent countless hours there together with my father and grandfather nearly every day of the year from the time the shed was built until my grandfather's passing in 1977 and my father's in 2000.

The Barnhart's have long been proud stewards of this unique location and setting. My great great grandfather John Barnhart first came to the area in 1856. The Barnhart farm was first settled in 1853 when it was sold by the Illinois Central Railway for funds to be used to build the first railroads. Therefore, though we don't go back to the very beginning we come very close.

Our commitment to this site that eventually became included in the southern most edge of the University of Illinois' master plan is perhaps best demonstrated by our efforts to return much of this land back to prairie. As a family we painstakingly harvested by hand nearby virgin prairie along an abandoned part of the railroad and transplanted it to our farm. We then arranged to leave this for posterity and for the enjoyment of future generations by establishing the 120 acre Barnhart/Grove Prairie Preserve.

As a young boy I recall the thrill of discovering an Indian arrowhead during harvest while walking across the open fields to deliver food to my father. I feel this same excitement and connection as my family has worked together to restore and pass on this prairie.

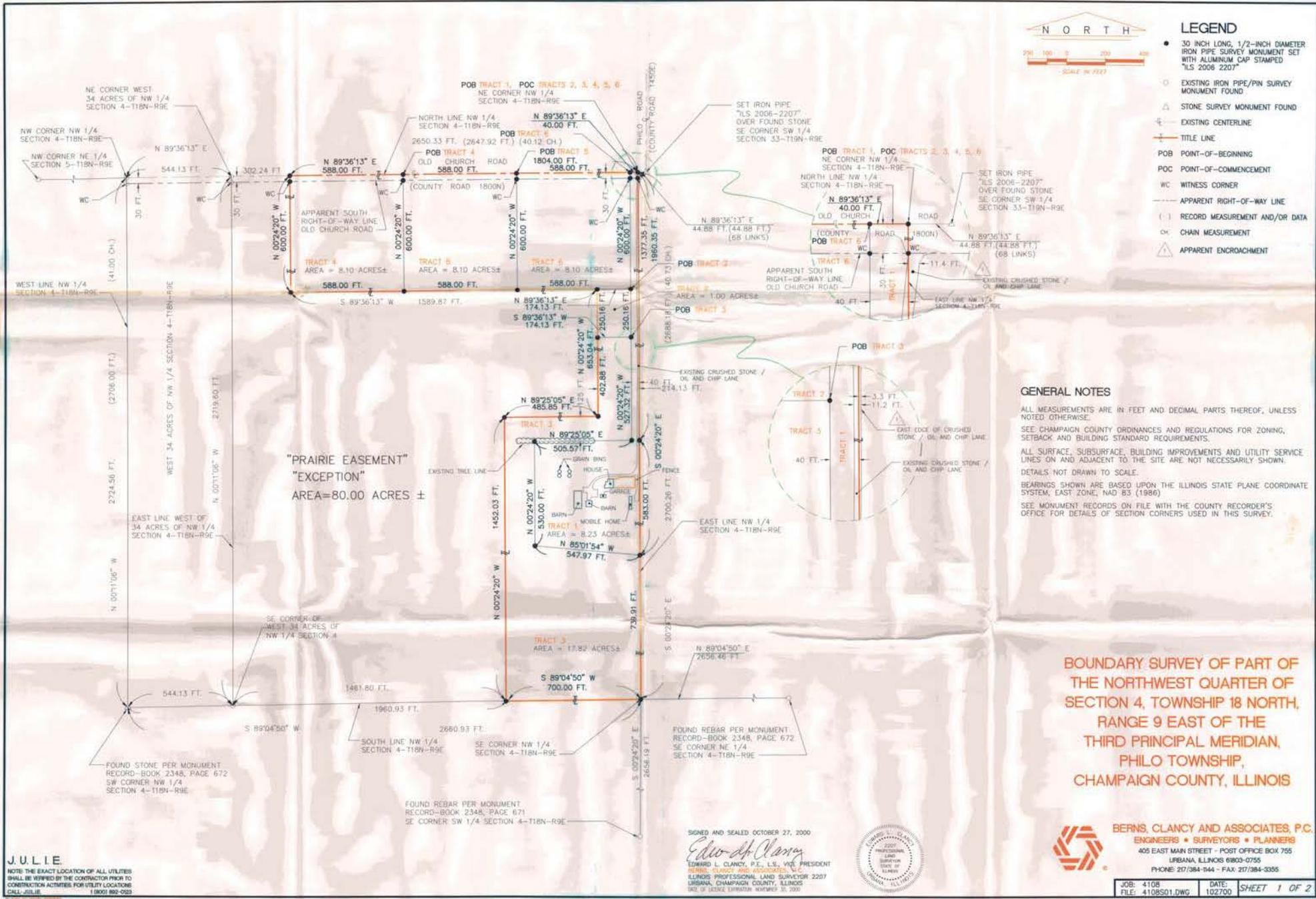
Finally, I have similar feelings about the proposed project of my oldest sister Amber Barnhart and her daughter Abby Frank. Their dream of converting the old Barnhart shed with its unique history and hilltop view over the prairie into a wedding banquet facility is a perfect use for this historic site. It fits well with what the Barnhart family has been doing here for over 150 years. Creating meaningful memories at an amazing place while honoring our Midwestern prairie heritage and celebrating the importance of family.

At least this is how it seems to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Trent Barnhart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Trent Barnhart



- LEGEND**
- 30 INCH LONG, 1/2-INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "JLS 2006 2207"
 - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
 - △ STONE SURVEY MONUMENT FOUND
 - EXISTING CENTERLINE
 - TITLE LINE
 - POB POINT-OF-BEGINNING
 - POC POINT-OF-COMMENCEMENT
 - WC WITNESS CORNER
 - APPARENT RIGHT-OF-WAY LINE
 - () RECORD MEASUREMENT AND/OR DATA
 - OK CHAIN MEASUREMENT
 - △ APPARENT ENCROACHMENT

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
 SEE CHAMPAIGN COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.
 ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. DETAILS NOT DRAWN TO SCALE.
 BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986)
 SEE MONUMENT RECORDS ON FILE WITH THE COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

BOUNDARY SURVEY OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, PHILO TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS

JULIE
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS. CALL JULIE 1-800-892-0282

SIGNED AND SEALED OCTOBER 27, 2000
Edward L. Clancy
 EDWARD L. CLANCY, P.E., L.S., VICE PRESIDENT
 BERNIS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 REG. OF STATE EMPLOYER NUMBER: 51 3000



BERNIS, CLANCY AND ASSOCIATES, P.C.
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 765
 URBANA, ILLINOIS 61803-0755
 PHONE: 217/384-1944 - FAX: 217/384-3355

JOB: 4108 DATE: 10/27/00
 FILE: 4108S01.DWG SHEET 1 OF 2

This page intentionally left blank



Subject property, from driveway off Old Church Road, facing south-southwest



Subject property, proposed Events Center is barn on right



**Intersection of Old Church Road at Philo Road – neighbor’s house on left,
access drive to subject property behind stop sign**



Closest neighbor to southeast, taken from west side of petitioner’s house



From petitioner's house facing north



Proposed parking area (this side of trees), from petitioner's residence facing northwest



**Barnhart Prairie Restoration, from petitioner's house facing west
(barn for proposed Events Center on the left)**





**Barn for proposed Events Center from south side;
petitioner's residence and accessory shed on right**



Accessory shed used as office; part of proposed Special Use Permit



**View from vehicle at end of existing subject property access drive,
facing intersection of Old Church Road at Philo Road**



**View from vehicle at end of existing subject property access drive,
facing east of intersection of Old Church Road at Philo Road**



View from vehicle at end of existing subject property access drive, facing west (Barnhart Prairie on left, UIUC South Farms in distance, UIUC ag land on right)



View of barn from Old Church Road east of Philo Road, facing southwest



**UIUC South Farms livestock facilities, from west of Race Street facing east
(subject property located off right of photo, ~0.66 mile farther east)**



Subject property, from closest corner of UIUC South Farms livestock facilities

PRELIMINARY DRAFT

858-AM-16

**FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: ***{RECOMMEND ENACTMENT / RECOMMEND DENIAL}***

Date: ***{January 12, 2017}***

Petitioners: **Abigail Frank, Amber Barnhart, Trent Barnhart, Donald Barnhart**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use with associated waiver in related Zoning Case 859-S-16.**

Table of Contents

Finding of Fact 1 - 36

Documents of Record..... 38

Case 858-AM-16 Summary Finding of Fact.....40 - 44

Case 858-AM-16 Final Determination 45

FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **January 12, 2017**, the Zoning Board of Appeals of Champaign County finds that:

(Note: asterisk indicates items of evidence that are identical to evidence in Case 859-S-16)

- *1. Co-petitioner Amber Barnhart owns the 8.23 acre tract with the machine shed that is proposed to be converted to an events center, as well as the 1-acre property north of that tract. Co-petitioner Abigail Frank resides on the 8.23-acre tract and proposes the events center that is the subject of Special Use Permit case 859-S-16. Signatory Donald Barnhart owns the 17.82-acre property surrounding the 8.23 acre tract, which will include part of the proposed access drive to the events center and overflow parking for the events center. Signatory Trent Barnhart owns the 8.1-acre property along Old Church Road west of the existing access drive to the 8.23 acre tract, which will include part of the proposed access drive to the events center.
- *2. The subject property for the map amendment is four different tracts of land totaling 35.15 acres in the East Half of the Northwest Quarter of Section 4 of Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township and commonly known as the farmstead located east of Barnhart Prairie Restoration at 1433 East Old Church Road, Urbana.
 - *A. The proposed Special Use Permit subject property is a 4.54-acre portion of the four tracts. A map of the map amendment subject property and the proposed Special Use Permit subject property has been provided as a Document of Record.
- *3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - *A. The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the City.
 - *B. The subject property is located within Philo Township, which does not have a Planning Commission.
- 4. Regarding comments by petitioners, when asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner has indicated: **“AG-1 does not allow the outdoor commercial recreation enterprise or the private indoor recreational development.”**
- 5. Regarding comments by the petitioner when asked on the petition what other circumstances justify the rezoning, the petitioner has indicated the following: the petitioner did not provide a response.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

- *6. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The map amendment subject property is 4 parcels totaling 35.15 acres that is currently zoned AG-1 Agriculture.

- * B. Land on the north, south, east, and west of the map amendment subject property is also zoned AG-1 Agriculture and is in use as follows:
 - *(1) Land to the north is University of Illinois property in agriculture production. The UIUC South Farms Livestock Facility is 0.66 mile west of the subject property on the north side of Old Church Road.
 - *(2) Land to the east along Old Church Road is a single-family residence, which is the subject of the proposed waiver in related case 859-S-16, for a separation distance of 185 feet in lieu of 200 feet from the proposed Special Use Permit subject property. Land to the east (south of that residence) is in agricultural production.
 - *(3) Land to the immediate west along Old Church Road is owned by the Champaign County Soil and Water Conservation District and is maintained as prairie. Land west of the map amendment subject property is the 80-acre Barnhart Restoration Prairie, a privately owned Illinois Nature Preserve.
 - *(4) Land to the south of the map amendment subject property is in agricultural production.

*7. Regarding the site plan and proposed operations:

- *A. The Petitioners submitted a Site Plan and Schematic Design Set received September 27, 2016. The documents indicate the following existing conditions and proposed improvements:
 - *(1) Existing buildings and structures include:
 - *a. A 90 feet by 40 feet "Hall", to be converted into the proposed Events Center;
 - *b. A 16 feet by 28 feet detached shed;
 - *c. A 1,120 square feet single family residence;
 - *d. A gravel access drive extending from Old Church Road;
 - *e. A septic system north of the residence; and
 - *f. A well to the west of the residence, which will be used as the primary water source for the proposed events center.
 - *(2) Proposed improvements include the following:
 - *a. The existing Hall will be converted to an events center under proposed Special Use Permit 859-S-16, with the following renovations:
 - *(a) A 16 feet by 19 feet vestibule addition to the north end of the barn;
 - *(b) An 18 feet by 40 feet patio addition to the south end of the barn;
 - *(c) A 3,000 square feet (approximate) Prairie Vista Walk addition on the west and south sides of the barn;

- * (d) A 40 feet by 90 feet Main Hall (converted machine shed);
- * (e) A 15 feet by 15 feet commercial kitchen that will only be used for food prep and educational demonstrations;
- * (f) A 13 feet by 15 feet Multi-Use room;
- * (g) A 16 feet by 15 feet Bar area (alcove to Main Hall);
- * (h) A 10 feet by 20 feet Storage/Mechanical room;
- * (i) One four-stall accessible women's restroom;
- * (j) One two-stall accessible men's restroom;
- * (k) A new access driveway for the events center off Old Church Road, approximately 175 feet west of the existing residential access drive centerline;
 - * a. The proposed access drive would extend through the 8.1-acre property along Old Church Road owned by Trent Barnhart; 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
 - * b. In an email received January 3, 2017, co-petitioner Abigail Frank states the following:
 - * i. The proposed access drive will not be on the 80-acre Barnhart Prairie property as the site plan dated September 27, 2016 erroneously shows; it will be east of the prairie property line.
 - * ii. (On Donald Barnhart's tract) the proposed drive follows an unofficial break that gets mowed between the prairie and the farmland and this is just grass.
 - * iii. Her relative (Trent Barnhart) does not have a problem with putting an access drive through his 8.1-acre property.
 - * iv. The proposed access drive could be pivoted so that it is not totally straight and goes around the farmland; it was a financial decision to keep it straight.
 - * c. The petitioner submitted a Revised Site Plan received January 4, 2017, which included 2 access drive alternatives:

- *i. The first page of the Revised Site Plan corrected the alignment of the straight access drive to reflect that it will not be located on the Barnhart Prairie.
 - *ii. The second page of the Revised Site Plan (with alternative access drive) shows how the proposed access drive for the events center could align around the south and west edges of Trent Barnhart's 8.1-acre part of the subject property rather than traversing straight through it to connect with Old Church Road (CR 1200N).
- *l) A paved accessible parking area with 6 spaces; and
- *m) A 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; the petitioners anticipate starting with 70 spaces and increasing as demand requires.
- *n) The proposed events center will have both heat and air conditioning so events can be held throughout the year.
- *o) In a letter received December 29, 2016, co-petitioner Amber Barnhart stated the following:
 - *i. She owns the 8.23-acre part of the subject property where the proposed events center would be located.
 - *ii. She is the mother of co-petitioner Abigail Frank.
 - *iii. Her father had the shed built, in consultation about its location with her grandparents.
 - *iv. "In 1998 or so, my dad decided to turn our farm into a prairie...over the next 9 years we as a family with volunteers and a lot of guidance from CCSWCD and the naturalists in the areas turned the farm into a 120-acre prairie which you see today."
 - *v. "Part of the master plan (for the prairie) was always to turn the shed into an event center. We thought having such a place would truly integrate people into the prairie thru events, fund raisers and education."
- *b. A septic tank and leach field west of the proposed events center, with capacity for 350 guests, as determined in coordination with the Public Health Department.

- *c. The petitioner seeks to exclude the residence from the Special Use Permit area.

- *D. The Petitioners submitted a Schematic Design Set of the proposed Events Center, received September 27, 2016, which includes the following:
 - *(1) Sheet A1: existing floor plan for the Hall.

 - *(2) Sheet A2: cross-section of the existing building.

 - *(3) Sheet A3: grand floor plan.

 - *(4) Sheet A4: proposed building section, including proposed addition to east side.

 - *(5) Sheet A5: existing and proposed wall sections.

 - *(6) Sheet A6: north and east elevations.

 - *(7) Sheet A7: south and west elevations.

 - *(8) Sheet A8: northeast rendering.

 - *(9) Sheet A9: southwest rendering.

 - *(10) Sheet A10: interior rendering.

- *E. The only Zoning Use Permit in the immediate area of the subject property was for the residential lot east of the subject property to construct an addition and a garage; ZUPA 93-98-02 was approved on April 8, 1998.

- *F. There are no previous zoning cases for the subject property.

GENERALLY REGARDING THE EXISTING AND PROPOSED ZONING DISTRICTS

- *8. Regarding the existing and proposed zoning districts:
 - *A. Regarding the general intent of zoning districts (capitalized words are defined in the Ordinance) as described in Section 5 of the Ordinance:
 - *(1) The AG-1, Agriculture DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURAL pursuits.

 - *(2) The AG-2, Agriculture DISTRICT is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant and which presently do not demonstrate any significant potential for development.

- B. Regarding the general locations of the existing and proposed zoning districts:
- (1) The AG-1 District is generally located throughout the county in areas which have not been placed in any other Zoning Districts.
 - (2) The AG-2 DISTRICT is intended generally for application to areas within one and one-half miles of existing communities in the COUNTY.
 - (3) The subject property is 1.2 miles from the City of Urbana.
- C. Regarding the different uses that are authorized in the existing and proposed zoning districts by Section 5.2 of the Ordinance:
- (1) There are 11 types of uses authorized by right in the AG-1 District and there are 13 types of uses authorized by right in the AG-2 District:
 - a. All 11 uses authorized by right in the AG-1 District are also authorized by right in the AG-2 District:
 - (a) Single family dwelling;
 - (b) Subdivisions totaling three lots or less;
 - (c) Agriculture, including customary accessory uses;
 - (d) Roadside stand operated by farm operator;
 - (e) Minor rural specialty business;
 - (f) Plant nursery;
 - (g) Township Highway maintenance garage;
 - (h) Christmas tree sales lot;
 - (i) Off-premises sign within 660 feet of the edge of the right-of-way of an interstate highway;
 - (j) Off-premises sign along federal highways except interstate highways; and
 - (k) Temporary uses.
 - b. The following two uses are authorized by right in the AG-2 District and not at all in the AG-1 District:
 - (a) Country club or golf course, and
 - (b) Commercial breeding facility.
 - c. There are no uses that are authorized by right in the AG-2 District but require a Special Use Permit in the AG-1 District.
 - (2) There are 53 types of uses authorized by Special Use Permit (SUP) in the AG-1 District (including the 11 uses authorized by right in the AG-2 District, see above) and 35 types of uses authorized by SUP in the AG-2 District:
 - a. The following 42 uses may be authorized by SUP in the both the AG-1 District and AG-2 District:
 - (a) Hotel – no more than 15 lodging units;
 - (b) Residential Planned Unit Development;
 - (c) Subdivisions totaling more than three lots or with new streets or private accessways (SUP requires approval by County Board);
 - (d) Major rural specialty business;
 - (e) Artificial lake of 1 or more acres;

- (f) Mineral extraction, quarrying, topsoil removal and allied activities;
- (g) Elementary school, Jr. High school, or High school;
- (h) Church, temple, or church related temporary uses on church property;
- (i) Municipal or government building;
- (j) Adaptive reuse of government buildings for any use permitted by right in B-1, B-2, B-3, B-4, B-5 and I-1;
- (k) Penal or correctional institution;
- (l) Police station or fire station;
- (m) Library, museum or gallery;
- (n) Public park or recreational facility;
- (o) Sewage disposal plant or lagoon;
- (p) Private or commercial transmission and receiving towers (including antennas) over 100 feet in height;
- (q) Radio or television station;
- (r) Electrical substation;
- (s) Telephone exchange;
- (t) Residential airports;
- (u) Restricted landing areas;
- (v) Heliport-restricted landing areas;
- (w) Farm chemicals and fertilizer sales including incidental storage and mixing of blended fertilizer;
- (x) Livestock sales facility and stockyards;
- (y) Slaughter houses;
- (z) Grain storage elevator and bins;
- (aa) Riding stable;
- (bb) Commercial fishing lake;
- (cc) Cemetery or crematory;
- (dd) Pet cemetery;
- (ee) Kennel;
- (ff) Veterinary hospital;
- (gg) Off-premises sign beyond 660 feet of the edge of the right-of-way of an interstate highway;
- (hh) Contractors facilities (with no outdoor storage nor outdoor operations);
- (ii) Contractors facilities with outdoor storage and/or outdoor operations;
- (jj) Agricultural drainage contractor facility with no outdoor storage and/or outdoor operations;
- (kk) Agricultural drainage contractor facility with outdoor storage and/or outdoor operations;
- (ll) Small scale metal fabricating shop;
- (mm) Gas turbine peaker;
- (nn) Big wind turbine tower (1-3 big wind turbine towers);
- (oo) Sawmills and planing mills, and related activities; and
- (pp) Pre-existing industrial uses (existing prior to October 10, 1973).

- b. The following use may be authorized by Special Use Permit in the AG-1 District and not at all in the AG-2 District:
 - (1) Wind Farm (requires SUP approval by County Board).

- c. The following 35 uses may be authorized by SUP in the AG-2 District and not at all in the AG-1 District:
 - (a) Two family dwelling;
 - (b) Home for the aged;
 - (c) Nursing home;
 - (d) Travel trailer camp;
 - (e) Commercial greenhouse;
 - (f) Greenhouse (not exceeding 1,000 square feet);
 - (g) Garden shop;
 - (h) Water treatment plant;
 - (i) Public fairgrounds;
 - (j) Motor bus station;
 - (k) Truck terminal;
 - (l) Railroad yards and freight terminals;
 - (m) Airport;
 - (n) Heliport/helistops;
 - (o) Mortuary or funeral home;
 - (p) Roadside produce sales stand;
 - (q) Feed and grain (sales only);
 - (r) Artist studio;
 - (s) Residential recovery center;
 - (t) Antique sales and service;
 - (u) Amusement park;
 - (v) Resort or organized camp;
 - (w) Bait sales;
 - (x) Country club clubhouse;
 - (y) Lodge or private club;
 - (z) **Outdoor commercial recreational enterprise** (except amusement park);
 - (aa) **Private indoor recreational development;**
 - (bb) Public camp or picnic area;
 - (cc) Seasonal hunting or fishing lodge;
 - (dd) Stadium or coliseum;
 - (ee) Outdoor theatre;
 - (ff) Aviation sales, service or storage;
 - (gg) Self-storage warehouses, not providing heat/utilities to individual units;
 - (hh) Landscape waste processing facilities; and
 - (ii) Wood fabricating shop and related activities.

- (4) Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses.

GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES

9. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
- A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:
 “It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows...”
- B. The LRMP defines Goals, Objectives, and Policies as follows:
- (1) Goal: an ideal future condition to which the community aspires
 - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
 - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
- C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.”

REGARDING RELEVANT LRMP GOALS & POLICIES

(Note: bold italics typeface indicates staff’s recommendation to the ZBA)

10. LRMP Goal 1 is entitled “Planning and Public Involvement” and states:

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

Goal 1 is always relevant to the review of the LRMP Goals, Objectives, and Policies in land use decisions but the proposed rezoning will ***NOT IMPEDE*** the achievement of Goal 1.

11. LRMP Goal 2 is entitled “Governmental Coordination” and states:

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

Goal 2 has two objectives and three policies. The proposed amendment will ***NOT IMPEDE*** the achievement of Goal 2.

12. LRMP Goal 3 is entitled “Prosperity” and states:

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 has three objectives and no policies. The proposed amendment will **HELP ACHIEVE** Goal 3 for the following reasons:

- A. The three objectives are:
- (1) Objective 3.1 is entitled “Business Climate” and states: Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.
 - (2) Objective 3.2 is entitled “Efficient County Administration” and states: “Champaign County will ensure that its regulations are administered efficiently and do not impose undue costs or delays on persons seeking permits or other approvals.”
 - (3) Objective 3.3 is entitled “County Economic Development Policy” and states: “Champaign County will maintain an updated Champaign County Economic Development Policy that is coordinated with and supportive of the LRMP.”
- B. Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of these objectives, the proposed rezoning will allow the Petitioner to continue holding events on the subject property with proper zoning and to continue to serve residents of Champaign County and therefore the proposed rezoning can be said to **HELP ACHIEVE** Goal 3.

13. LRMP Goal 4 is entitled “Agriculture” and states:

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

Goal 4 has 9 objectives and 22 policies. Objectives 4.4, 4.5, 4.6, 4.8, and 4.9 and their policies do not appear to be relevant to the proposed rezoning. The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 4 for the following reasons:

- A. Objective 4.3 is entitled “Site Suitability for Discretionary Review Development” and states: “Champaign County will require that each discretionary review development is located on a suitable site.”

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.3 because of the following:

- (1) Objective 4.3 includes five subsidiary policies. Policy 4.3.1 does not appear to be relevant to the proposed rezoning.
- (2) **Policy 4.3.2 states, “On best prime farmland, the County may authorize a discretionary review development provided the site with proposed improvements is well-suited overall for the proposed land use.”**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.3.2 because the proposed site **{IS / IS NOT} WELL SUITED OVERALL** for the development proposed in related Case 859-S-16 for the following reasons:

- a. The soil on the map amendment subject property is Best Prime Farmland and consists of 154A Flanagan silt loam, 622C2 Wyonet silt loam, 56B Dana silt loam, 152A Drummer silty clay loam, and 171B Catlin silt loam, and has an average LE of 91.
- b. The Site Assessment (SA) portion of the LESA analysis for the map amendment subject property scored 164 out of 200 points.
- c. The total LESA Score of 255 for the map amendment subject property receives the highest protection rating in LESA, which is “very high rating for protection”.
 - *a) 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
 - *d. The proposed events center and associated parking are sited on land that is not in crop production.
 - *e. Agricultural drainage should not be affected.
 - *f. Regarding wastewater treatment and disposal on the subject property:
 - (1) The subject property residence has a septic system, and the petitioners plan to install a separate septic system with sufficient capacity for the events center approved by the Champaign County Health Department.
 - *a) The Petitioner contracted Roger D. Windhorn, MS, to conduct an onsite Soil Evaluation for a Septic Filter Field. That analysis is a Document of Record.
 - *b) Mike Flanagan of the Champaign County Health Department determined that the proposed events center needs to have a septic system that will serve 350 people.
 - *c) As per an email from Michael Flanagan with the Champaign Urbana Public Health District, received December 13, 2016, the septic system was sized for 1,750 gallons of water usage per day of event. He stated that Dan Magruder, a licensed septic contractor that she contacted about this system, agreed that there is enough space to install the required components.
 - *d) The proposed septic system would be located west of the Hall, which is adjacent to the Barnhart Prairie.

- *g The proposed Special Use Permit repurposes an existing machine shed and does not include any new buildings, with the exception of an addition to the machine shed.
 - *h. The University of Illinois South Farms livestock facilities (beef cattle and sheep), are located on the northeast corner of the intersection of South Race Street and Old Church Road, approximately 0.66 miles west of the map amendment subject property.
 - (a) The University of Illinois was notified of the proposed rezoning and Special Use Permit. Due to the potentially sensitive nature of university research that might occur at the South Farms facility, on December 30, 2016, staff contacted Bruce Walden, Director of Real Estate Services for the University of Illinois to provide more specific details of the zoning case applications and site plans. No comments have been received to date.
 - (b) The Livestock Management Facilities Act (510 ILCS 77) regulates livestock management facilities that are not part of educational institutions. Though the South Farms is exempt from this Act, the following are of note:
 - i. New Livestock Management Facilities with 50 to 1,000 animal units (the range that best suits the South Farms facilities) are required to have a setback of ¼ mile from a non-farm residence and ½ mile from a Populated Area (a public gathering place of 10 or more people meeting at least once a week).
 - ii. The nearest non-farm residence to the South Farms is greater than ¼ mile away, and the proposed events center (which could be considered a Populated Area) is 0.66 miles from the South Farms facility.
 - i. The subject property is 1.2 miles from the City of Urbana.
 - j. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (2) **Policy 4.3.3 states, “The County may authorize a discretionary review development provided that existing public services are adequate to support the proposed development effectively and safely without undue public expense.”** The proposed rezoning {WILL / WILL NOT} **HELP ACHIEVE** Policy 4.3.3 for the following reasons:

- a. The subject property is located approximately 5.3 miles from the Philo Fire Protection District station. Notification of this case was sent to the FPD Chief and no comments were received.
 - b. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (3) **Policy 4.3.4 states, “The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.”**

The proposed rezoning {**WILL / WILL NOT**} **HELP ACHIEVE** Policy 4.3.4 for the following reasons:

- a. Item 13.B.(2) regarding Policy 4.2.2. provides information on traffic impacts that is relevant to Policy 4.3.4.
 - b. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (4) **Policy 4.3.5 states, “On best prime farmland, the County will authorize a business or other non-residential use only if:**
- a) **It also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or**
 - b) **the use is otherwise appropriate in a rural area and the site is very well suited to it.”**

The proposed rezoning {**WILL / WILL NOT**} **HELP ACHIEVE** Policy 4.3.5 for the following reasons:

- a. The proposed use in related Case 859-S-16 **DOES NOT** serve surrounding agricultural land uses or an important public need.
- b. Regarding whether the proposed development in related Case 859-S-16 {**IS / IS NOT**} otherwise appropriate in a rural area:
 - (a) The events center will host events that highlight the agricultural surroundings.

- (b) The proposed events center is sited on land that is not in crop production.
- (c) The use on the subject property is intended to highlight the rural landscape, so a buffer between the use and nearby agriculture is not warranted.
- (d) The Petitioner has testified on the application in related Case 859-S-16: **“The unique setting near the Barnhart Prairie will provide a site of local history and a celebration of ecology and agriculture to the citizens of Champaign-Urbana.”**
- (e) The traffic generated by the proposed use will primarily occur on weekends. Parking for events will be on a grass area north of the events center; no parking will be allowed on adjacent roads.
- * (f) The University of Illinois South Farms livestock facilities (beef cattle and sheep), are located on the northeast corner of the intersection of South Race Street and Old Church Road, approximately 0.66 miles west of the map amendment subject property.
 - i. The University of Illinois was notified of the proposed rezoning and Special Use Permit. Due to the potentially sensitive nature of university research that might occur at the South Farms facility, on December 30, 2016, staff contacted Bruce Walden, Director of Real Estate Services for the University of Illinois to provide more specific details of the zoning case applications and site plans. No comments have been received to date.
 - ii. The Livestock Management Facilities Act (510 ILCS 77) regulates livestock management facilities that are not part of educational institutions. Though the South Farms is exempt from this Act, the following are of note:
 - a. New Livestock Management Facilities with 50 to 1,000 animal units (the range that best suits the South Farms facilities) are required to have a setback of $\frac{1}{4}$ mile from a non-farm residence and $\frac{1}{2}$ mile from a Populated Area (a public gathering place of 10 or more people meeting at least once a week).
 - b. The nearest non-farm residence to the South Farms is greater than $\frac{1}{4}$ mile away, and the proposed events center (which could be considered a Populated Area) is 0.66 miles from the South Farms facility.
- (g) The subject property is 1.2 miles from the City of Urbana.

- c. Regarding whether the site is very well suited to the proposed land use, the ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use.
 - d. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- B. Objective 4.2 is entitled “Development Conflicts with Agricultural Operations” and states, “Champaign County will require that each *discretionary review* development will not interfere with agricultural operations.”

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.2 because of the following:

- (1) **Policy 4.2.1 states, “The County may authorize a proposed business or other non-residential *discretionary review* development in a rural area if the proposed development supports agriculture or involves a product or service that is better provided in a *rural* area than in an urban area.”**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.2.1 for the following reasons:

- a. The Land Resource Management Plan (LRMP) provides no guidance regarding what products or services are better provided in a rural area and therefore that determination must be made in each zoning case.
- b. The proposed development in related Case 859-S-16 **DOES NOT** support agriculture.
- c. Regarding whether the proposed development in related Case 859-S-16 **{IS / IS NOT}** a service better provided in a rural area:
 - (a) The Petitioner has testified on the application in related Case 859-S-16: **“The unique setting near the Barnhart Prairie will provide a site of local history and a celebration of ecology and agriculture to the citizens of Champaign-Urbana.”**
 - (b) The proposed Special Use will host weddings and events which highlight the rural landscape, especially the prairie restoration area.
 - (c) The proposed Special Use repurposes an existing machine shed and does not include any new buildings other than an addition to the machine shed.

- (d) The subject property is 1.2 miles from the City of Urbana.
- d. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (2) **Policy 4.2.2 states, “The County may authorize *discretionary review* development in a rural area if the proposed development:**
- a) **is a type that does not negatively affect agricultural activities; or**
 - b) **is located and designed to minimize exposure to any negative affect caused by agricultural activities; and**
 - c) **will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure.”**

The proposed rezoning {**WILL / WILL NOT**} **HELP ACHIEVE** Policy 4.2.2 for the following reasons:

- a. The proposed use of the subject property is ***NOT NEGATIVELY AFFECTED*** by agricultural activities because it will host events that highlight the rural landscape.
- b. The proposed development in related Case 859-S-16 {**WILL / WILL NOT**} interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure:
 - (a) The proposed events center is sited on land that is not in crop production.
 - (b) The proposed parking area will be set on existing grass with the exception of 6 accessible parking spaces near the Hall.
 - (c) Agricultural drainage should not be affected.
 - (d) The proposed access drive can be used by agricultural vehicles for the parts of the subject property parcels that will remain in agricultural production.
 - (e) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2011 in the vicinity of the subject property. CR1200N (East Old Church Road) between South Race Street and South Philo Road had an ADT of 900. South Philo Road north of its intersection with Old Church Road had an ADT of 800.

- (f) The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* general design guidelines recommends that local roads (new construction or reconstruction) with an ADT of 750 to 2,000 vehicle trips have a minimum shoulder width of 6 feet. There are two feet of gravel shoulder on each side of CR1200N (East Old Church Road).
- (g) The pavement surface of CR1200N (East Old Church Road) in the vicinity of the subject property is oil and chip. The pavement width is about 20 feet plus 2 feet of gravel shoulder on each side. This would equate to a design volume of no more than 400 ADT. Traffic volumes on the adjacent roadway already exceed the design capacity, and a use such as an events center will contribute to increased use of the road and related deterioration.
- (h) The events center will primarily hold events during evenings on weekends, which should not impact the typical peak travel hours associated with work commutes.
- * (i) The University of Illinois South Farms livestock facilities (beef cattle and sheep), are located on the northeast corner of the intersection of South Race Street and Old Church Road, approximately 0.66 miles west of the map amendment subject property.
 - i. The University of Illinois was notified of the proposed rezoning and Special Use Permit. Due to the potentially sensitive nature of university research that might occur at the South Farms facility, on December 30, 2016, staff contacted Bruce Walden, Director of Real Estate Services for the University of Illinois to provide more specific details of the zoning case applications and site plans. No comments have been received to date.
 - ii. The Livestock Management Facilities Act (510 ILCS 77) regulates livestock management facilities that are not part of educational institutions. Though the South Farms is exempt from this Act, the following are of note:
 - a. New Livestock Management Facilities with 50 to 1,000 animal units (the range that best suits the South Farms facilities) are required to have a setback of $\frac{1}{4}$ mile from a non-farm residence and $\frac{1}{2}$ mile from a Populated Area (a public gathering place of 10 or more people meeting at least once a week).
 - b. The nearest non-farm residence to the South Farms is greater than $\frac{1}{4}$ mile away, and the proposed events

center (which could be considered a Populated Area) is 0.66 miles from the South Farms facility

- * (j) The petitioners have submitted no information about how they might need to accommodate local farmers during planting and harvesting seasons.
 - * (k) In a letter received January 3, 2017, Jeremy Ayers, 1077 CR 1500E, Philo, stated the following:
 - i. He and his family farm around 1,000 acres in the Champaign-Urbana area, including the land on and surrounding the Barnhart homestead (the 8.23-acre tract).
 - ii. It is his opinion “that the possible traffic added by the opening of Bluestem Hall will be insignificant in the operation of nearby farmers, including himself. East Old Church Road is already a moderately trafficked road... When we farm the land near Bluestem Hall, we already have to accommodate and adjust to traffic and we have been doing that for a long time. Any additional cars that will be using these roads will not affect the process we use”.
 - * (l) In an email received January 3, 2017, co-petitioner Abigail Frank states the following:
 - i. The proposed drive follows an unofficial break that gets mowed between the prairie and the farmland and this is just grass.
 - ii. Her relative (Trent Barnhart) does not have a problem with putting an access drive through his 8.1-acre property.
 - iii. The proposed access drive could be pivoted so that it is not totally straight and goes around the farmland; it was a financial decision to keep it straight.
 - c. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (3) **Policy 4.2.3 states, “The County will require that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”**

The proposed rezoning will **HELP ACHIEVE** Policy 4.2.3 for the following reasons:

- a. The Petitioners understand that this is a rural area where agricultural activities take place and desire the rural setting for their business.
 - b. A special condition has been proposed to ensure that any subsequent owner recognizes the rights of agricultural activities.
- (4) **Policy 4.2.4 states, “To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.”**

The proposed rezoning will **HELP ACHIEVE** Policy 4.2.4 for the following reasons:

- a. The subject property is surrounded by prairie and family-owned farmland on 3 sides.
 - b. The buildings on the subject property have been adjacent to farmland for decades.
 - c. The use on the subject property is intended to highlight the rural landscape, so a buffer between the use and nearby agriculture is not warranted.
- C. Objective 4.1 is entitled “Agricultural Land Fragmentation and Conservation” and states: “Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on best prime farmland.”

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.1 because of the following:

- (1) Objective 4.1 includes nine subsidiary policies. Policies 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.7, and 4.1.9 do not appear to be relevant to the proposed rezoning.
- (2) Policy 4.1.1 states, **“Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.”**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.1.1 for the following reason:

- a. 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
- (3) Policy 4.1.6 states: **“Provided that the use, design, site and location are consistent with County policies regarding:**
- i. **Suitability of the site for the proposed use;**
 - ii. **Adequacy of infrastructure and public services for the proposed use;**

- iii. **Minimizing conflict with agriculture;**
 - iv. **Minimizing the conversion of farmland; and**
 - v. **Minimizing the disturbance of natural areas; then**
- a) **On best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or**
 - b) **On best prime farmland, the County may authorize non-residential discretionary development; or**
 - c) **The County may authorize discretionary review development on tracts consisting of other than best prime farmland.”**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.1.6 for the following reasons:

- a. The soil on the map amendment subject property is Best Prime Farmland and consists of 154A Flanagan silt loam, 622C2 Wyanet silt loam, 56B Dana silt loam, 152A Drummer silty clay loam, and 171B Catlin silt loam, and has an average LE of 91.
- b. The Site Assessment (SA) portion of the LESA analysis for the map amendment subject property scored 164 out of 200 points.
- c. The total LESA Score of 255 for the map amendment subject property receives the highest protection rating in LESA, which is “very high rating for protection”.
 - (a) 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
- d. The proposed events center and associated parking are sited on land that is not in crop production.
- e. The proposed Special Use Permit repurposes an existing Hall and does not include any new buildings, with the exception of an addition to the Hall.
- f. Regarding compliance with policies having to do with the suitability of the site for the proposed use, the ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.3.2 regarding site suitability on best prime farmland.
- g. Regarding compliance with policies having to do with the adequacy of infrastructure and public services for the proposed use, the ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP**

ACHIEVE Policy 4.3.3 regarding public services and Policy 4.3.4 regarding infrastructure.

- h. Regarding compliance with policies having to do with minimizing conflict with agriculture, the ZBA has recommended that the proposed rezoning will **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.2.1, Policy 4.2.2, Policy 4.2.3, and Policy 4.2.4 regarding minimizing conflict with agriculture.
- i. There are no relevant policies having to do with minimizing the conversion of farmland; 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
- j. Regarding compliance with policies having to do with minimizing the disturbance of natural areas:
 - (a) The subject property is adjacent to the Barnhart Prairie Restoration, a privately owned Illinois Nature Preserve.
 - (b) The Business Plan (confidential, and thus not included as a Document of Record) for the proposed events center received September 28, 2016, states “In the 1990’s Harry Barnhart and his children decided to turn the 100-acre farm into a native prairie restoration and the Barnhart Prairie Preserve was born. Now a sanctuary for animals, plants, birds, and insects the Barnhart Prairie Preserve will be the incredible view that wraps around Bluestem Hall”.
 - (c) Additional information on natural resources is provided under Item 17 of this Finding of Fact (Goal 8: Natural Resources).
- k. The Natural Resource Report received on November 21, 2016, from the Champaign County Soil and Water Conservation District indicates the following:
 - (a) “The site has a slit slope to the North and West. The developed areas seem to have good drainage. The water from the site will leave by way of surface drainage.”
 - (b) “The Illinois Natural Heritage Database shows the following protected resource may be in the vicinity of the project location: Barnhart Prairie INAI Site, Barnhart Prairie Restoration, Franklin’s Ground Squirrel.”
 - (c) On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.

- (4) Policy 4.1.8 states, **“The County will consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development.”**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.1.8 for the following reasons:

- a. The soil on the map amendment subject property is Best Prime Farmland and consists of 154A Flanagan silt loam, 622C2 Wyanet silt loam, 56B Dana silt loam, 152A Drummer silty clay loam, and 171B Catlin silt loam, and has an average LE of 91.
- b. The Site Assessment (SA) portion of the LESA analysis for the map amendment subject property scored 164 out of 200 points.
- c. The total LESA Score of 255 for the map amendment subject property receives the highest protection rating in LESA, which is “very high rating for protection”.
 - (a) 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.

14. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

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

Goal 5 has 3 objectives and 15 policies. Objectives 5.2, 5.3, and their subsidiary policies do not appear to be relevant to the proposed rezoning. The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 5 because of the following:

- A. Objective 5.1 is entitled “Population Growth and Economic Development” and states “Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new urban development in or adjacent to existing population centers.”

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Objective 5.1 because of the following:

- (1) Objective 5.1 includes nine subsidiary policies. Policies 5.1.2, 5.1.3, 5.1.5, 5.1.6, 5.1.7, 5.1.8, and 5.1.9 do not appear to be relevant to the proposed amendment.
- (2) Policy 5.1.1 states, **“The County will encourage new urban development to occur within the boundaries of incorporated municipalities.**

The proposed rezoning will **HELP ACHIEVE** Policy 5.1.1 because of the following:

- a. The subject property is not served by sanitary sewer.

- b. The Appendix to Volume 2 of the LRMP defines “urban development” as the construction, extension, or establishment of a land use that requires or is best served by a connection to a public sanitary sewer system and “urban land use” as generally, land use that is connected and served by a public sanitary sewer system.
 - c. The AG-2 District contains many uses that can be considered urban development as defined by the LRMP such as a stadium or coliseum and any use which generates a substantial wastewater load but the proposed use is not urban development because it is too far away from a public sanitary sewer system to connect. The subject property residence has a septic system, and the Petitioners propose to install a septic system for the events center approved by the Champaign County Health Department.
 - *d. Mike Flanagan of the Champaign County Health Department determined that the proposed events center needs to have a septic system installed that will serve 350 people.
 - *(a) As per an email from Michael Flanagan with the Champaign Urbana Public Health District, received December 13, 2016, the septic system was sized for 1,750 gallons of water usage per day of event. He stated that Dan Magruder, a licensed septic contractor that she contacted about this system, agreed that there is enough space to install the required components.
 - e. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- (3) **Policy 5.1.4 states, “The County may approve discretionary development outside contiguous urban growth areas, but within municipal extra-territorial jurisdiction areas only if:**
- a. **the development is consistent with the municipal comprehensive plan and relevant municipal requirements;**
 - b. **the site is determined to be well-suited overall for the development if on best prime farmland or the site is suited overall, otherwise; and**
 - c. **the development is generally consistent with all relevant LRMP objectives and policies.**

The proposed rezoning {WILL / WILL NOT} **HELP ACHIEVE** Policy 5.1.4 because of the following:

- a. The 2005 Urbana Comprehensive Plan does not extend south of Old Church Road; the closest notation for future land uses in the area is “Institutional – University Ownership” and the University of Illinois properties only extend south to Old Church Road in the vicinity of the subject property.

- b. 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.

15. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

Goal 6 has 4 objectives and 7 policies. Objectives 6.2, 6.3, 6.4 and their subsidiary policies do not appear to be relevant to the proposed rezoning. The proposed amendment will *HELP ACHIEVE* Goal 6 for the following reasons:

- A. Objective 6.1 is entitled “Protect Public Health and Safety” and states, “Champaign County will seek to ensure that development in unincorporated areas of the County does not endanger public health or safety.”

The proposed rezoning will *HELP ACHIEVE* Objective 6.1 because of the following:

- (1) Policy 6.1.1 does not appear to be relevant to the proposed rezoning.
- (2) Policy 6.1.2 states, “**The County will ensure that the proposed wastewater disposal and treatment systems of discretionary development will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality.**”

The proposed rezoning will *HELP ACHIEVE* Policy 6.1.2 for the following reasons:

- a. The subject property residence has a septic system, and the petitioners plan to install a separate septic system with sufficient capacity for the events center approved by the Champaign County Health Department.
 - *(a) The Petitioner contracted Roger D. Windhorn, MS, to conduct an onsite Soil Evaluation for a Septic Filter Field. That analysis is a Document of Record.
 - *(b) Mike Flanagan of the Champaign County Health Department determined that the proposed events center needs to have a septic system that will serve 350 people.
 - *(c) As per an email from Michael Flanagan with the Champaign Urbana Public Health District, received December 13, 2016, the septic system was sized for 1,750 gallons of water usage per day of event. He stated that Dan Magruder, a licensed septic contractor that she contacted about this system, agreed that there is enough space to install the required components.
 - *(d) The proposed septic system would be located west of the Hall, which is adjacent to the Barnhart Prairie.

- b. Any proposed Special Use Permit can be evaluated on a case by case for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.

- (3) Policy 6.1.3 states, **“The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.”**

The proposed rezoning will *HELP ACHIEVE* Policy 6.1.3 for the following reason:

- a. The petitioner submitted a light plan and lighting specification sheets designed by RAB Lighting, received December 30, 2016. The petitioners propose full cutoff lighting, which minimizes negative impacts on the adjacent prairie and neighboring properties.

- (4) Policy 6.1.4 states, **“The County will seek to abate blight and to prevent and rectify improper dumping.”**

The proposed rezoning will *HELP ACHIEVE* Policy 6.1.4 for the following reason:

- a. In an email received December 13, 2016, the petitioner stated that they contract for residential waste service, and will contact them about adding a commercial use to this service.

- 16. LRMP Goal 7 is entitled “Transportation” and states as follows:

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

Goal 7 has 2 objectives and 7 policies. Objective 7.2 and its subsidiary policies do not appear to be relevant to the proposed rezoning. The proposed amendment {WILL / WILL NOT} *HELP ACHIEVE* Goal 7 for the following reasons:

- A. Objective 7.1 states, “Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.”

The proposed rezoning {WILL / WILL NOT} *HELP ACHIEVE* Objective 7.1 because of the following:

- (1) Policy 7.1.1 states, **“The County will include traffic impact analyses in discretionary review development proposals with significant traffic generation.”**

The proposed rezoning {WILL / WILL NOT} *HELP ACHIEVE* Policy 7.1.1 because:

- *a. The proposed Event Center will accommodate up to 350 people and the Zoning Ordinance requires at least 1 parking space per 5 guests, or 70 parking spaces.

- *b. The Site Plan received September 27, 2016, indicates a 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; however, if the lot does not have marked spaces, its capacity will likely be less.
- *c. The subject property fronts the south side of East Old Church Road (CR 1200N) southwest of the “T” intersection with South Philo Road. As reviewed in related Case 859-S-16 regarding the general traffic conditions on CR1200N at this location and the level of existing traffic and the likely increase from the proposed Special Use:
 - *a) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2011 in the vicinity of the subject property. CR1200N (East Old Church Road) between South Race Street and South Philo Road had an ADT of 900. South Philo Road north of its intersection with Old Church Road had an ADT of 800.
 - *b) The Illinois Department of Transportation’s *Manual of Administrative Policies of the Bureau of Local Roads and Streets* general design guidelines recommends that local roads (new construction or reconstruction) with an ADT of 750 to 2,000 vehicle trips have a minimum shoulder width of 6 feet. There are two feet of gravel shoulder on each side of CR1200N (East Old Church Road).
 - *c) The pavement surface of CR1200N (East Old Church Road) in the vicinity of the subject property is oil and chip. The pavement width is about 20 feet plus 2 feet of gravel shoulder on each side. This would equate to a design volume of no more than 400 ADT. Traffic volumes on the adjacent roadway already exceed the design capacity, and a use such as an events center will contribute to increased use of the road and related deterioration.
 - *d) The events center will primarily hold events during evenings on weekends, which should not impact the typical peak travel hours associated with work commutes.
- *d. In a letter received January 3, 2017, Jeremy Ayers, 1077 CR 1500E, Philo, stated the following:
 - *a) He and his family farm around 1,000 acres in the Champaign-Urbana area, including the land on and surrounding the Barnhart homestead (the 8.23-acre tract).
 - *b) It is his opinion “that the possible traffic added by the opening of Bluestem Hall will be insignificant in the operation of nearby farmers, including himself. East Old Church Road is already a

moderately trafficked road... When we farm the land near Bluestem Hall, we already have to accommodate and adjust to traffic and we have been doing that for a long time. Any additional cars that will be using these roads will not affect the process we use”.

- *e. The Philo Township Highway Commissioner has been notified of this case and no comments have been received.
- *f. The petitioners have submitted no information about how they might need to accommodate local farmers during planting and harvesting seasons.
- g. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.

17. LRMP Goal 8 is entitled “Natural Resources” and states as follows:

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

Goal 8 has 9 objectives and 36 policies. Objectives 8.2, 8.3, 8.4, 8.5, 8.7, 8.8, and 8.9 and the subsidiary policies are not relevant to the proposed amendment. Additional evidence may be available at the meeting.

The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 8 for the following reasons:

- A. Objective 8.6 states, **“Champaign County will encourage resource management which avoids loss or degradation of areas representative of the pre-settlement environment and other areas that provide habitat for native and game species.”**

Policies 8.6.1, 8.6.5, and 8.6.6 are not relevant to the proposed amendment. The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Objective 8.6 because of the following:

- (1) Policy 8.6.4 states, **“The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites”.**

The proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 8.6.4 for the following reasons:

- a. On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.

- b. Should IDNR recommend management practices for the subject property, the Zoning Board of Appeals will consider and recommend special conditions to ensure those practices are maintained on the subject property.
- (2) Policy 8.6.3 states, **“For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.”**

The proposed rezoning {**WILL / WILL NOT**} **HELP ACHIEVE** Policy 8.6.3 for the following reasons:

- a. “The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location: Barnhart Prairie INAI Site, Barnhart Prairie Restoration, Franklin’s Ground Squirrel.”
 - b. On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.
- (3) Policy 8.6.2 states, **“a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas. b. With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas”.**

The proposed rezoning {**WILL / WILL NOT**} **HELP ACHIEVE** Policy 8.6.2 for the following reasons:

- a. The Zoning Board of Appeals will recommend special conditions of approval to sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and will ensure that the special conditions adequately mitigate any problematic conditions.
- D. Objective 8.1 states, **“Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.”**

Policies 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.6, 8.1.7, 8.1.8, and 8.1.9 are not relevant to the proposed amendment. The proposed rezoning will **HELP ACHIEVE** Objective 8.1 because of the following:

- (1) Policy 8.1.1 states, **“The County will not approve discretionary development using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.”**

- a. Sims Drilling provided a letter received October 19, 2016, which stated the existing well on the subject property provides 10 gallons per minute, which is sufficient for the petitioner’s plans for the Hall.
- b. The subject property is not located over the Mahomet Aquifer.

18. LRMP Goal 9 is entitled “Energy Conservation” and states as follows:

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

The proposed amendment ***WILL NOT IMPEDE*** the achievement of Goal 9.

19. LRMP Goal 10 is entitled “Cultural Amenities” and states as follows:

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

The proposed amendment ***WILL NOT IMPEDE*** the achievement of Goal 10.

GENERALLY REGARDING THE LASALLE FACTORS

20. In the case of *LaSalle National Bank of Chicago v. County of Cook* the Illinois Supreme Court reviewed previous cases and identified six factors that should be considered in determining the validity of any proposed rezoning. Those six factors are referred to as the *LaSalle* factors. Two other factors were added in later years from the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. The *Champaign County Zoning Ordinance* does not require that map amendment cases be explicitly reviewed using all of the *LaSalle* factors but it is a reasonable consideration in controversial map amendments and any time that conditional zoning is anticipated. The proposed map amendment compares to the *LaSalle* and *Sinclair* factors as follows:

- A. ***LaSalle* factor: The existing uses and zoning of nearby property.** Table 1 below summarizes the land uses and zoning of the subject property and nearby properties.

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Residential	AG-1 Agriculture (Proposed rezoning to AG-2)
North	Agriculture (U of I) <i>Note: UIUC South Farms Livestock Facility is 0.66 mile west of the subject property on north side of Old Church Road</i>	AG-1 Agriculture
East	Residential, Agriculture	AG-1 Agriculture
West	Barnhart Prairie, Agriculture	AG-1 Agriculture
South	Agriculture	AG-1 Agriculture

- B. ***LaSalle* factor: The extent to which property values are diminished by the particular zoning restrictions.** Regarding this factor:
- (1) It is impossible to establish values without a formal real estate appraisal, which has not been requested nor provided and so any discussion of values is necessarily general.
 - (2) This is primarily an agricultural area; the 8.23-acre subject property has been a farmstead for over a century. Land surrounding the 8.23-acre parcel was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.
 - (3) In regards to the value of nearby residential properties, the requested map amendment should not have any effect. Regarding the effect on nearby properties:
 - a. One residence is adjacent to the proposed Special Use, but there is approximately $\frac{1}{4}$ mile between the residence and the Hall to be converted to an Events Center. The next closest residence to the Hall is 0.4 miles to the southeast and separated by farmland.
 - b. The traffic generated by the proposed use will primarily occur on weekends.
 - c. Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.
- C. ***LaSalle* factor: The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals, and general welfare of the public.**
- (1) There has been no evidence submitted regarding property values.
 - (2) If the petitioners are denied the map amendment and special use permit, the properties can still be used as a residence and agricultural land.
- D. ***LaSalle* factor: The relative gain to the public as compared to the hardship imposed on the individual property owner.** Regarding this factor:
- (1) The gain to the public of the proposed rezoning could be positive because the proposed amendment would allow the Petitioner to provide a service to the community while preserving agricultural and prairie land uses and activities.
 - (2) Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.

- E. **LaSalle factor: The suitability of the subject property for the zoned purposes.**
- (1) Regarding whether the site is well suited to the proposed land use, the ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use.
 - (2) The subject property is adjacent to a rural road that was designed for 400 vehicles per day; the proposed special use would increase traffic and create additional wear and tear on the road.
 - (3) This area is primarily agricultural; the 8.23-acre subject property has been a farmstead for over a century. Land surrounding the 8.23-acre parcel was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.
- F. **LaSalle factor: The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.** Regarding this factor:
- (1) The subject property is occupied and in residential and agricultural in use as zoned AG-1.
 - (2) This area is primarily agricultural; the 8.23-acre subject property has been a farmstead for over a century. Land surrounding the 8.23-acre parcel was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.
- G. **Sinclair factor: The need and demand for the use.** Regarding this factor:
- (1) The ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.2.1 regarding whether the proposed use **{IS / IS NOT}** a service better provided in a rural area.
 - (2) In the review of Policy 4.3.5 the ZBA has recommended the following:
 - a. The proposed use **DOES NOT** serve surrounding agricultural land uses or an important public need.
 - b. The proposed development **{IS / IS NOT}** otherwise appropriate in a rural area.
 - (3) Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.

H. **Sinclair factor: The extent to which the use conforms to the municipality’s comprehensive planning.**

- (1) The ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** the Champaign County Land Resource Management Plan.
- (2) The 2005 Urbana Comprehensive Plan does not extend south of Old Church Road; the closest notation for future land uses in the area is “Institutional – University Ownership” and the University of Illinois properties only extend south to Old Church Road in the vicinity of the subject property.

I. Overall, the proposed map amendment **{IS / IS NOT} CONSISTENT** with the LaSalle and Sinclair factors.

REGARDING THE PURPOSE OF THE ZONING ORDINANCE

21. The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

This purpose is directly related to the limits on building coverage and the minimum yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those requirements.

*B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed rezoning **{WILL / WILL NOT}** conserve the value of real estate throughout the COUNTY, based on the following:

- * (1) It is not clear whether or not the proposed rezoning will have any impact on the value of nearby properties without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.
- * (2) The proposed rezoning could only have an effect on the value of real estate in the immediate vicinity. Regarding the effect on the value of real estate in the immediate vicinity other than the subject property:
 - *a. An event center is authorized by Special Use Permit in the AG-2 Zoning District and therefore the Zoning Ordinance apparently has a presumption of no inherent incompatibilities between agricultural and residential use and an event center. Provided that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent properties, there should be no significant effect on the value of nearby properties.

- * (3) In regards to the value of the subject property it also is not clear if the requested Special Use Permit would have any effect. Regarding the effect on the value of the subject property:
 - *a. If the petitioners are denied the map amendment and special use permit, the properties can still be used as a residence and agricultural land.

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed rezoning {**WILL / WILL NOT**} lessen and avoid congestion in the public streets as follows:

- (1) Probable traffic impacts are reviewed under Policy 7.1.1. The traffic generated by the proposed use will primarily occur on weekends.
- (2) There is no proposed limit on the number of events, and the petitioners have submitted no information about how they might need to accommodate local farmers during planting and harvesting seasons.
- (3) Any proposed Special Use Permit can be evaluated on a case by case basis for compatibility with adjacent AG-1 uses separate from this proposed map amendment. However, the map amendment is not needed if there is no Special Use Permit approved and the County Board is likely to have doubts about approving the map amendment if there is no information regarding an approved Special Use Permit.

- *D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

- * (1) The Natural Resource Report received on November 21, 2016 from the Champaign County Soil and Water Conservation District indicates the following regarding the Special Use Permit subject property:
 - a. “The site has a slit slope to the North and West. The developed areas seem to have good drainage. The water from the site will leave by way of surface drainage.”
- * (2) The subject property is not in the flood hazard area.
- * (3) The Petitioners propose to have a grass parking lot; the increase in impervious area on the site does not require a Storm Water Drainage Plan. Should the Petitioners install an improved parking area in the future, a Storm Water Drainage Plan and review may be necessary.
- * (4) The only planned construction for the proposed Special Use is an addition to the existing machine shed, which does not meet the amount of impervious area needed to require a Storm Water Drainage Plan.

- *E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

The proposed rezoning **WILL** promote the public health, safety, comfort, morals, and general welfare as follows:

- * (1) In regards to public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
- * (2) In regards to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
- * (3) In a letter received December 19, 2016, Duane and June Schwartz, who live in the house directly east of the existing access drive to the subject property, state that they support the proposed Special Use Permit for Bluestem Hall in accordance with the new lane the petitioner has proposed.

- *F. Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits.

- *G. Paragraph 2.0 (i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 (k) states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 (l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate any problematic conditions.

- *H. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

This purpose is directly related to maintaining compliance with the Zoning Ordinance requirements for the District and the specific types of uses and the proposed Special Use will have to be conducted in compliance with those requirements.

- *I. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.

The proposed rezoning **{WILL / WILL NOT}** protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses as follows:

- * (1) The proposed Special Use in related Case 859-S-16 does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
- (2) The ZBA has recommended that the proposed rezoning **{WILL / WILL NOT}** **HELP ACHIEVE** Goal 4 Agriculture of the Champaign County Land Resource Management Plan, although the proposed Special Use Permit is not urban in use.

- *J. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

- * (1) The subject properties are just east of the Barnhart Prairie, a privately owned Illinois Preserve.
- * (2) All of the petitioners are related via the Barnhart family, and all seek to protect the Barnhart Prairie during planning, construction, and operations.
 - a. Letters were received from Amber, Donald, and Trent Barnhart that are Documents of Record. The letters detail how they developed the Barnhart Prairie, how they will continue to protect it, and how the proposed events center will be compatible with the Barnhart Prairie.
- * (3) The Petitioner has testified on the application in related Case 859-S-16: **“The proposed land use will work directly with the Barnhart Prairie to ensure it stays a safe and happy ecological location.”**
- * (4) On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.

- *K. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development

of urban areas to minimize the cost of development of public utilities and public transportation facilities.

* (1) The proposed Special Use in related Case 859-S-16 does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

*L. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

* (1) 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.

* (2) This is primarily an agricultural area; the 8.23-acre part of the subject property has been a farmstead for over a century. Land surrounding the 8.23-acre parcel was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.

*M. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed rezoning and proposed Special Use will not hinder the development of renewable energy sources.

REGARDING SPECIAL CONDITIONS OF APPROVAL

22. Proposed Special Conditions of Approval:

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

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

DOCUMENTS OF RECORD

1. Application for Special Use Permit received September 27, 2016, with attachments:
 - A Proposed Site Plan received September 27, 2016
 - B Bluestem Hall (Events Center) Schematic Design Set dated August 29, 2016 and received September 27, 2016
2. Application for Map Amendment received September 27, 2016
3. Revised Site Plan received January 4, 2017
4. Revised Site Plan with Alternate Access Drive received January 4, 2017
5. Well analysis letter from Sims Drilling received October 19, 2016
6. Onsite Soil Evaluation for Septic Filter Field by Roger D. Windhorn, MS, received October 27, 2016
7. Natural Resource Report from the Champaign County Soil and Water Conservation District dated October 31, 2016 and received November 21, 2016
8. Preliminary EcoCAT consultation completed online December 8, 2016
9. Email regarding Septic System from Michael Flanagan, received December 13, 2016
10. Lighting plan and specifications by RAB lighting, received December 30, 2016
11. Land Evaluation and Site Assessment Score Worksheet completed by staff on January 3, 2017
12. Letter of Support from Duane and June Schwartz received December 19, 2016
13. Letter from Amber Barnhart received December 29, 2016
14. Letter from Jeremy Ayers received January 3, 2017
15. Email from Abigail Frank received January 3, 2017
16. Letter from Donald Barnhart received January 4, 2017
17. Letter from Trent Barnhart received January 4, 2017
18. Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017

19. Preliminary Memorandum dated January 5, 2017 for Cases 858-AM-16 and Case 859-S-16, with attachments:
- A Case Maps (Location, Land Use, Zoning)
 - B Proposed Site Plan received September 27, 2016
 - C Proposed Schematic Design Set for Bluestem Hall received September 27, 2016
 - D Revised Site Plan received January 4, 2017
 - E Revised Site Plan with Alternate Access Drive received January 4, 2017
 - F Map of proposed Map Amendment and Special Use Permit subject properties created by staff on January 3, 2017, in consultation with Abigail Frank
 - G LRMP Land Use Goals, Objectives, and Policies
 - H LRMP Appendix of Defined Terms
 - I Right to Farm Resolution 3425
 - J Well analysis letter from Sims Drilling received October 19, 2016
 - K Onsite Soil Evaluation for Septic Filter Field by Roger D. Windhorn, MS received October 27, 2016
 - L Natural Resource Report from the Champaign County Soil and Water Conservation District dated October 31, 2016 and received November 21, 2016
 - M Preliminary EcoCAT consultation completed online December 8, 2016
 - N Email regarding Septic System from Michael Flanagan, received December 13, 2016
 - O Lighting plan and specifications by RAB lighting, received December 30, 2016
 - P Land Evaluation and Site Assessment Score Worksheet completed by staff on January 3, 2017
 - Q Letter of Support from Duane and June Schwartz received December 19, 2016
 - R Letter from Amber Barnhart received December 29, 2016
 - S Letter from Jeremy Ayers received January 3, 2017
 - T Email from Abigail Frank received January 3, 2017
 - U Letter from Donald Barnhart received January 4, 2017
 - V Letter from Trent Barnhart received January 4, 2017
 - W Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017
 - X Site Visit Photos taken December 7, 2016 and January 4, 2017
 - Y Summary of Evidence, Finding of Fact, and Final Determination for Case 858-AM-16
 - Z Summary of Evidence, Finding of Fact, and Final Determination for Case 859-S-16

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **January 12, 2017**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment **{WILL / WILL NOT} HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 3 Prosperity.
 - B. Regarding Goal 4:
 - (1) It **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
 - a. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture and is appropriate in a rural area (see Item 13.A.(4)).
 - b. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.A.(3)).
 - c. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.A.(2)).
 - d. Policy 4.3.2 requiring a discretionary development on Best Prime Farmland to be well-suited overall (see Item 13.A.(1)).
 - (2) It **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
 - a. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 13.B.(4)).
 - b. Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 13.B.(3)).

- c. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(2)).
 - d. Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 13.B.(1)).
- (3) It **{WILL / WILL NOT} HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on Best Prime Farmland because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
- a. Policy 4.1.8 requiring the County to consider the LESA rating for farmland protection when making land use decisions regarding discretionary development (see Item 13.C.(4)).
 - b. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 13.C.(3)).
 - c. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 13.C.(2)).
- (4) Based on achievement of the above Objectives and Policies, the proposed map amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 4 Agriculture.
- C. Regarding Goal 5:
- (1) The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 5 because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
 - a. Policy 5.1.1 requiring that the County will encourage new urban development to occur within the boundaries of incorporated municipalities (see Item 14.A.(2)).
 - (2) Based on achievement of the above Objective and Policy, the proposed map amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 5 Urban Land Use.
- D. Regarding Goal 6:
- (1) The proposed amendment will **HELP ACHIEVE** Goal 6 because it will **HELP ACHIEVE** the following:
 - a. Policy 6.1.3 requiring that the County seek to prevent nuisances created by light and glare and endeavor to limit excessive night lighting (see Item 15.A.(3)).

- c. Policy 6.1.2 requiring that the County will ensure that the proposed wastewater disposal and treatment systems of discretionary development will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality (see Item 15.A.(2)).
- (2) Based on achievement of the above Objective and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 6 Public Health and Safety.
- E. Regarding Goal 7:
- (1) The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 7 because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
- a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation (see Item 16.A.(1)).
- (2) Based on achievement of the above Objective and Policy, the proposed map amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 7 Transportation.
- F. Regarding Goal 8:
- (1) The proposed amendment **{WILL / WILL NOT} HELP ACHIEVE** Goal 8 because it **{WILL / WILL NOT} HELP ACHIEVE** the following:
- a. Policy 8.6.4 requiring implementation of IDNR recommendations regarding protection of endangered or threatened species (see Item 17.A.(1)).
- b. Policy 8.6.3 requiring use of the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection (see Item 17.A.(2)).
- c. Policy 8.6.2 requiring land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas (see Item 17.A.(3)).
- d. Policy 8.1.1 requiring adequate supply of water for a proposed discretionary development (see Item 17.B.(1)).
- G. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
- H. Overall, the proposed map amendment **{WILL / WILL NOT} HELP ACHIEVE** the Land Resource Management Plan.

2. The proposed Zoning Ordinance map amendment **{IS / IS NOT}** consistent with the *LaSalle* and *Sinclair* factors because of the following:
- (1) It is impossible to establish values without a formal real estate appraisal, which has not been requested nor provided and so any discussion of values is necessarily general.
 - (2) This is primarily an agricultural area; the 8.23-acre part of the subject property has been a farmstead for over a century. Land surrounding the 8.23-acre tract was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.
 - (3) In regards to the value of nearby residential properties, the requested map amendment should not have any effect. Regarding the effect on nearby properties:
 - a. One residence is adjacent to the proposed Special Use, but there is approximately ¼ mile between the residence and the Hall to be converted to an Events Center. The next closest residence to the Hall is 0.4 miles to the southeast and separated by farmland.
 - b. The traffic generated by the proposed use will primarily occur on weekends.
 - (4) The gain to the public of the proposed rezoning could be positive because the proposed amendment would allow the Petitioner to provide a service to the community while preserving agricultural and prairie land uses and activities.
 - (5) Regarding whether the site is well suited to the proposed land use, the ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use.
 - (6) The 8.23-acre part of the subject property is zoned AG-1, is occupied and is residential in use.
 - (7) The ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** Policy 4.2.1 regarding whether the proposed use **{IS / IS NOT}** a service better provided in a rural area.
 - (8) The ZBA has recommended that the proposed rezoning **{WILL / WILL NOT} HELP ACHIEVE** the Champaign County Land Resource Management Plan.
 - (9) The 2005 Urbana Comprehensive Plan does not extend south of Old Church Road; the closest notation for future land uses in the area is “Institutional – University Ownership” and the University of Illinois properties only extend south to Old Church Road in the vicinity of the subject property.
- I. Overall, the proposed map amendment **{IS / IS NOT}** consistent with the *LaSalle* and *Sinclair* factors.

3. The proposed Zoning Ordinance map amendment **{WILL / WILL NOT} HELP ACHIEVE** the purpose of the Zoning Ordinance because:
- A. Establishing the special use as originally proposed by the Petitioner, which requires rezoning to AG-2, **{WILL / WILL NOT}** lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 21.C.).
 - B. The proposed rezoning **WILL** lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters (Purpose 2.0 (d) see Item 21.D.).
 - C. Establishing the AG-2 District in this location **{WILL / WILL NOT}** help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses ((Purpose 2.0 (n) Item 21.I).
 - D. Establishing the AG-2 District at this location will maintain the rural character of the site (Purpose 2.0 (q) Item 21.L).
 - E. The proposed rezoning and proposed Special Use will not hinder the development of renewable energy sources (Purpose 2.0(r) Item 21.M).

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in **Case 858-AM-16** should ***{BE ENACTED / NOT BE ENACTED}*** by the County Board in the form attached hereto.

SUBJECT TO THE FOLLOWING SPECIAL CONDITION:

- A. The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

This page intentionally left blank

PRELIMINARY DRAFT

859-S-16

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION**

**of
Champaign County Zoning Board of Appeals**

Final Determination: *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}*

Date: *{January 12, 2017}*

Petitioners: **Abigail Frank, Amber Barnhart, Trent Barnhart, Donald Barnhart**

Request: **Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related Zoning Case 858-AM-16 with the following waiver to the standard conditions for an Outdoor Commercial Recreational Enterprise:**

Authorize a waiver for an Outdoor Commercial Recreational Enterprise that is 185 feet from a residential use in lieu of the minimum required 200 feet separation distance.

Table of Contents

General Application Information.....2 - 6

Specific Ordinance Requirements6 - 12

Special Use Evidence12 - 26

Documents of Record..... 27 - 28

Case 859-S-16 Finding of Fact29 - 31

Case 859-S-16 Final Determination.....32 - 33

PRELIMINARY DRAFT

SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **January 12, 2017**, the Zoning Board of Appeals of Champaign County finds that:

(Note: asterisk indicates items of evidence that are identical to evidence in Case 858-AM-16)

- *1. Co-petitioner Amber Barnhart owns the 8.23-acre tract with the machine shed that is proposed to be converted to an events center, as well as the 1-acre property north of that tract. Co-petitioner Abigail Frank resides on the 8.23-acre tract and proposes the events center that is the subject of Special Use Permit case 859-S-16. Signatory Donald Barnhart owns the 17.82-acre property surrounding the 8.23-acre tract, which will include part of the proposed access drive to the events center and overflow parking for the events center. Signatory Trent Barnhart owns the 8.1-acre property along Old Church Road west of the existing access drive to the 8.23-acre tract, which will include part of the proposed access drive to the events center.
- *2. The subject property for the map amendment is four different tracts of land totaling 35.15 acres in the East Half of the Northwest Quarter of Section 4 of Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township and commonly known as the farmstead located east of Barnhart Prairie Restoration at 1433 East Old Church Road, Urbana.
 - *A. The proposed Special Use Permit subject property is a 4.54-acre portion of the four tracts. A map of the map amendment subject property and the proposed Special Use Permit subject property has been provided as a Document of Record.
- *3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - *A. The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the City.
 - *B. The subject property is located within Philo Township, which does not have a Planning Commission.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

- *4. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The Special Use Permit subject property is a 4.54-acre part of the 4 parcels that are the subject of Map Amendment case 858-AM-16, and is currently zoned AG-1 Agriculture.
 - *B. Land on the north, south, east, and west of the map amendment subject property is also zoned AG-1 Agriculture and is in use as follows:
 - *(1) Land to the north is University of Illinois property in agriculture production. The UIUC South Farms Livestock Facility is 0.66 mile west of the subject property on the north side of Old Church Road.
 - *(2) Land to the east along Old Church Road is a single-family residence, which is the subject of the proposed waiver in related case 859-S-16, for a separation distance of 185 feet in lieu of 200 feet from the proposed Special Use Permit subject property. Land to the east (south of that residence) is in agricultural production.

PRELIMINARY DRAFT**Case 859-S-16**

Page 3 of 33

- * (3) Land to the immediate west along Old Church Road is owned by the Champaign County Soil and Water Conservation District and is maintained as prairie. Land west of the map amendment subject property is the 80-acre Barnhart Restoration Prairie, a privately owned Illinois Nature Preserve.
- * (4) Land to the south of the map amendment subject property is in agricultural production.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

- *5. Regarding the site plan and operations of the proposed Special Use:
 - *A. The Petitioners submitted a Site Plan and Schematic Design Set received September 27, 2016. The documents indicate the following existing conditions and proposed improvements:
 - * (1) Existing buildings and structures include:
 - *a. A 90 feet by 40 feet "Hall", to be converted into the proposed Events Center;
 - *b. A 16 feet by 28 feet detached "shed";
 - *c. A 1,120 square feet single family residence;
 - *d. A gravel access drive extending from Old Church Road;
 - *e. A septic system north of the residence; and
 - *f. A well to the west of the residence, which will be used as the primary water source for the proposed events center.
 - * (2) Proposed improvements include the following:
 - *a. The existing Hall will be converted to an events center under proposed Special Use Permit 859-S-16, with the following renovations:
 - * (a) A 16 feet by 19 feet vestibule addition to the north end of the Hall;
 - * (b) An 18 feet by 40 feet patio addition to the south end of the Hall;
 - * (c) A 3,000 square feet (approximate) Prairie Vista Walk addition on the west and south sides of the Hall;
 - * (d) A 40 feet by 90 feet Main Hall (converted machine shed);
 - * (e) A 15 feet by 15 feet commercial kitchen that will only be used for food prep and educational demonstrations;
 - * (f) A 13 feet by 15 feet Multi-Use room;
 - * (g) A 16 feet by 15 feet Bar area (alcove to Main Hall);

PRELIMINARY DRAFT

- * (h) A 10 feet by 20 feet Storage/Mechanical room;
- * (i) One four-stall accessible women's restroom;
- * (j) One two-stall accessible men's restroom;
- * (k) A new access driveway for the events center off Old Church Road, approximately 175 feet west of the existing residential access drive centerline;
 - * a. The proposed access drive would extend through the 8.1-acre property along Old Church Road owned by Trent Barnhart; 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
 - * b. In an email received January 3, 2017, co-petitioner Abigail Frank states the following:
 - * i. The proposed access drive will not be on the 80-acre Barnhart Prairie property as the site plan dated September 27, 2016 erroneously shows; it will be east of the prairie property line.
 - * ii. (On Donald Barnhart's tract) the proposed drive follows an unofficial break that gets mowed between the prairie and the farmland and this is just grass.
 - * iii. Her relative (Trent Barnhart) does not have a problem with putting an access drive through his 8.1-acre property.
 - * iv. The proposed access drive could be pivoted so that it is not totally straight and goes around the farmland; it was a financial decision to keep it straight.
 - * c. The petitioner submitted a Revised Site Plan received January 4, 2017, which included 2 access drive alternatives:
 - * i. The first page of the Revised Site Plan corrected the alignment of the straight access drive to reflect that it will not be located on the Barnhart Prairie.
 - * ii. The second page of the Revised Site Plan (with alternative access drive) shows how the proposed access drive for the events center could align around the south and west edges of Trent Barnhart's 8.1-acre part of the subject property rather than traversing straight through it to connect with Old Church Road (CR 1200N).

PRELIMINARY DRAFT**Case 859-S-16****Page 5 of 33**

- *l) A paved accessible parking area with 6 spaces; and
 - *m) A 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; the petitioners anticipate starting with 70 spaces and increasing as demand requires.
 - *n) The proposed events center will have both heat and air conditioning so events can be held throughout the year.
 - *o) In a letter received December 29, 2016, co-petitioner Amber Barnhart stated the following:
 - *i. She owns the 8.23-acre part of the subject property where the proposed events center would be located.
 - *ii. She is the mother of co-petitioner Abigail Frank.
 - *iii. Her father had the shed built, in consultation about its location with her grandparents.
 - *iv. “In 1998 or so, my dad decided to turn our farm into a prairie...over the next 9 years we as a family with volunteers and a lot of guidance from CCSWCD and the naturalists in the areas turned the farm into a 120-acre prairie which you see today.”
 - *v. “Part of the master plan (for the prairie) was always to turn the shed into an event center. We thought having such a place would truly integrate people into the prairie thru events, fund raisers and education.”
 - *b. A septic tank and leach field west of the proposed events center, with capacity for 350 guests, as determined in coordination with the Public Health Department.
 - *c. The petitioner seeks to exclude the residence from the Special Use Permit area.
- *D. The Petitioners submitted a Schematic Design Set of the proposed Events Center, received September 27, 2016, which includes the following:
- *1) Sheet A1: existing floor plan for the Hall.
 - *2) Sheet A2: cross-section of the existing building.
 - *3) Sheet A3: grand floor plan.
 - *4) Sheet A4: proposed building section, including proposed addition to east side.

PRELIMINARY DRAFT

- * (5) Sheet A5: existing and proposed wall sections.
 - * (6) Sheet A6: north and east elevations.
 - * (7) Sheet A7: south and west elevations.
 - * (8) Sheet A8: northeast rendering.
 - * (9) Sheet A9: southwest rendering.
 - * (10) Sheet A10: interior rendering.
- *E. The only Zoning Use Permit in the immediate area of the subject property was for the residential lot east of the subject property to construct an addition and a garage; ZUPA 93-98-02 was approved on April 8, 1998.
- *F. There are no previous zoning cases for the subject property.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

6. Regarding authorization for a combined “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” in the AG-2 Agriculture Zoning DISTRICT in the *Zoning Ordinance*:
- A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
- (1) “ACCESSORY BUILDING” is a BUILDING on the same LOT with the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, and subordinate to and used for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE.
 - (2) “ACCESSORY USE” is a USE on the same LOT customarily incidental and subordinate to the main or principal USE or MAIN or PRINCIPAL STRUCTURE.
 - (3) “AGRICULTURE” is the growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry, and the keeping, raising, and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm BUILDINGS used for growing, harvesting, and preparing crop products for market, or for use on the farm; roadside stands, farm BUILDINGS for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm DWELLINGS occupied by farm OWNERS, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of AGRICULTURE all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning, or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

PRELIMINARY DRAFT**Case 859-S-16****Page 7 of 33**

Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.

- (4) “ALTERATION” is any change in the bearing walls, columns, beams, girders, or supporting members of a STRUCTURE, any change or rearrangement in the floor area of a BUILDING, any enlargement of a STRUCTURE whether by extending horizontally or by increasing in HEIGHT, and/or any movement of a STRUCTURE from one location or position to another.
- (5) “BERTH, LOADING” is a stall of dimensions herein specified, adjacent to a LOADING DOCK for the maneuvering and parking of a vehicle for loading and unloading purposes.
- (6) “BEST PRIME FARMLAND” is Prime Farmland Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*. Best Prime Farmland consists of the following:
 - a. Soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County LESA system;
 - b. Soils that, in combination on a subject site, have an average LE of 91 or higher, as determined by the Champaign County LESA system;
 - c. Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils as determined by the Champaign County LESA system.
- (7) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animal, and chattels.
- (8) “BUILDING, DETACHED” is a BUILDING having no walls in common with other BUILDINGS.
- (9) “BUILDING, MAIN or PRINCIPAL” is the BUILDING in which is conducted the main or principal USE of the LOT on which it is located.
- (10) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
- (11) “ESTABLISHMENT” is a business, retail, office, or commercial USE. When used in the singular this term shall be construed to mean a single USE, BUILDING, STRUCTURE, or PREMISES of one of the types here noted.
- (12) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.

PRELIMINARY DRAFT

- (13) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
- (14) “SCREEN” is a STRUCTURE or landscaping element of sufficient opaqueness or density and maintained such that it completely obscures from view throughout its height the PREMISES upon which the screen is located.
- (15) “SCREEN PLANTING” is a vegetative material of sufficient height and density to filter adequately from view, in adjoining DISTRICTS, STRUCTURES, and USES on the PREMISES upon which the SCREEN PLANTING is located.
- (16) “SIGN” is any name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a BUILDING, STRUCTURE or land which is placed out-of-doors and in view of the general public and which directs attention to a product, place, activity, person, institution, or business.
- (17) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (18) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
- (19) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
- (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
- (20) “STRUCTURE” is anything CONSTRUCTED or erected with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground. Among other things, STRUCTURES include BUILDINGS, walls, fences, billboards, and SIGNS.
- (21) “STRUCTURE, MAIN or PRINCIPAL” is the STRUCTURE in or on which is conducted the main or principal USE of the LOT on which it is located.
- (22) “SUITED OVERALL” is a discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be SUITED OVERALL if the site meets these criteria:
- a. The site features or site location will not detract from the proposed use;
 - b. The site will not create a risk to health, safety or property of the occupants, the neighbors or the general public;

PRELIMINARY DRAFT**Case 859-S-16****Page 9 of 33**

- c. The site is not clearly inadequate in one respect even if it is acceptable in other respects;
 - d. Necessary infrastructure is in place or provided by the proposed development; and
 - e. Available public services are adequate to support the proposed development effectively and safely.
- (23) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- B. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
- (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
 - a. All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - b. No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
 - c. Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - d. The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - e. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer’s documentation of the full-cutoff feature for all exterior light fixtures.
 - (2) Subsection 6.1.3 establishes the following standard condition for an Outdoor Commercial Recreational Enterprise:
 - a. A separation distance of 200 feet between any R DISTRICT or residential or INSTITUTIONAL USE.
- C. Section 7.4.1 refers to parking requirements for a facility such as the proposed Special Use:
- (1) For BUILDINGS and other enclosed STRUCTURES, one PARKING SPACE for each five seats provided for patrons use, or at least one PARKING SPACE for each 200 square feet of floor area, whichever requires the greater number of PARKING SPACES.

PRELIMINARY DRAFT

- (2) For outdoor areas, including non-permanent STRUCTURES, used for exhibit, educational, entertainment, recreational, or other purpose involving assemblage of patrons, one PARKING SPACE per three patrons based on the estimated number of patrons during peak attendance on a given day during said USE is in operation.
 - (3) When a USE involves a combination of enclosed BUILDINGS or STRUCTURES and an outdoor area, the required PARKING SPACES shall be calculated separately per the above standards and then totaled to obtain the required PARKING SPACES for said USE.
 - (4) Section 7.4.1 C.4. states that required parking screens for commercial establishments shall be provided as follows:
 - a. Parking areas for more than four vehicles of no more than 8,000 pounds gross vehicle weight each, excluding any vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials, located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type A SCREEN except that a TYPE B SCREEN may be erected along the rear LOT LINE of the business PROPERTY.
 - b. Parking areas for any number of vehicles exceeding 8,000 pounds in gross vehicle weight each or any number of vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type D SCREEN.
- D. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
 - (2) That the Special Use is so designed, located, and proposed as 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 welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.

PRELIMINARY DRAFT**Case 859-S-16**
Page 11 of 33

- c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
- (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
 - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
 - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- E. Paragraph 9.1.11.D.1. states that a proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Regarding standard conditions:
- (1) The Ordinance requires that a waiver of a standard condition requires the following findings:
 - a. That the waiver is in accordance with the general purpose and intent of the ordinance; and
 - b. That the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.
 - (2) However, a waiver of a standard condition is the same thing as a variance and Illinois law (55ILCS/ 5-12009) requires that a variance can only be granted in accordance with general or specific rules contained in the Zoning Ordinance and the VARIANCE criteria in paragraph 9.1.9 C. include the following in addition to criteria that are identical to those required for a waiver:
 - a. Special conditions and circumstances 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.
 - b. 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
 - c. The special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant.
- F. Paragraph 9.1.11.D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

PRELIMINARY DRAFT**GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION**

7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:
- A. The Petitioner has testified on the application, ***“The unique setting near the Barnhart Prairie will provide a site of local history and a celebration of ecology and agriculture to the citizens of Champaign-Urbana.”***

GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE

(Note: bold italics typeface indicates staff’s recommendation to the ZBA)

8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:
- A. The Petitioner has testified on the application, ***“The proposed land use will work directly with the Barnhart Prairie to ensure it stays a safe and happy ecological location. Our neighbors at the corner of Philo and East Old Church Road know of this project and approve.”***
- B. Regarding surface drainage:
- * (1) The Natural Resource Report received on November 21, 2016, from the Champaign County Soil and Water Conservation District indicates the following for the Special Use Permit subject property:
- * (a) *“The site has a slit slope to the North and West. The developed areas seem to have good drainage. The water from the site will leave by way of surface drainage.”*
- * (2) The Petitioners propose to have a grass parking lot; the increase in impervious area on the site does not require a Storm Water Drainage Plan. Should the Petitioners install an improved parking area in the future, a Storm Water Drainage Plan and review may be necessary.
- * (3) The only planned construction for the proposed Special Use is an addition to the existing machine shed, which does not meet the amount of impervious area needed to require a Storm Water Drainage Plan.
- C. Regarding the effects on traffic:
- * (1) The subject property fronts the south side of East Old Church Road (CR 1200N) southwest of the “T” intersection with South Philo Road. As reviewed in related Case 859-S-16 regarding the general traffic conditions on CR1200N at this location and the level of existing traffic and the likely increase from the proposed Special Use:
- * (a) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2011 in the vicinity of the subject property.

PRELIMINARY DRAFT**Case 859-S-16**
Page 13 of 33

CR1200N (East Old Church Road) between South Race Street and South Philo Road had an ADT of 900. South Philo Road north of its intersection with Old Church Road had an ADT of 800.

- * (b) The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* general design guidelines recommends that local roads (new construction or reconstruction) with an ADT of 750 to 2,000 vehicle trips have a minimum shoulder width of 6 feet. There are two feet of gravel shoulder on each side of CR1200N (East Old Church Road).
- * (c) The pavement surface of CR1200N (East Old Church Road) in the vicinity of the subject property is oil and chip. The pavement width is about 20 feet plus 2 feet of gravel shoulder on each side. This would equate to a design volume of no more than 400 ADT. Traffic volumes on the adjacent roadway already exceed the design capacity, and a use such as an events center will contribute to increased use of the road and related deterioration.
- * (d) The Site Plan received September 27, 2016, indicates a 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; however, if the lot does not have marked spaces, its capacity will likely be less.
 - * a. The proposed events center will have a maximum capacity of 350 guests, which would require only 70 spaces as per the Zoning Ordinance.
- * (e) The events center will primarily hold events during evenings on weekends, which should not impact the typical peak travel hours associated with work commutes.
- * (f) In a letter received January 3, 2017, Jeremy Ayers, 1077 CR 1500E, Philo, stated the following:
 - (a) He and his family farm around 1,000 acres in the Champaign-Urbana area, including the land on and surrounding the Barnhart homestead (the 8.23-acre tract).
 - (b) It is his opinion "that the possible traffic added by the opening of Bluestem Hall will be insignificant in the operation of nearby farmers, including himself. East Old Church Road is already a moderately trafficked road... When we farm the land near Bluestem Hall, we already have to accommodate and adjust to traffic and we have been doing that for a long time. Any additional cars that will be using these roads will not affect the process we use".
- * (2) The petitioner submitted a Revised Site Plan received January 4, 2017, which included 2 access drive alternatives:

PRELIMINARY DRAFT

- * (a) The first page of the Revised Site Plan corrected the alignment of the straight access drive to reflect that it will not be located on the Barnhart Prairie.
- * (b) The second page of the Revised Site Plan (with alternative access drive) shows how the proposed access drive for the events center could align around the south and west edges of Trent Barnhart's 8.1-acre part of the subject property rather than traversing straight through it to connect with Old Church Road (CR 1200N).
- * (3) The Philo Township Highway Commissioner has been notified of this case and no comments have been received.
- * (4) The petitioners have submitted no information about how they might need to accommodate local farmers during planting and harvesting seasons.
- * D. The subject property is located approximately 5.3 miles from the Philo Fire Protection District station. Notification of this case was sent to the FPD Chief and no comments were received.
- * E. No part of the subject property is located within a mapped floodplain.
- F. Regarding soil on the 4.54 acre Special Use Permit subject property:
 - (1) The soil on the subject property is best prime farmland and consists of 622C2 Wyonet silt loam, 56B Dana silt loam, 152A Drummer silty clay loam, and 171B Catlin silt loam, and has an average LE of 86. By definition, if there is more than 10% of the subject property that has soils with an LE score greater than 91, then it is Best Prime Farmland, even if the overall LE score is less than 91. This is the case for the Special Use Permit subject property, so it is located on Best Prime Farmland.
 - (2) The Site Assessment (SA) portion of the LESA analysis for the Special Use Permit subject property scored 143 out of 200 points.
 - (3) The total LESA Score of 229 for the Special Use Permit subject property receives the second highest protection rating in LESA, which is "high rating for protection".
 - * a. 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
 - * (4) The proposed events center, associated parking, are sited on land that is not in crop production.
- G. Regarding outdoor lighting on the subject property:
 - * (1) The petitioner submitted a light plan and lighting specification sheets designed by RAB Lighting, received December 30, 2016. The petitioners propose full cutoff lighting, which minimizes negative impacts on the adjacent prairie and neighboring properties.

PRELIMINARY DRAFT**Case 859-S-16**
Page 15 of 33

- H. Regarding wastewater treatment and disposal on the subject property:
- (1) The subject property residence has a septic system, and the petitioners plan to install a separate septic system with sufficient capacity for the events center approved by the Champaign County Health Department.
 - *(a) The Petitioner contracted Roger D. Windhorn, MS, to conduct an onsite Soil Evaluation for a Septic Filter Field. That analysis is a Document of Record.
 - *(b) Mike Flanagan of the Champaign County Health Department determined that the proposed events center needs to have a septic system that will serve 350 people.
 - *(c) As per an email from Michael Flanagan with the Champaign Urbana Public Health District, received December 13, 2016, the septic system was sized for 1,750 gallons of water usage per day of event. He stated that Dan Magruder, a licensed septic contractor that she contacted about this system, agreed that there is enough space to install the required components.
 - *(d) The proposed septic system would be located west of the Hall, which is adjacent to the Barnhart Prairie.
- I. Regarding life safety considerations related to the proposed Special Use:
- (1) Champaign County has not adopted a building code. Life safety considerations are considered to a limited extent in Champaign County land use regulation as follows:
 - a. The Office of the State Fire Marshal has adopted the Code for Safety to Life from Fire in Buildings and Structures as published by the National Fire Protection Association (NFPA 101) 2000 edition, Life Safety Code, as the code for Fire Prevention and Safety as modified by the Fire Prevention and Safety Rules, 41 Ill. Adm Code 100, that applies to all localities in the State of Illinois.
 - b. The Office of the State Fire Marshal is authorized to enforce the Fire Prevention and Safety Rules and the code for Fire Prevention and Safety and will inspect buildings based upon requests of state and local government, complaints from the public, or other reasons stated in the Fire Prevention and Safety Rules, subject to available resources.
 - c. The Office of the State Fire Marshal currently provides a free building plan review process subject to available resources and subject to submission of plans prepared by a licensed architect, professional engineer, or professional designer that are accompanied by the proper Office of State Fire Marshal Plan Submittal Form.
 - d. Compliance with the code for Fire Prevention and Safety is mandatory for all relevant structures anywhere in the State of Illinois whether or not the Office of the State Fire Marshal reviews the specific building plans.

PRELIMINARY DRAFT

- e. Compliance with the Office of the State Fire Marshal's code for Fire Prevention and Safety is not required as part of the review and approval of Zoning Use Permit Applications.
 - f. The Illinois Environmental Barriers Act (IEBA) requires the submittal of a set of building plans and certification by a licensed architect that the specific construction complies with the Illinois Accessibility Code for all construction projects worth \$50,000 or more and requires that compliance with the Illinois Accessibility Code be verified for all Zoning Use Permit Applications for those aspects of the construction for which the Zoning Use Permit is required.
 - g. The Illinois Accessibility Code incorporates building safety provisions very similar to those of the code for Fire Prevention and Safety.
 - h. The certification by an Illinois licensed architect that is required for all construction projects worth \$50,000 or more should include all aspects of compliance with the Illinois Accessibility Code including building safety provisions very similar to those of the code for Fire Prevention and Safety.
 - i. When there is no certification required by an Illinois licensed architect, the only aspects of construction that are reviewed for Zoning Use Permits and which relate to aspects of the Illinois Accessibility Code are the number and general location of required building exits.
 - j. Verification of compliance with the Illinois Accessibility Code applies only to exterior areas. With respect to interiors, it means simply checking that the required number of building exits is provided and that they have the required exterior configuration. This means that other aspects of building design and construction necessary to provide a safe means of egress from all parts of the building are not checked.
- J. Regarding impacts on nearby agricultural facilities:
- (1) The University of Illinois South Farms livestock facilities (beef cattle and sheep), are located on the northeast corner of the intersection of South Race Street and Old Church Road, approximately 0.66 miles west of the map amendment subject property.
 - a. The University of Illinois was notified of the proposed rezoning and Special Use Permit. Due to the potentially sensitive nature of university research that might occur at the South Farms facility, on December 30, 2016, staff contacted Bruce Walden, Director of Real Estate Services for the University of Illinois to provide more specific details of the zoning case applications and site plans. No comments have been received to date.
 - b. The Livestock Management Facilities Act (510 ILCS 77) regulates livestock management facilities that are not part of educational institutions. Though the South Farms is exempt from this Act, the following are of note:

PRELIMINARY DRAFT**Case 859-S-16**
Page 17 of 33

- (a) New Livestock Management Facilities with 50 to 1,000 animal units (the range that best suits the South Farms facilities) are required to have a setback of ¼ mile from a non-farm residence and ½ mile from a Populated Area (a public gathering place of 10 or more people meeting at least once a week).
 - (b) The nearest non-farm residence to the South Farms is greater than ¼ mile away, and the proposed events center (which could be considered a Populated Area) is 0.66 miles from the South Farms facility.
- K. Other than as reviewed elsewhere in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
- A. The Petitioner has testified on the application: **“The surrounding farmland will not be disturbed with the exception of the proposed lane. The lane can be of service for agricultural reasons and be a natural prairie fire break.”**
 - B. Regarding compliance with the *Zoning Ordinance*:
 - (1) A Private Indoor Recreational Development is authorized by Special Use Permit in the AG-2 Agriculture, R-3 Residential, and R-4 Residential Zoning Districts and by right in the B-2, B-3, and B-4 Zoning Districts.
 - (2) An Outdoor Commercial Recreational Enterprise is authorized by Special Use Permit in the CR Conservation-Recreation and AG-2 Agriculture Zoning Districts and by right in the B-3, B-4, B-5, I-1 and I-2 Zoning Districts.
 - (3) Regarding the requirement for a separation distance of 200 feet between the Special Use and any R DISTRICT or residential or INSTITUTIONAL USE:
 - a. The proposed Special Use is 185 feet from the nearest residential use.
 - (4) Regarding parking on the subject property for the proposed Special Use:
 - a. The Site Plan received September 27, 2016, indicates a 130 feet by 380 feet (49,400 square feet) grass parking lot that could accommodate 165 spaces by minimum zoning requirements; however, if the lot does not have marked spaces, its capacity will likely be less.
 - b. The proposed events center will have a maximum capacity of 350 guests, which would require only 70 spaces as per the Zoning Ordinance.

PRELIMINARY DRAFT

- c. The proposed grass parking lot will be used throughout the year; should the Petitioners determine that an improved parking surface is necessary due to weather or other conditions, additional requirements would apply, including storm water management considerations.
 - d. A special condition has been proposed prohibiting parking on or adjacent to streets.
 - e. The parking area does not require screening as per Section 7.4.1 because there is no residential use within 100 feet of the building restriction line of a lot containing a dwelling conforming as to use.
 - f. The parking area has an existing hedgerow on its north side.
- C. Regarding compliance with the *Stormwater Management and Erosion Control Ordinance*:
- (1) The Petitioners propose to have a grass parking lot; the increase in impervious area on the site does not require a Storm Water Drainage Plan. Should the Petitioners install an improved parking area in the future, a Storm Water Drainage Plan and review may be necessary.
 - (2) The only planned construction for the proposed Special Use is an addition to the existing machine shed, which does not meet the amount of impervious area needed to require a Storm Water Drainage Plan.
- D. Regarding the Special Flood Hazard Areas Ordinance, no portion of the subject property is located within the mapped floodplain.
- E. Regarding the Subdivision Regulations, the subject property is located in the City of Urbana subdivision jurisdiction and the subject property is in compliance.
- F. Regarding the requirement that the Special Use preserve the essential character of the AG-2 Agriculture Zoning District:
- (1) A Private Indoor Recreational Development may be authorized by Special Use Permit in the AG-2 Agriculture Zoning District.
 - (2) An Outdoor Commercial Recreational Enterprise may be authorized by Special Use Permit in the AG-2 Agriculture Zoning District.
 - (3) The proposed use will not hinder agricultural production.
- G. Currently, the subject property is zoned AG-1 Agriculture and the Petitioner has requested to rezone the property to AG-2 Agriculture in related Case 858-AM-16. Regarding whether or not the proposed Special Use will preserve the essential character of the surrounding AG-1 District:
- (1) As reviewed in Case 858-AM-16, the types of uses authorized by right in the AG-1 DISTRICT are the same as by-right uses in the AG-2 DISTRICT. However, a Private Indoor Recreational Development/Outdoor Commercial Recreational

PRELIMINARY DRAFT**Case 859-S-16**
Page 19 of 33

Enterprise is only authorized as a Special Use in the AG-2 District and not the AG-1 District. Any proposed Special Use on the subject property should be evaluated for compatibility with the adjacent AG-1 uses.

- * (2) The subject property is located on CR1200N. Land use and zoning in the immediate area of the map amendment subject property are as follows:
 - *a. Land to the north is University of Illinois property in agriculture production. The UIUC South Farms Livestock Facility is 0.66 mile west of the subject property on the north side of Old Church Road.
 - *b. Land to the east along Old Church Road (CR 1200N) is a single-family residence, which is the subject of the proposed waiver in related case 859-S-16, for a separation distance of 185 feet in lieu of 200 feet from the proposed Special Use Permit subject property. Land to the east (south of that residence) is in agricultural production.
 - *c. Land to the immediate west along Old Church Road is owned by the Champaign County Soil and Water Conservation District and is maintained as prairie. Land west of the map amendment subject property is the 80-acre Barnhart Restoration Prairie, a privately owned Illinois Nature Preserve.
 - *d. Land to the south of the map amendment subject property is in agricultural production.

- H. The proposed Special Use must comply with the Illinois Accessibility Code, which is not a County ordinance or policy and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in drawings.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use be in harmony with the general intent and purpose of the Ordinance:
 - A. A Private Indoor Recreational Development is authorized by Special Use Permit in the AG-2 Agriculture, R-3 Residential, and R-4 Residential Zoning District and by right in the B-2, B-3, and B-4 Zoning District.
 - B. An Outdoor Commercial Recreational Enterprise is authorized by Special Use Permit in the CR Conservation-Recreation and AG-2 Agriculture Zoning Districts and by right in the B-3, B-4, B-5, I-1 and I-2 Zoning Districts. Note that the Outdoor Commercial Recreational Enterprise and the Private Indoor Recreational Development are actually the same proposed use and not separate uses, which would not be permissible on a lot in the AG-1 District.
 - C. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:

PRELIMINARY DRAFT

- (1) Subsection 5.1.2 of the Ordinance states the general intent of the AG-2 District and states as follows (capitalized words are defined in the Ordinance):

The AG-2, Agriculture DISTRICT is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant and which presently do not demonstrate any significant potential for development. This DISTRICT is intended generally for application to areas within one and one-half miles of existing communities in the COUNTY.

- (2) The types of uses authorized in the AG-2 District are in fact the types of uses that have been determined to be acceptable in the AG-2 District. Uses authorized by Special Use Permit are acceptable uses in the district provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.

- D. The proposed Special Use Permit **{IS / IS NOT}** in harmony with the general purpose of the Zoning Ordinance, as follows:

- * (1) Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

This purpose is directly related to the limits on building coverage and the minimum yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those requirements.

- * (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

*a. It is not clear whether or not the proposed special use will have any impact on the value of nearby properties without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.

*b. The proposed Special Use could only have an effect on the value of real estate in the immediate vicinity. Regarding the effect on the value of real estate in the immediate vicinity other than the subject property:

* (a) It is not clear whether or not the proposed Special Use will have any impact on the value of nearby properties without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.

* (b) An event center is authorized by Special Use Permit in the AG-2 Zoning District and therefore the Zoning Ordinance apparently has a presumption of no inherent incompatibilities between agricultural and residential use and an event center. Provided that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and

PRELIMINARY DRAFT**Case 859-S-16**
Page 21 of 33

adjacent properties, there should be no significant effect on the value of nearby properties.

- *c. In regards to the value of the subject property it also is not clear if the requested Special Use Permit would have any effect. Regarding the effect on the value of the subject property:
 - (a) If the petitioners are denied the map amendment and special use permit, the properties can still be used as a residence and agricultural land.

- (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.
 - a. Probable traffic impacts are reviewed under Item 8.C. of this Summary of Evidence. The traffic generated by the proposed use will primarily occur on weekends.

 - *b. There is no proposed limit on the number of events, and the petitioners have submitted no information about how they might need to accommodate local farmers during planting and harvesting seasons.

- * (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.
 - *a. The Natural Resource Report received on November 21, 2016 from the Champaign County Soil and Water Conservation District indicates the following regarding the Special Use Permit subject property:
 - * (a) “The site has a slit slope to the North and West. The developed areas seem to have good drainage. The water from the site will leave by way of surface drainage.”

 - *b. The subject property is not in the flood hazard area.

 - *c. The Petitioners propose to have a grass parking lot; the increase in impervious area on the site does not require a Storm Water Drainage Plan. Should the Petitioners install an improved parking area in the future, a Storm Water Drainage Plan and review may be necessary.

 - *d. The only planned construction for the proposed Special Use is an addition to the existing machine shed, which does not meet the amount of impervious area needed to require a Storm Water Drainage Plan.

- * (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.
 - *a. In regards to public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.

PRELIMINARY DRAFT

- *b. In regards to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
- *c. In a letter received December 19, 2016, Duane and June Schwartz, who live in the house directly east of the existing access drive to the subject property, state that they support the proposed Special Use Permit for Bluestem Hall in accordance with the new lane the petitioner has proposed.

- * (6) Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits.

- * (7) Paragraph 2.0 (i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 (k) states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 (l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate any problematic conditions.

- * (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

PRELIMINARY DRAFT**Case 859-S-16**
Page 23 of 33

This purpose is directly related to maintaining compliance with the Zoning Ordinance requirements for the District and the specific types of uses and the proposed Special Use will have to be conducted in compliance with those requirements.

- * (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.
 - *a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

- * (10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.
 - *a. The map amendment subject property is just east of the Barnhart Prairie, a privately owned Illinois Preserve.

 - *b. All of the petitioners are related via the Barnhart family, and all seek to protect the Barnhart Prairie during planning, construction, and operations.
 - a. Letters were received from Amber, Donald, and Trent Barnhart that are Documents of Record. The letters detail how they developed the Barnhart Prairie, how they will continue to protect it, and how the proposed events center will be compatible with the Barnhart Prairie.

 - *c. The Petitioner has testified on the application: **“The proposed land use will work directly with the Barnhart Prairie to ensure it stays a safe and happy ecological location.”**

 - *d. On December 8, 2016, staff requested additional consultation from the Illinois Department of Natural Resources regarding the proposed rezoning as it relates to Illinois Natural Area Inventory Sites and endangered species protection in the vicinity. No communication has been received to date.

- * (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.
 - *a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

- * (12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

PRELIMINARY DRAFT

- *a. 15,000 square feet (0.34 acre) of land that is Best Prime Farmland would be converted into the proposed access drive for the events center.
- *b. This is primarily an agricultural area; the 8.23-acre part of the subject property has been a farmstead for over a century. Land surrounding the 8.23-acre parcel was in agricultural production until 2005, when the Barnhart Prairie Restoration, a private Illinois Preserve, was created. Land that was not integrated into the Preserve continues to be maintained as prairie or is in agricultural production.

- *(13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed Special Use will not hinder the development of renewable energy sources.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE

- 11. Regarding the *Zoning Ordinance* requirement that in the case of an existing NONCONFORMING USE the granting of the Special Use Permit will make the use more compatible with its surroundings:
 - A. The Petitioner has testified on the application: “N/A.”
 - B. The existing use on the property is not a nonconforming use.

GENERALLY REGARDING OTHER CONSIDERATIONS RELATED TO THE WAIVERS OF STANDARD CONDITIONS

- 12. Regarding the necessary waivers of standard conditions:
 - A. Waive the standard condition of Section 6.1.3 of the Zoning Ordinance: that requires a separation distance of 185 feet in lieu of the required 200 feet between any Outdoor Commercial Recreational Enterprise and any adjacent residential structure and/or use:
 - (1) The owner of the nearest residential structure is aware of the proposed special use and has no objections to the special events center or its proximity.
 - (2) The nearest neighboring property is located adjacent to the access drive to the 8.23 acre part of the subject property. Although the residential property is only 185 feet from the proposed access drive, it is 875 feet (.17 miles) from the parking lot associated with the Special Use.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 13. Regarding proposed special conditions of approval:
 - A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 858-AM-16 by the County Board.**

PRELIMINARY DRAFT

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

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

- B. **A Zoning Compliance Certificate certifying compliance with all special conditions in this zoning case shall be received within 12 months of receiving a Zoning Use Permit for construction of the additions to the events center.**

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

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

- C. **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.

- D. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Private Indoor Recreational Development/Outdoor Commercial Recreational Enterprise until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

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

- E. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

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

That events held on the subject property adequately consider prior noise complaints and current neighbors.

- G. **No parking shall occur in the public street right of way.**

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

PRELIMINARY DRAFT

That the proposed Special Use is not injurious to pedestrians and motorists on Old Church Road.

- H. **There are no limits to the number of events that may be held at the proposed special use and no limit as to when events may occur during the calendar year.**

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

A clear understanding that there are no limits on the number of events or limits on when events may occur.

- I. **The Special Use is subject to the approval of Case 858-AM-16.**

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

That it is consistent with the intent of the ordinance and the ZBA recommendation for Special Use.

PRELIMINARY DRAFT**Case 859-S-16**
Page 27 of 33**DOCUMENTS OF RECORD**

1. Application for Special Use Permit received September 27, 2016, with attachments:
 - A Proposed Site Plan received September 27, 2016
 - B Bluestem Hall (Events Center) Schematic Design Set dated August 29, 2016 and received September 27, 2016
 - C Bluestem Hall (Events Center) Business Plan 2016, received September 28, 2016 - confidential
2. Application for Map Amendment received September 27, 2016
3. Revised Site Plan received January 4, 2017
4. Revised Site Plan with Alternate Access Drive received January 4, 2017
5. Well analysis letter from Sims Drilling received October 19, 2016
6. Onsite Soil Evaluation for Septic Filter Field by Roger D. Windhorn, MS, received October 27, 2016
7. Natural Resource Report from the Champaign County Soil and Water Conservation District dated October 31, 2016 and received November 21, 2016
8. Preliminary EcoCAT consultation completed online December 8, 2016
9. Email regarding Septic System from Michael Flanagan, received December 13, 2016
10. Lighting plan and specifications by RAB lighting, received December 30, 2016
11. Land Evaluation and Site Assessment Score Worksheet completed by staff on January 3, 2017
12. Letter of Support from Duane and June Schwartz received December 19, 2016
13. Letter from Amber Barnhart received December 29, 2016
14. Letter from Jeremy Ayers received January 3, 2017
15. Email from Abigail Frank received January 3, 2017
16. Letter from Donald Barnhart received January 4, 2017
17. Letter from Trent Barnhart received January 4, 2017
18. Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017

Case 859-S-16
Page 28 of 33

PRELIMINARY DRAFT

19. Preliminary Memorandum dated January 5, 2017 for Cases 858-AM-16 and Case 859-S-16, with attachments:
- A Case Maps (Location, Land Use, Zoning)
 - B Proposed Site Plan received September 27, 2016
 - C Proposed Schematic Design Set for Bluestem Hall received September 27, 2016
 - D Revised Site Plan received January 4, 2017
 - E Revised Site Plan with Alternate Access Drive received January 4, 2017
 - F Map of proposed Map Amendment and Special Use Permit subject properties created by staff on January 3, 2017, in consultation with Abigail Frank
 - G LRMP Land Use Goals, Objectives, and Policies
 - H LRMP Appendix of Defined Terms
 - I Right to Farm Resolution 3425
 - J Well analysis letter from Sims Drilling received October 19, 2016
 - K Onsite Soil Evaluation for Septic Filter Field by Roger D. Windhorn, MS received October 27, 2016
 - L Natural Resource Report from the Champaign County Soil and Water Conservation District dated October 31, 2016 and received November 21, 2016
 - M Preliminary EcoCAT consultation completed online December 8, 2016
 - N Email regarding Septic System from Michael Flanagan, received December 13, 2016
 - O Lighting plan and specifications by RAB lighting, received December 30, 2016
 - P Land Evaluation and Site Assessment Score Worksheet completed by staff on January 3, 2017
 - Q Letter of Support from Duane and June Schwartz received December 19, 2016
 - R Letter from Amber Barnhart received December 29, 2016
 - S Letter from Jeremy Ayers received January 3, 2017
 - T Email from Abigail Frank received January 3, 2017
 - U Letter from Donald Barnhart received January 4, 2017
 - V Letter from Trent Barnhart received January 4, 2017
 - W Boundary Survey created by Berns, Clancy and Associates dated October 27, 2000, and received January 5, 2017
 - X Site Visit Photos taken December 7, 2016 and January 4, 2017
 - Y Summary of Evidence, Finding of Fact, and Final Determination for Case 858-AM-16
 - Z Summary of Evidence, Finding of Fact, and Final Determination for Case 859-S-16

PRELIMINARY DRAFT**Case 859-S-16**
Page 29 of 33**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **859-S-16** held on **January 12, 2017**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{IS / IS NOT}* necessary for the public convenience at this location because:
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 / WILL}* 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 / INADEQUATE}* traffic capacity and the entrance location has *{ADEQUATE / INADEQUATE}* visibility.
 - b. Emergency services availability is *{ADEQUATE / INADEQUATE} {because*}*:
 - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses *{because*}*:
 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE} {because*}*:
 - e. Public safety will be *{ADEQUATE / INADEQUATE} {because*}*:
 - f. The provisions for parking will be *{ADEQUATE / INADEQUATE} {because*}*:
 - g. The property *{IS / IS NOT}* WELL SUITED OVERALL for the proposed improvements.
 - h. Existing public services *{ARE / ARE NOT}* available to support the proposed SPECIAL USE without undue public expense.
 - i. Existing public infrastructure together with the proposed development *{IS / IS NOT}* 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 / DOES NOT}* conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to *{CONFORM / NOT CONFORM}* to all relevant County ordinances and codes.
 - b. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses.
 - c. Public safety will be *{ADEQUATE / INADEQUATE}*.
4. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {IS / IS NOT}* 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 / IS NOT}* necessary for the public convenience at this location.

PRELIMINARY DRAFT

- 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 / WILL NOT}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
- d. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located.
5. The requested Special Use *IS NOT* an existing nonconforming use.
6. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / 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. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 858-AM-16 by the County Board.**
- The special condition stated above is required to ensure the following:
The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.
- B. **A Zoning Compliance Certificate certifying compliance with all special conditions in this zoning case shall be received within 12 months of receiving a Zoning Use Permit for construction of the additions to the events center.**
- The special condition stated above is required to ensure the following:
The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.
- C. **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.
- D. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Private Indoor Recreational Development/Outdoor Commercial Recreational Enterprise until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**
- The special condition stated above is required to ensure the following:
That the proposed Special Use meets applicable state requirements for accessibility.

PRELIMINARY DRAFT

**Case 859-S-16
Page 31 of 33**

- E. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

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

That events held on the subject property adequately consider prior noise complaints and current neighbors.

- G. **No parking shall occur in the public street right of way.**

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

That the proposed Special Use is not injurious to pedestrians and motorists on Old Church Road.

- H. **There are no limits to the number of events that may be held at the proposed special use and no limit as to when events may occur during the calendar year.**

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

A clear understanding that there are no limits on the number of events or limits on when events may occur.

- I. **The Special Use is subject to the approval of Case 858-AM-16.**

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

That it is consistent with the intent of the ordinance and the ZBA recommendation for Special Use.

PRELIMINARY DRAFT**FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, the requirements of Section 9.1.11B. for approval *{HAVE/ HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, determines that:

The Special Use requested in Case **859-S-16** is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}* to the applicants, **Abigail Frank, Amber Barnhart, Trent Barnhart, Donald Barnhart**, to authorize the following as a Special Use on land that is proposed to be rezoned to the **AG-2 Agriculture Zoning District** from the current **AG-1 Agriculture Zoning District** in related Zoning Case **858-AM-16**:

Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related Zoning Case 858-AM-16.

{SUBJECT TO THE FOLLOWING WAIVER OF STANDARD CONDITIONS:}

Authorize a waiver for an Outdoor Commercial Recreational Enterprise that is 185 feet from a residential use in lieu of the minimum required 200 feet separation distance.

{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 858-AM-16 by the County Board.**
- B. **A Zoning Compliance Certificate certifying compliance with all special conditions in this zoning case shall be received within 12 months of receiving a Zoning Use Permit for construction of the additions to the events center.**
- C. **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.**
- D. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Private Indoor Recreational Development/Outdoor Commercial Recreational Enterprise until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**
- E. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

PRELIMINARY DRAFT

Case 859-S-16
Page 33 of 33

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**
- G. **No parking shall occur in the public street right of way.**
- H. **There are no limits to the number of events that may be held at the proposed special use and no limit as to when events may occur during the calendar year.**
- I. **The Special Use is subject to the approval of Case 858-AM-16.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date