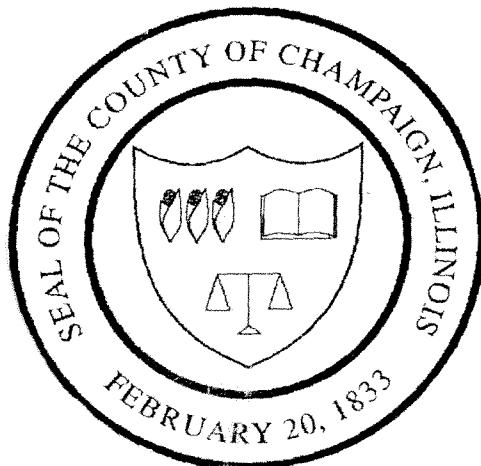


Environment & Land Use Committee Agenda

February 11, 2008



7:00 p.m.

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

AGENDA

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

Members:

*Jan Anderson, Chris Doenitz, Matthew Gladney,
Brad Jones, Ralph Langenheim, Carrie Melin, Steve
Moser, Jon Schroeder (VC), Barbara Wysocki (C)*

Date: *February 11, 2008*

Time: *7:00 p.m.*

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

Phone: *(217) 384-3708*

AGENDA
Old Business shown in Italics

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes: January 14, 2008** 1 thru 15
- 4. Public Participation**
- 5. Correspondence**
- 6. Subdivision Case 191-08: Hanna's Acres Subdivision. Subdivision Plat approval for a one-lot minor subdivision in the AG-1 Zoning District in Section 12 of Stanton Township.** 16 thru 34
- 7. CDAP Loan: Bridle Brook Adult Communities, LLC.** 35 thru 37
- 8. *Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and-one half miles from the municipality. (information available at the meeting)***
- 9. *Champaign County Land Resource Management Plan Update*
(Information available at the meeting)**
- 10. *Champaign County Pre-Disaster Mitigation Plan Update*
(Information available at the meeting)**
- 11. Monthly Report (January 2008)
(information available at the meeting)**
- 12. Other Business**
- 13. Determination of Items to be placed on the County Board Consent Agenda**
- 14. Adjournment**

DRAFT

MINUTES OF REGULAR MEETING

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

DATE: January 14, 2008
TIME: 7:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

MEMBERS PRESENT: Chris Doenitz, Matthew Gladney, Brad Jones, Ralph Langenheim, Carrie Melin, Barbara Wysocki (C), Jon Schroeder (VC)

**OTHER COUNTY
BOARD MEMBERS**

PRESENT: C. Pius Weibel (County Board Chair)

MEMBERS ABSENT: Steve Moser, Jan Anderson

STAFF PRESENT: John Hall, Leroy Holliday, Susan McGrath (Senior Assistant State's Attorney), Susan Monte (Regional Planning Commission), Susan Chavarria (Regional Planning Commission)

OTHERS PRESENT: Matt Varbel, David Holt, David Taylor

1. Call to Order, Roll Call

The meeting was called to order at 7:04 p.m. The roll was called and a quorum declared present.

2. Approval of Agenda

Mr. Langenheim moved, seconded by Mr. Jones to approve the agenda. Motion carried by voice vote.

3. Approval of Minutes (July 26, 2007; September 20, 2007; November 13, 2007; December 10, 2007; December 10, 2007 Study Session)

Mr. Langenheim moved, seconded by Mr. Doenitz to approve the July 26, 2007, September 20, 2007, November 13, 2007, December 10, 2007 and December 10, 2007 Study Session minutes as submitted. The motion carried by voice vote.

Mr. Gladney arrived at 7:07pm.

1 **4. Public Participation**

2
3
4 David Holt of the Mahomet Valley Water Authority spoke regarding the referendum for the United States
5 Environmental Protection Agency's consideration of a proposed chemical waste landfill permit over the
6 Mahomet Aquifer in DeWitt County. He said that Logan County in December passed a resolution stating
7 their opposition of this proposed chemical waste landfill in Clinton. He said that he spoke to Macon County
8 and Piatt County is reconsidering their decision in November.

9
10 **5. Correspondence**

11
12 Ms. Wysocki said that there are two pieces of correspondence from the Mahomet Aquifer Consortium and
13 the third is a notice of a seminar to be held on Wednesday January 16, 2008, at noon entitled, "Sustainability
14 and the Mahomet Aquifer". She said that anyone can attend this meeting.

15
16 **6. Proposed Intergovernmental Agreement regarding development pursuant to Municipal
17 annexation agreement that is more than one-and-one half miles from the municipality**

18
19 Ms. Wysocki said that we had representatives from the City of Champaign here late last year and who were
20 talking about a joint effort to deal with the ramification of the Chatham decision as it affects Champaign
21 County. She said that the proposal served two purposes one was to work together to bring about legislation
22 at the State level to include Champaign County in the list of counties where the modifications of Chatham
23 would take effect. She said that the other was an intergovernmental agreement between communities in
24 Champaign County and Champaign County itself to reach some understanding about under what
25 circumstances these municipalities would consider engaging in annexing territory beyond the mile and a
26 half. Ms. Wysocki said that they did have an informal meeting between the County and the City of
27 Champaign last week and it was decided at that time to move forward on the legislative front first and that
28 would set us up for the information that is in front of you tonight. She said that February 15, 2008, is the last
29 day in which new legislation could be accepted in Springfield so if the County is going to move forward in

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1 that direction then we have to move quickly. Ms. Wysocki said that the resolution in front of you is a
2 proposed resolution based on the resolution that came from the City of Champaign. She said after Mr. Hall
3 speaks then we could decide what we would want to do with this if anything.

4

5 Mr. Hall said that he received an email from Trisha Crowley, Assistant City Attorney for the City of
6 Champaign that has been working on this and that email contained this draft council bill entitled, "A
7 Resolution Concerning The Geographical Limitations of Annexation Agreements". He said that in this
8 resolution the City stated its support for a change that is portrayed in Attachment 1. He said that this is what
9 the Committee reviewed in December which is adding the County to that list of counties and it provides for
10 an intergovernmental agreement. He said that this is the same resolution that the Village of St. Joseph
11 approved in their resolution. Mr. Hall said that he found out about the deadline of February 15th for proposed
12 legislative changes and sent an email to the City as to what they intend to do about the deadline and had not
13 yet heard from them. He said that he thinks the County Board has a couple of options and he is not sure of
14 the proper way of asking the legislators to proposed what he would refer to as a shell bill, which is at the
15 time it is proposed is not really any substantive change to this part of the statute but it is on the docket and
16 you can later replace that shell bill with a substantive change once you are ready to do that. He said that he
17 did not know if that needed to be done by a resolution or by the County Board Chair.

18

19 Ms. McGrath said that this is the same procedure we followed last year for the Curtis Road Quick Take
20 Legislation. She said that it was also a very eminent deadline for legislation to be submitted to that
21 legislative session and in fact that was earlier than this year. She said that we did have one of our area
22 legislators submit the shell bill and we did not fill in the shell bill until at the end of March and that was still
23 in time to have it considered in that legislative session. Ms. McGrath said what that allowed us to do was to
24 meet with our are legislative delegation to talk about the language we wanted to have inserted into the shell
25 bill and to demonstrate to them the support we had garnered for the proposed language to be inserted in that
26 bill from others who were interested which was the Village of Savoy, City of Champaign, ourselves, as well
27 as representatives from IDOT.

28

1 Mr. Hall asked Ms. McGrath if that required a County Board Resolution to request a shell bill.

2

3 Ms. McGrath said no, at that time the County Board had approved the Quick Take authority and has directed
4 us to proceed with whatever means necessary in order to effectuate that. She said in this situation the
5 Committee has approved the underlying resolution to proceed with the intergovernmental agreement and she
6 thinks that would be sufficient for us to proceed and it is up to the Committee to decide if that is sufficient
7 and if they do then the Committee will still have time to send that to the full Board.

8

9 Mr. Langenheim asked would a specific resolution be more effective in procuring the results we want.

10

11 Ms. McGrath said that it would be better to submit the language to be inserted into the shell bill but as far as
12 the submission itself is concerned it would not make a difference.

13

14 Mr. Langenheim asked if it would make a difference if we passed a resolution now or not.

15

16 Ms. McGrath said she did not think so.

17

18 Ms. Wysocki said as a result of the meeting she had with the City of Champaign the decision was made to
19 have a meeting with our local area representatives and the Regional Planning Commission Friday approved a
20 legislative reception in the last week of February so by then this resolution would have already be submitted
21 and it would be a matter of lobbying our representatives to support this when it goes through the channels in
22 Springfield.

23

24 Ms. McGrath said that Dick Helton, the Chair of RPC, had agreed to put that item on the agenda so it would
25 be on the agenda this week. She said that she also spoke to Mr. Moore about that item and both of them
26 stated that item would be on the agenda for Friday. Ms. McGrath said that both of them felt that RPC would
27 be a good host for the legislative reception but the location would depend on whether we have our space
28 completed here. She said that they had suggested having the legislation reception so they were thinking of

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1 the last week in February would be fruitful also they wanted the month of February for the villages and
2 towns to be able to pass on a specific resolution that would actually support the language we want for that
3 shell bill.

4

5 Ms. Wysocki asked the Committee if they wanted to pass the resolution they have in front of them with the
6 idea that it would go before the County Board at the January meeting or do they wish to go the informal
7 route and have the County Board Chair make the request to our legislators for a in the shell bill.

8

9 Mr. Doenitz said that since there is only thirty days left before February 15th he would suggest that the
10 Committee go with the shell bill to get something started because if we miss that date then we miss it for
11 another year.

12

13 Mr. Weibel said that he concurred.

14

15 Ms. Melin asked if the County asked to be added last year and was not allowed.

16

17 Mr. Hall said that Champaign County asked to be added last year and in the recent discussion with the City it
18 was said that there would be no opposition from the Illinois Municipal League and last year we were faced
19 with opposition.

20

21 Ms. Melin asked if the County was separate from the collar counties.

22

23 Mr. Hall said yes but if we could go in with support of county municipalities and no opposition from the
24 Illinois Municipal League that should make the difference.

25

26 Ms. McGrath said that it's no longer just the suburban counties which is a change from last year's legislative
27 session but those counties that have a population of 246 thousand or less and border the Mississippi River.

28

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1 Mr. Hall said that the legislation proposed by the City would authorize all municipalities to enter into this
2 agreement and we did not have that ability last year so this is far better but we are facing this deadline.

3

4 Ms. Melin asked how empty is the shell bill.

5

6 Ms. McGrath said that a shell bill is a space holder for a particular piece of legislation to be inserted into it.
7 She said that Mr. Doenitz was right that you have to have something in place prior to the 15th but it does not
8 have to be complete but it simply bears a title and gives some idea about the piece of legislation and waits
9 for the information to be inserted into it.

10

11 Mr. Doentiz asked Ms. McGrath what does the Mississippi River and 246 thousand population have to do
12 with it.

13

14 Ms. McGrath said that when the legislators met last year to consider amendments to this piece of legislation
15 the text amendment was made to say that it would affect counties that are 246 thousand population and
16 above and border the Mississippi River. She said that she did not know why that had anything to do with it
17 accept that it would clearly define which counties would be added to the text of the legislation after that,
18 there were very specific text amendments made to add individual counties by name. She said that since
19 Champaign County does not border the Mississippi River and we are less than 246 thousand that knocked us
20 out.

21

22 **Mr. Langenheim moved, seconded by Mr. Gladney to direct the County Board Chair to request area
23 legislators to reserve a legislative docket space by February 15, 2008. Motion carried by voice vote.**

24

25 7. **Champaign County Land Resource Management Plan Update**

26 A. **Approval of Existing Conditions and Trends Report dated December 28, 2007**

27

28 Susan Chavarria distributed changes to the Conditions and Trends Report. She said that this is before the

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1 committee and was approved and recommended by the Land Resource Management Plan Steering
2 Committee. She said that on January 3rd they sent out the third draft of the Existing Condition and Trends
3 Report with changes and pages to be inserted.

4

5 Ms. Melin asked if there was a discussion about creating a policy regarding building over a high pressure gas
6 pipeline and when she looked through she did not see anything specific about that.

7

8 Mr. Hall said that is actually a text amendment that is at the Zoning Board of Appeals and what we are
9 talking about is the Land Resource Management Plan. He said that shortly we will have examples of specific
10 maps that we will be making for their use so that if someone is looking at land use issues for Champaign
11 County the maps that are in the Land Resource Management Plan are only intended to make you aware that
12 there are high pressure and hazardous liquid pipelines in the county but these maps are non-specific and that
13 is much different than what they are doing at the Zoning Board where they are proposing regulations and it
14 may be a few months before it will reach this committee.

15

16 Ms. Melin said that the LRMP Steering Committee is doing a good job as well as the staff.

17

18 **Mr. Jones moved, seconded by Mr. Doenitz to approve the Existing Conditions and Trends Report.**

19 **Motion carried by voice vote.**

20

21 The roll was called.

22

23 **Ms. Anderson-Absent** **Mr. Doenitz-Yes** **Mr. Gladney-Yes**

24

25 **Mr. Jones-Yes** **Mr. Langeheign-Yes** **Ms. Melin-Yes**

26

27 **Mr. Moser-Absent** **Mr. Schroeder-Yes** **Ms. Wysocki-Yes**

28

1 Ms. Wysocki said that this does not go to the County Board but this will make the report public so people
2 can give input. She said that the public meeting is set for April and it also allows for the Steering Committee
3 to move on to the Policy part.

4

5 Mr. Langenheim asked Ms. Wysocki if the yes vote was to make it public and not an endorsement of the
6 entire content.

7

8 Ms. Wysocki said that it is an endorsement of the recommendation of the Steering Committee to accept the
9 Existing Conditions and Trends Report.

10

11 Mr. Hall said that there are no changes proposed but this is similar to an interim report and may have
12 changes at the end of the project depending on what input we get from the public.

13

14 Mr. Hall said that now that we have a document for public distribution the question is now how is it going to
15 be made available to the public but the only way that he knew that it would be distributed was on CD which
16 is handy if you have a computer but otherwise it is not handy but it is relatively cheap. He said that next
17 month he may ask the Committee if they agree with that policy and they would want to set a price for people
18 to buy a printed version of the Existing Conditions and Trends Report because these reports are very
19 expensive to print and he did not think the RPC included that in their contract.

20

21 Ms. Chavarria said that there would be a printed version by request and there would be a charge for it.

22

23 Mr. Weibel asked Ms. Chavarria if the report would be on CD.

24

25 Ms. Chavarria said that they will be putting them on CD as well upon request also but is not sure what the
26 charge would be.

27

28 Mr. Schroeder asked Ms. Chavarria if it would be on the County's website.

1

2 Ms. Chavarria said that it could be placed on the County's website if it is ok with everyone.

3

4 **8. Request for County Board Resolution regarding Environmental Protection Agency's**
5 **consideration of a proposed chemical waste landfill over the Mahomet Aquifer in Dewitt**
6 **County**

7

8 Ms. Wysocki said that there is a handout titled watchclintonlandfill.com and a fact sheet from Clinton
9 Landfill Chemical Waste Unit which comes from the Area Disposal Services Inc. She said that there is a
10 proposed resolution in the packet beginning on page 64 and there is a copy of the resolution that was passed
11 in Logan County.

12

13 **Mr. Doenitz moved, seconded by Mr. Jones to open discussion for the request for Resolution**
14 **regarding Environmental Protection Agency's consideration of a proposed chemical waste landfill**
15 **over the Mahomet Aquifer in Dewitt County. Motion carried by voice vote.**

16

17 Mr. Langenheim said that he understood that Mr. Weibel had some proposed amendments on this action
18 tonight and would like for him to present it at this time.

19

20 Mr. Weibel said that at the bottom of page three of the fact sheet it says that the geologic conditions at
21 Clinton Landfill are ideal for a modern landfill. He said that it is a good site but not over the aquifer. Mr.
22 Weibel said he is a geologist and he has some concerns with a landfill over the aquifer. He said that he talked
23 to a few other geologists and they shared the same concerns. He said that on page four of the Fact Sheet he
24 questions the 150 feet of dense, low permeability clay soil stating that it is not 150 feet and he has a problem
25 with where the information come from. Mr. Weibel said that if a part of that system is contaminated it is
26 removed and it reduces the amount that municipalities or projects can draw from and they would have to
27 look for other places in the aquifer to get water and that could cause stress on other parts of the aquifer. He
28 said that PCB clean up is very expensive and difficult. He said that the Illinois EPA regulates municipal

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1 parts of this landfill but the US EPA regulates the chemical part of the landfill. Mr. Weibel said that Clinton
2 Landfill Inc. is obligated to monitor and maintain the municipal part of the closed landfill for 30 years and
3 once the IEPA determines there is no threat Clinton Landfill will no longer be obligated to continue to
4 monitor the landfill's performance. Mr. Weibel said that if Clinton Landfill Inc. would be no longer
5 obligated to monitor the municipal part of the landfill then who ensures the safety of that landfill? He said
6 that the Chemical Waste Landfill permit will extend this period into perpetuity to ensure that the landfill will
7 never threaten the environment. He said that only as long as Clinton Landfill Inc. is in existence but if the
8 business fails then the responsibility falls on the tax payers of the US including the taxpayers of Champaign
9 County.

10

11 Mr. Weibel said that he would like to amend the resolution to include whereas; the long-term care and
12 oversight of the hazardous landfill is only guaranteed in perpetuity if the landfill owners remain solvent , and
13 that if the landfill owner at some time in the future becomes insolvent, the actual care and oversight of the
14 landfill is no longer guaranteed, and if that insolvency event should take place, it is likely that the care and
15 oversight of the landfill will be taken over by some agency of the United States Government; and if such
16 agency does become caretaker of the landfill, all of the expenses required for the care and oversight will be
17 burdened by the taxpayers of the entire United States which would include the tax payers of Champaign
18 County.

19

20 **Mr. Langenheim moved, seconded by Mr. Jones to approve the amendment to the Resolution**
21 **Regarding a Proposed Chemical Waste Landfill over the Mahomet Aquifer in Dewitt County. Motion**
22 **carried by voice vote.**

23

24 Mr. Langenheim said that he is a geologist as well and this landfill should not operate over the aquifer and it
25 should be put somewhere else.

26

27 Mr. Weibel said that in the 1990's he worked preparing maps of the bedrock valley of the aquifer so he is
28 familiar with the Mahomet Aquifer system.

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1

2 Mr. Doenitz said that according to the Summary the landfill will bring significant benefits, economic and
3 otherwise, to Dewitt County. He asked what are those benefits.

4

5 Mr. David Holt said that it would create eight to 10 jobs. He said that in DeWitt County they think that it is a
6 small economic benefit to put that risk out there. He said that the other benefit is financial with hosting fees
7 of \$50,000.00 a year until it's filled up then that financial benefit ends. He said for Champaign County it
8 would be a detriment because a lot of the County's solid waste goes to Clinton and the more space used for
9 chemical waste the less space is available for municipal waste

10

11 Mr. Doenitz asked Mr. Holt what is 10% of the total landfill in acreage.

12

13 Mr. Holt said that the base footprint is 120 acres and this cell is approximately 1/6 of the area but the 10%
14 comes from a chart that showed they thought this was 10% of their total volume over the life of the landfill.

15

16 Ms. Wysocki asked Mr. Holt if only eight to ten jobs would be created.

17

18 Mr. Holt said that it would be eight to ten percent of the total employment so if there are 100 jobs then 10
19 jobs would be created.

20

21 Mr. Weibel said that according to the handout there is a total of 160 acres of which 120 are the waste cells
22 and 22 acres are dedicated to the chemical waste.

23

24 Mr. Weibel asked Mr. Holt if DeWitt County would get any Tipping Fees.

25

26 Mr. Holt said what we receive is called a hosting fee and it is not restricted like the old Tipping Fee was. He
27 said that at the new landfill at Dewitt County the current rate of the solid waste portion would be
28 \$900,000.00 a year at today's level.

1 2 Mr. Wiebel asked Mr. Holt if it would be any different if it was chemical waste.

3
4 Mr. Holt said they negotiated no premium for chemical waste. He said that Tazwell County negotiated a
5 premium but Dewitt County did not.

6
7 Mr. Holt said if you look at Chart F it speaks to what Mr. Weibel was talking about. He said that the landfill
8 is required to make several test drillings around the site and in the middle of the drawing if you look at
9 boring Ex-18 you go through the silty clay and this is the surface as it is today and as you go down they are
10 going to dig out the first 70 to 80 feet for the pit of the landfill and at the top third of the pit you would see a
11 sand pocket which we call a lens but if you go to the middle of the chart there is a sand pocket or a huge sand
12 lens. He said that they do not know how big these lenses are nor do they know the geology of this but it is
13 definitely not solid clay under this. He said that the diagonal lines in the middle of the sand pocket is the
14 relatively solid clay layer approximately two to six feet thick but this sand pocket pierces this layer and this
15 information is from the EPA engineering drawings that they filed.

16
17 Mr. Langenheim said that these are glacial sediments and till deposits that are washed off the glacial ice
18 front. He said that to imagine what the environment was like when that was happening think of the Platte
19 River Valley and on the high plains streams where you have braided streams with sand along the channel and
20 then a wide floodplain where fine grain sediments occur or if you have watched National Geographic's
21 pictures of the outwash streams of the Alaskan Glaciers. He said what you have is a series of streams moving
22 back and forth on a plain which is mostly underlain by fine grain material. He said that the streams wash
23 away the clay and concentrate the sand so maybe you should not think of them as pockets or lenses but as a
24 place where these trails or ancient valleys are intersected so those things are connected. Mr. Langenheim said
25 that if a stream erodes into another stream then you have another one going all over the place and so we have
26 no real good idea as to how much interconnection there is between the sand bodies until there is a higher
27 density of drilling. He said the history of the Mahomet Aquifer itself follows that. He said that a couple of
28 decades ago it was thought that the Mahomet Aquifer was totally sealed and had no connection with surface

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1 water but later we found out that is not the case and yet we have not determined the extent of that
2 interconnection or the amount of water that is being fed into the aquifer versus what is going out into the
3 streams so you are really dealing with a big picture of which you are seeing fragments here and there and you
4 can expect more sand and more connections in that cross section.

5

6 Mr. Weibel said that he concurs. Mr. Weibel said that the sand bodies in the diagram are shown as 200 feet
7 wide but in fact we don't really know what the distance is going into the sand bodies and it may be a mile.
8

9 Ms. Wysocki asked the Committee if there was any other discussion on the Whereas clause and there was
10 none.

11

12 Ms. Wysocki asked the Committee if there was any further discussion on the main motion which is the
13 adoption of this resolution opposing this chemical waste landfill in Clinton.
14

15 Mr. Hall said that the two actions triggered by the Resolution are the County Board would go on record as
16 opposing the permitting and it requires the County Clerk to provide a copy to the US EPA. He said that he
17 did not know if the Committee needs to circulate that resolution wider and if he finds the exact address that
18 it should be sent to he could include that but those are the only two things it does.
19

20 Mr. Langenheim said that they also obtained knowledge about the distribution of these sands and clays
21 through various geophysical methods and those are wiggle lines on charts and dials and they are less reliable
22 than records that are based on actual penetration of the rock section or sediment section.
23

24 Mr. Weibel asked Mr. Holt if there were any other entities this resolution should be sent to.
25

26 Mr. Holt said that if the Committee wanted to act officially they could send a copy to county's that are
27 considering this like Piatt County, Macon County, McLean County and DeWitt County.
28

1 **9. Champaign County Pre-Disaster Mitigation Plan Update**

2

3 Ms. Monte said that there is no new information to hand out. She said that they are in the organizational
4 stage of the planning team which Bill Keller, Director of Champaign County Emergency Management
5 Agency will be the Chair of that Committee. She said that he has identified approximately six individuals
6 who would like to participate and letters have gone out to all of the communities within the county inviting
7 them to participate in the development in the multi-jurisdictional Mitigation Plan and hope to have a
8 response by February. Ms. Monte said that she will provide additional information next month.

9

10 **10. Update on Enforcement Cases**

11

12 There was no report on enforcement cases.

13

14 **11. Monthly Report (October, November, December)**

15

16 Mr. Hall distributed October, November and December monthly reports and said that the reports are
17 complete and the Committee could have them included in next months packet or they could vote to place
18 them on file.

19

20 **Ms. Melin moved, seconded by Mr. Doenitz to accept and place on file the October, November,**
21 **December 2007 Monthly Reports. Motion carried by voice vote.**

22

23 **12. Other Business**

24

25 Ms. Melin asked if there will be another County Recycle Day.

26

27 Ms. Monte said that she had talked to municipalities about this and if they do one it would be in late April.

28

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1 Ms. Melin said that someone asked her how would they dispose of compact fluorescent light bulbs.

2

3 Ms. Monte said that there is something called Green Tip but she would have to talk to Deb Busey about
4 putting things on the website so that this information would be out there for everyone. She said that there are
5 two options for recycling florescent tubes and both of those options are on the City of Urbana's website. She
6 said that one is mailing the materials to the source for a fee and the other is waiting for the household
7 hazardous waste collection. She said that she anticipates that those collections will occur sometime in the
8 fall.

9

10 **13. Determination of items to be placed on the County Board Consent Agenda**

11

12 Ms. Wysocki said that Item 8 would go on the County Board Consent Agenda.

13

14 **14. Adjournment**

15

16 **Mr. Langenheim moved, seconded by Mr. Doenitz to adjourn the meeting. Motion carried by voice**
17 **vote.**

18

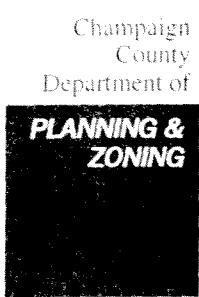
19 The meeting adjourned at 8:07pm.

20

Respectfully submitted,

Secretary to the Environment and Land Use Committee

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

(217) 384-3708
FAX (217) 328-2426

TO: **Environment and Land Use Committee**
FROM: **J. R. Knight, Associate Planner**
John Hall, Director & Subdivision Officer
DATE: **February 7, 2008**
RE: **Case 190-08 Hanna's Acres Subdivision**

REQUESTED ACTION

Area General Plan and Final Plat approval for a one-lot minor subdivision of a 2.813 acre residential lot out of an existing 37.71 acre parcel located in the AG-1 Zoning District in Section 12 of Stanton Township located on the east side of CR 2300E approximately one-quarter mile south of the intersection with CR 2300N.

The proposed lot meets all Zoning Ordinance requirements and the proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require some waivers. Percolation tests have been conducted on the lot, and are indicated on the subsidiary drainage plat.

Plat approval at this time requires the following waivers (See Draft Findings at Attachment F).

- 1. The Final Plat does not indicate all man-made features within 200 feet of the boundary of the subdivision as required by Subsection 8.1.2.b. (6).**
- 2. The Subsidiary Drainage Plat does not indicate topography extending 200 feet beyond the boundary of the proposed subdivision as required by Subsection 8.1.2.d. (1).**
- 3. The Final Plat does not indicate percolation test holes or percolation test data at a minimum frequency of one test hole per lot in the approximate area of the proposed absorption field as required by Subsection 9.1.2.q.**

<u>Subdivider</u>	<u>Engineer/Surveyor</u>
Bill & Renee Hoffs Schneider 2294 CR 2300E St. Joseph IL 61873	Moore Surveying & Mapping 101 West Ottawa Street Paxton IL 60957

Location, Roadway Access, and Land Use

The subject property is an approximately 2.813 acre parcel in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12 of Stanton Township. See the Location Map. The existing property is an agricultural parcel located on the east side of CR 2300E approximately one-quarter mile south of the intersection with CR 2300N.

Case 191-08 Hanna's Acres Subdivision

Stanton Township, Section 12

FEBRUARY 6, 2008

The proposed subdivision is bordered by one other residential lot on the north side and by farmland on the east, west, and south sides. See the Land Use Map.

Applicable Zoning Regulations

The subject property is zoned AG-1 Agriculture. See the attached Zoning Map. The proposed lot meets the minimum lot requirements. See Table 1 for a summary.

Table 1. Review Of Minimum Lot Requirements

Lot Characteristic	Requirement (or Limit)	Proposed Lot	Notes
Lot Area (acres)	Minimum: 1.00 acre	2.813 acres	EXCEEDS MINIMUM REQUIREMENT
	Maximum ¹ : 3.00 acres		
Lot Frontage (feet)	20.00 (minimum)	320.0 feet	EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 (minimum)	382.4 feet	EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200.00 (minimum)	320 feet	EXCEEDS MINIMUM REQUIREMENT
Lot Depth to Width	3.00 : 1.00 (maximum)	1.195 : 1.00	LESS THAN MAXIMUM ALLOWED

NOTES
NR= No Requirement (or limit)

1. The maximum lot size only applies when the new lots are Best Prime Farmland overall and when the tract to be divided was larger than 12 acres on 1/1/98. The subject property existed on 1/1/98 and so the maximum lot size does not apply.

Minimum Subdivision Standards and Area General Plan Approval

The Minimum Subdivision Standards were added to the Area General Plan section of the *Subdivision Regulations* on July 8, 2004, in Subdivision Case 175-04, Part B, which also added the requirement that any subdivision needed Area General Plan approval except for subdivisions pursuant to a Rural Residential Overlay (RRO) map amendment. Area General Plan approval is only by ELUC. The subject subdivision is not pursuant to an RRO amendment and so Area General Plan requirements are applicable.

Attachment E reviews the conformance of the proposed subdivision with those standards and the proposed subdivision appears to meet all of the minimum subdivision standards and so appears to comply with the Area General Plan requirements.

Soil Conditions / Natural Resource Report

A Section 22 Natural Resource Report (see attached) prepared for this site by the Champaign County Soil and Water Conservation District indicates the following:

- 1. The area that is to be developed has one soil type that has severe wetness and one that has severe ponding characteristics. This will be especially important for the septic system that is planned.**
- 2. The LE score is 96, making it Best Prime Farmland in Champaign County.**

Drainage, Stormwater Management Policy, and Flood Hazard Status

The subject property is located in the Spoon River Drainage District. The drainage district was notified of the proposed subdivision. No part of the proposed lot contains any portion of the right of way of the drainage ditch.

The Subsidiary Drainage Plat indicates topographic contours and spot elevations for the proposed location of a dwelling. The entire proposed lot appears to be nearly level but there are no areas of apparent ponding. There appears to be little or no tributary area under different ownership that drains through the proposed subdivision.

The existing property is in Zone A (the 100-year floodplain and Special Flood Hazard Area, or SFHA) on the Flood Insurance Rate Map (FIRM) Panel No. 170894 0150 dated March 1, 1984. The Base Flood Elevation (BFE) for this location is 674.5 feet. The proposed structure appears to be located below the BFE but not more than one foot below so it will not require a waiver from the Minimum Subdivision Standards.

No Stormwater Drainage Plan is required for the subdivision due to the low development density (impervious area less than 16%).

Public Improvements

No public improvements are indicated or required in this subdivision.

Water Wells and Soil Suitability For Septic Systems

There were three percolation tests performed on the subject property and their locations are marked on the Subsidiary Drainage Plat. The Final Plat contains a certification for private septic sewage disposal systems from an Illinois Registered Professional Engineer.

The Section 22 Natural Resource Report indicates that the subject property mostly consists of Drummer silty clay loam, a soil with Low Septic Suitability, however, there is a large area on the east side of the lot that consists of La Hogue loam, which has Medium Septic Suitability.

NECESSARY FINAL PLAT WAIVERS AND REQUIRED FINDINGS

Article 18 of the Champaign County Subdivision Regulations requires four specific findings for any waiver of the Subdivision Regulations. The Required Findings are generally as follows:

- **Required Finding 1. Does the waiver appear to be detrimental or injurious to the public safety?**
- **Required Finding 2. Are there special circumstances unique to the property that are not generally applicable to other property and will granting the waiver provide any special privilege to the subdivider?**
- **Required Finding 3. Do particular hardships result to the subdivider by carrying out the strict letter of the regulations?**
- **Required Finding 4. Do the special conditions or practical difficulties result from actions of the subdivider?**

The proposed subdivision does not conform to the following requirements for Final Plats and waivers are required for the following:

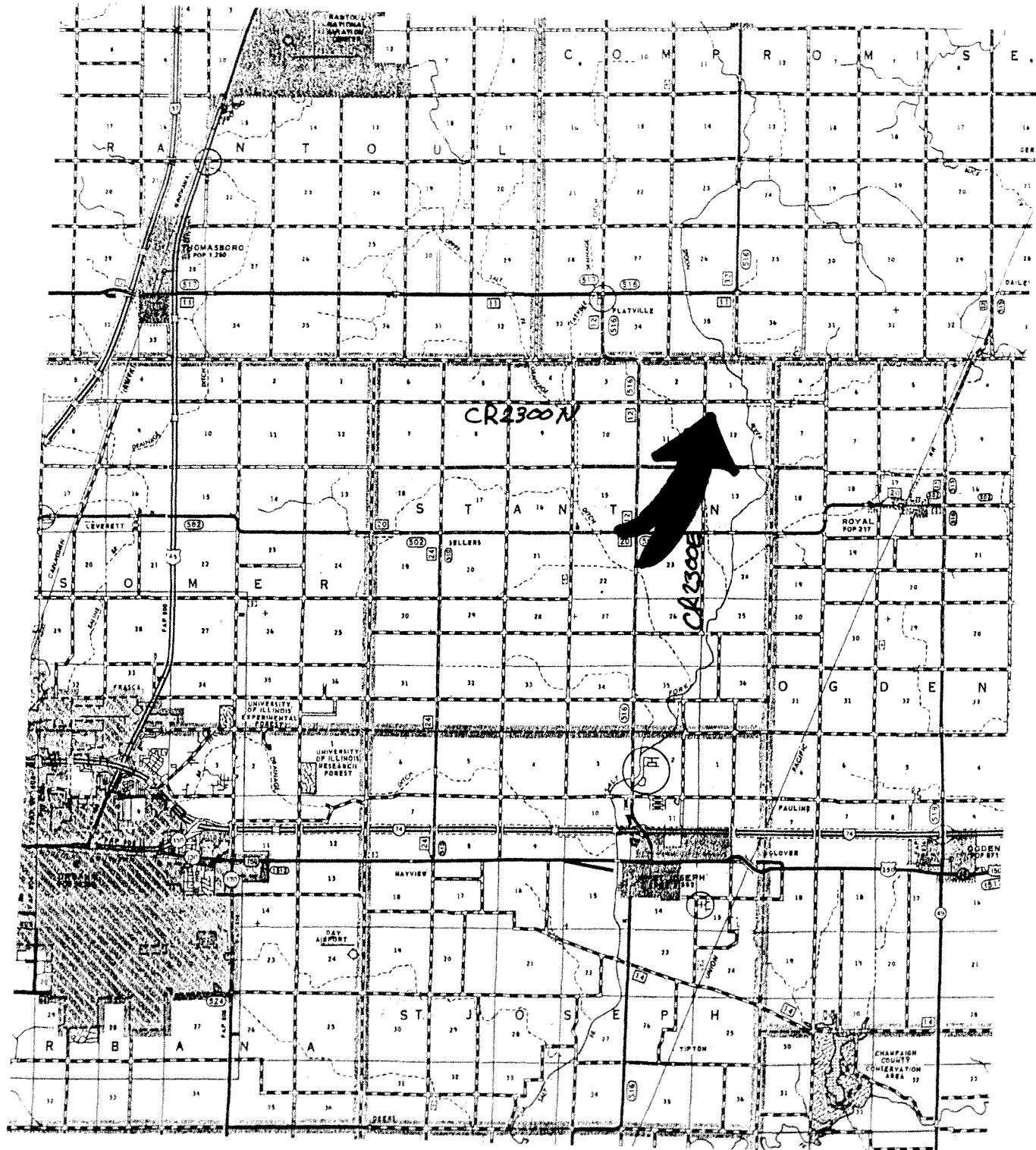
1. **The Final Plat does not indicate all man-made features within 200 feet of the boundary of the subdivision as required by Subsection 8.1.2.b. (6).**
There is only one structure located within 200 feet of the boundary of the subdivision, and that one structure does not appear to present any problems to the proposed subdivision.
2. **The Subsidiary Drainage Plat does not indicate topography extending 200 feet beyond the boundary of the proposed subdivision as required by Subsection 8.1.2.d. (1).**
The topographic lines on the Subsidiary Drainage Plat do extend 50 feet beyond the boundary of the proposed subdivision, and there does not appear to be any benefit to extending the topographic contours another 150 feet.
3. **The Final Plat does not indicate percolation test holes or percolation test data at a minimum frequency of one test hole for each lot in the approximate area of the proposed absorption field as required by paragraph 9.1.2 q.**
Three percolation tests have been conducted on the proposed lot, however, the locations of these tests are indicated on the Subsidiary Drainage Plat and not on the Final Plat. There is no substantive difference between indicating the test hole locations on the Drainage Plat or indicating the test holes on the Final Plat.

Draft Findings for these waivers are attached for the Committee's review.

ATTACHMENTS

- A **Subdivision Case Maps (Location, Land Use, Zoning)**
- B **Subsidiary Drainage Plat of Hanna's Acres Subdivision received January 10, 2008**
- C **Final Plat of Hanna's Acres Subdivision received January 10, 2008**
- D **Section 22 Natural Resource Report by the Champaign County Soil and Water Conservation District**
- E **Preliminary Assessment Of Compliance With Minimum Subdivision Standards**
- F **Draft Findings for Waivers of Final Plat Requirements**

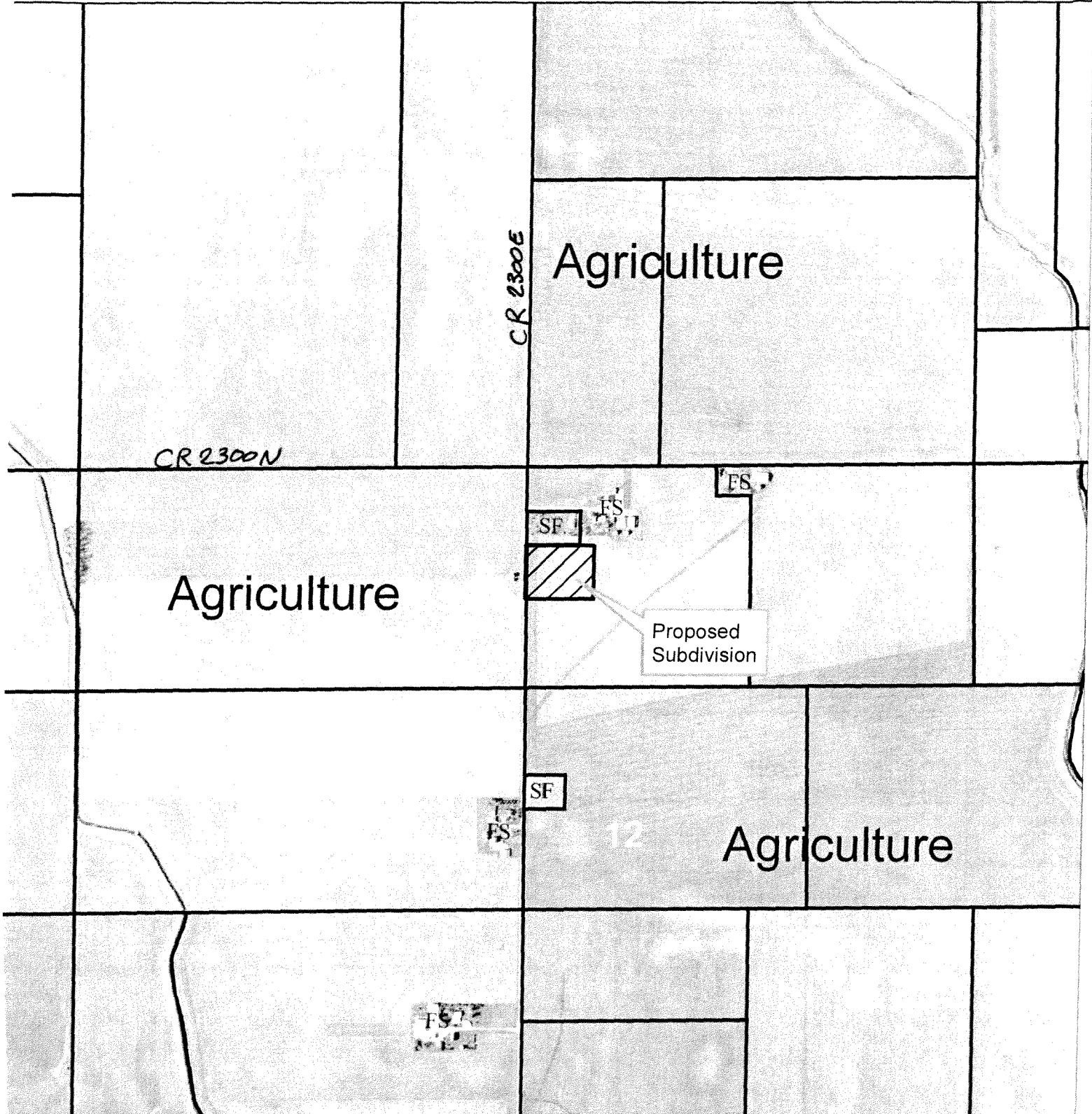
ATTACHMENT A. LOCATION MAP
Case 191-08 Hanna's Acres Subdivision
FEBRUARY 7, 2008



Champaign
County
Department of



ATTACHMENT A.L AND USE MAP
Case 191-08 Hanna's Acres Subdivision
FEBRUARY 7, 2008



	Area of Concern	<input type="checkbox"/>
SF	Single Family	<input type="checkbox"/>
FS	Farmstead	<input type="checkbox"/>

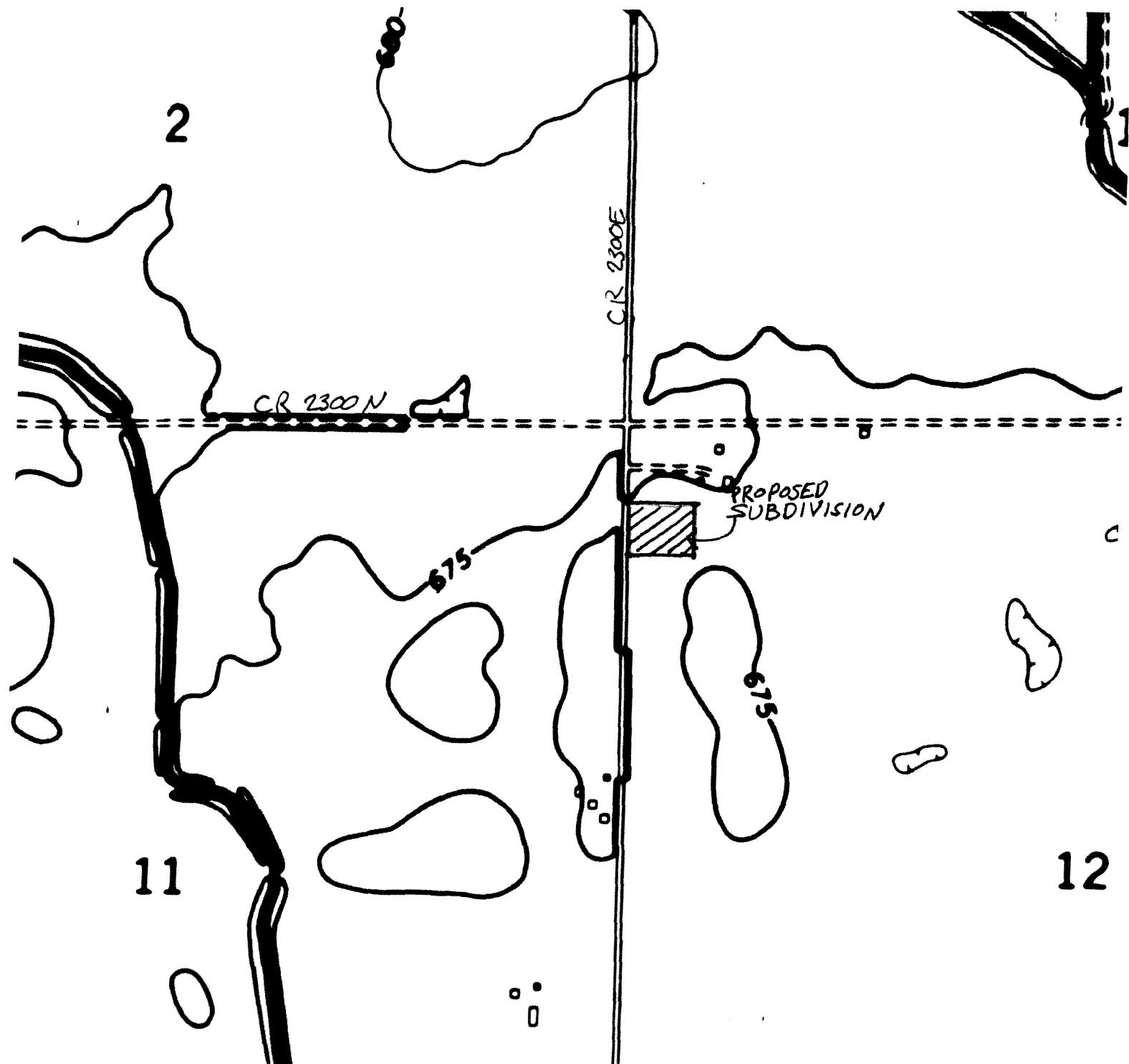
Champaign
County
Department of

**PLANNING &
ZONING**



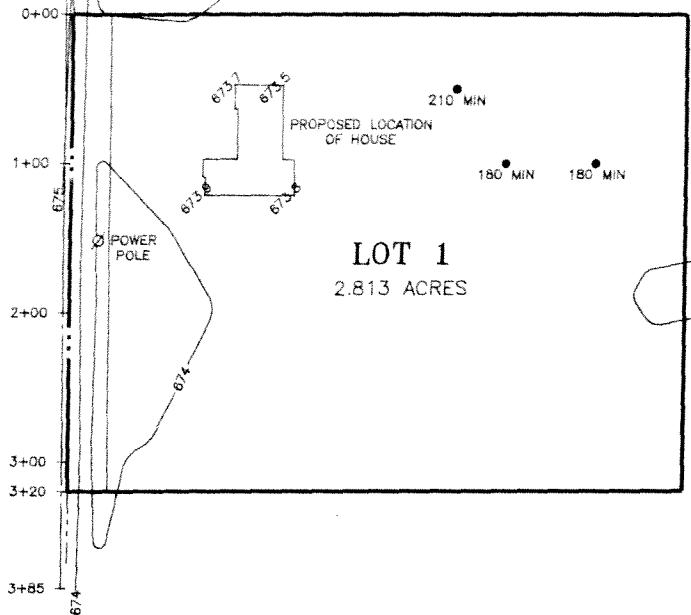
1 inch equals 800 feet

ATTACHMENT A. ZONING MAP
Case 191-08 Hanna's Acres
FEBRUARY 7, 2008



[Symbol: Open Box]	AG-1 Agriculture	[Symbol: Dotted Box]	R-1 Single Family Residence	[Symbol: Dot-Dot Box]	R-4 Multiple Family Res.	[Symbol: Diagonal Lines Box]	B-2 Neighborhood Business	[Symbol: Cross-Hatch Box]	B-5 Central Business	Champaign County Department of PLANNING & ZONING
[Symbol: Hatched Box]	AG-2 Agriculture	[Symbol: Solid Box]	R-2 Single Family Residence	[Symbol: Dot-Dot Box]	R-5 Mobile Home Park	[Symbol: Diagonal Lines Box]	B-3 Highway Business	[Symbol: Cross-Hatch Box]	I-1 Light Industry	
[Symbol: Dashed Box]	CR Conservation-Recreation	[Symbol: Dot-Dot Box]	R-3 Two-family Residence	[Symbol: Diagonal Lines Box]	B-1 Rural Tra Center	[Symbol: Diagonal Lines Box]	B-4 General Business	[Symbol: Solid Box]	I-2 Heavy Industry	

HANNA'S ACRES SUBSIDIARY DRAINAGE PLAT
NW1/4 SEC. 12 T20N R10E 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

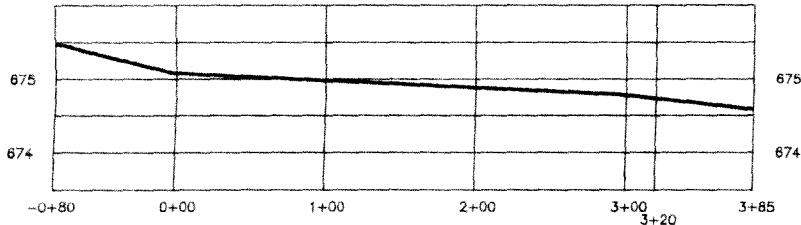


675.5 SPOT ELEVATION IN FEET ABOVE MEAN SEA LEVEL

674 CONTOUR LINE IN FEET ABOVE MEAN SEA LEVEL

180 MIN PERCOLATION TEST LOCATION;
NUMBER REPRESENTS TIME
IN MINUTES TO DRAIN LAST
6 INCHES OF WATER

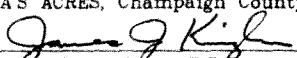
CENTERLINE PROFILE COUNTY ROAD 2300E



Note: 100 yr. base flood elevation has been determined
to be 674.5 feet at this site

DRAINAGE CERTIFICATION

To the best of our knowledge and belief reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the subdividers have the right to use, and such surface waters have been planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of HANNA'S ACRES, Champaign County, Illinois.


James J. Keigher, I.R.P.E.

12-13-07
Date

Melvin Schlueter

Date

Mary Schlueter

Date

Teresa Smith

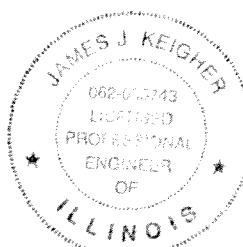
Date

Denise Gerald

Date

Renee Hoffsneider

Date



REV. NOV. 29, 2007
REV. SEPT. 17, 2007

BL

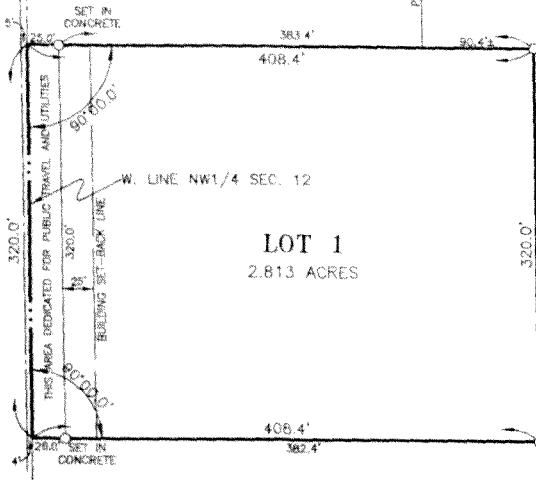
MOORE SURVEYING & MAPPING
PAXTON, ILLINOIS

PROF. DESIGN FIRM
LIC. 184-002424

CLIENT	DATE	SCALE	JOB NO.
EIDER	AUG. 28, 2007	1" / 100'	44385

HANNA'S ACRES
NW 1/4 SEC. 12 T20N R10E 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

NW COR. SEC. 12
T20N R10E 3RD P.M.



I, James J. Keigher, Illinois Register Professional Engineer number 062-055743 do hereby certify that based upon field tests and record date it is my opinion that the proposed land use, the lot size shown on the final plat of Hanna's Acres and known soil characteristics of the area are suitable for a private septic sewage disposal system.

Sign and seal this 13 day of December A.D. 2007

James J. Keigher
James J. Keigher, IRPE



SW COR. NW 1/4 SEC. 12
T20N R10E 3RD P.M.

ENGINEER
JAMES J. KEIGHER
1270N 1000E ROAD
MELVIN, IL 60952
217-388-7722

SURVEYOR
ROBERT A. MOORE
101 W. OTTAWA ST.
PAXTON, IL 60957
217-379-2212

LEGEND

- ▲ 1/2" IRON ROD FOUND W/ALUMINUM CAP STAMPED "IL LAND SURVEYOR 2616" OVER STONE
- ▲ 1/2" IRON ROD SET W/ALUMINUM CAP STAMPED "IL LAND SURVEYOR 2616" OVER STONE
- 1/2" IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- FORESHORTENED LINE
- - - CENTERLINE OF OIL AND CHIP PAVEMENT AND PUBLIC ROAD

STANTON TOWNSHIP HIGHWAY
COMMISSIONER CERTIFICATE

I have examined this plat and to the best of my knowledge and belief find it to be in compliance with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Champaign County, Illinois.

Approved the 9 day of Jan
A.D. 2007

J.C. Ristinen
Stanton Township Highway Commissioner

APPROVED
Approved the _____ day of _____ A.D. 20____

Approved the _____
CHAMPAIGN COUNTY, ILLINOIS

Chairman
CHAMPAIGN COUNTY ENVIRONMENT AND LAND USE COMMITTEE

Chairmen Subdivision officer

OWNERS' CERTIFICATION

Melvin Schlueter, Mary Schlueter, Teresa Smith, Denise Gerald and Renee Hoffsneider, do hereby certify that we are the owners of the tract of land described herein and do hereby acknowledge and adopt this plat under the style and title given. The area not designated as a lot is hereby dedicated to the public for travel and public utilities

<i>Melvin Schlueter</i>	1-4-08
Melvin Schlueter	Date
<i>Mary Schlueter</i>	1-4-08
Mary Schlueter	Date
<i>Teresa Smith</i>	1-4-08
Teresa Smith	Date
<i>Denise Gerald</i>	1-4-08
Denise Gerald	Date
<i>Renee Hoffsneider</i>	1-4-08
Renee Hoffsneider	Date

SURVEYOR'S CERTIFICATION

I, Robert A. Moore, Professional Illinois Land Surveyor No. 2616, do hereby certify that, at the request of Bill Hoffsneider I have made a survey of a tract of land described as:

Beginning on the West Line of the Northwest Quarter of Section 12, Township 20 North of the Base Line, Range 10 East of the Third Principal Meridian a distance of 462.0 feet south of the Northwest Corner of said Section; thence south 320.0 feet on said West Line; thence easterly 408.4 feet at right angles; thence north 320.0 feet parallel with said West Line; and thence westerly 408.4 feet to the point of beginning, encompassing 3.000 acres, situated in Champaign County, Illinois.

for the purpose of subdividing said tract as shown hereon

I further certify as follows:

1. This tract is not within 500 feet of a surface drain or waterway serving a tributary area of 640 acres or more.
2. The property covered by this plat is within a flood hazard area identified by the Federal Emergency Management Agency.
3. The tract, as subdivided is to be known as HANNA'S ACRES.

Robert A. Moore
Robert A. Moore
Illinois Land Surveyor No. 2616
License expires 11/30/2008

12-11-07
Date

DRAWN BY BRUCE L. DOVER
PROF. DESIGN. FDN
I.C. 154-002424

MOORE SURVEYING & MAPPING PAXTON, ILLINOIS		
CLIENT BILL HOFFSNEIDER	DATE AUG. 28, 2007	SCALE 1" / 100' 4436 JOB NO.
REV. NOV. 29, 2007		

Champaign County Soil and Water Conservation District

2110 W. Park Court, Suite C
Champaign, IL. 61821
(217) 352-3536, Ext. 3

RECEIVED

JAN 10 2008

NATURAL RESOURCE REPORT

CHAMPAIGN CO. P & Z DEPARTMENT

Development Name: Hanna's Acres

Date Reviewed: November 27, 2007

Requested By: Bill and Renee Hoffschneider

Address: Bill Hoffschneider
2294A County Road 2300 East
St. Joseph, IL 61873

Location of Property: The Northwest quarter of the Northwest Quarter of Section 12, T20N, R10E, Stanton Township, Champaign County, IL. This is on the east side of County Road 2300 East just south of an existing farmstead. The project consists of 2.8 acres with house to be built on the lot that is now a farm field.

The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract November 27, 2007.

SITE SPECIFIC CONCERNS

1. **The area that is to be developed has 1 soil types that have severe wetness and 1 that has severe ponding characteristics. This will be especially important for the septic system that is planned.**
2. **The LE score is 96, making it Best Prime Farmland in Champaign County.**

SOIL RESOURCE

a) Prime Farmland:

This tract is considered best prime farmland for Champaign County.

This tract has an L.E. Factor of 96; see the attached worksheet for this calculation.

The site is on best prime farmland, but the lot is moderate sized and adjacent to another home site.

b) Erosion:

This area will be susceptible to erosion both during and after construction. Any areas left bare for more than 30 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area is covered with soybean stubble, which will minimize erosion until construction begins. The site has almost no slope on it.

c) Sedimentation:

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. All sediment-laden runoff should be routed through sediment basins before discharge. No straw bales or silt fences should be used in concentrated flow areas, with drainage areas exceeding 0.5 acres. A perimeter berm could be installed around the entire site to totally control all runoff from the site. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. This should be of minimal concern due to the almost flat topography.

d) Soil Characteristics:

There are two (2) soil types on this site; see the attached soil map. The soils present have moderate to severe limitations for development in their natural, unimproved state. The possible limitations include severe ponding and wetness that will adversely affect the septic field on the site.

A development plan will have to take these soil characteristics into consideration; specific problem areas are addressed below.

Map Symbol	Name	Slope	Shallow Excavations	Basements	Roads	Septic Fields
102A	LaHogue Loam	0-2%	Severe: wetness	Severe: wetness	Moderate: low strength	Severe: wetness
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding

WATER RESOURCE

a) Surface Drainage:

The site is quite flat, but it appears water flows to the slight swale just north of the tract and then to the west to the road ditch (see diagram attached). Some surface flow comes on to the property from the adjacent field on the south and east. The road and ditch stops any surface flow from the west.

b) Subsurface Drainage:

This site may contain agricultural tile, if any tile found care should be taken to maintain it in working order. It is likely the adjacent field is tile drained and some of that tile may be on this tract.

Wetness may be a limitation associated with the soils on this 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.

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.

CULTURAL, PLANT, AND ANIMAL RESOURCE

a) Plant:

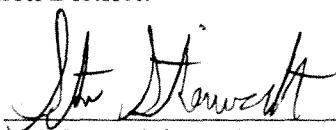
For eventual landscaping of the site, the use of native species is recommended whenever possible. Some species include White Oak, Blue Spruce, Norway Spruce, Red Oak, and Red Twig Dogwood.

b) Cultural:

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

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

Signed by

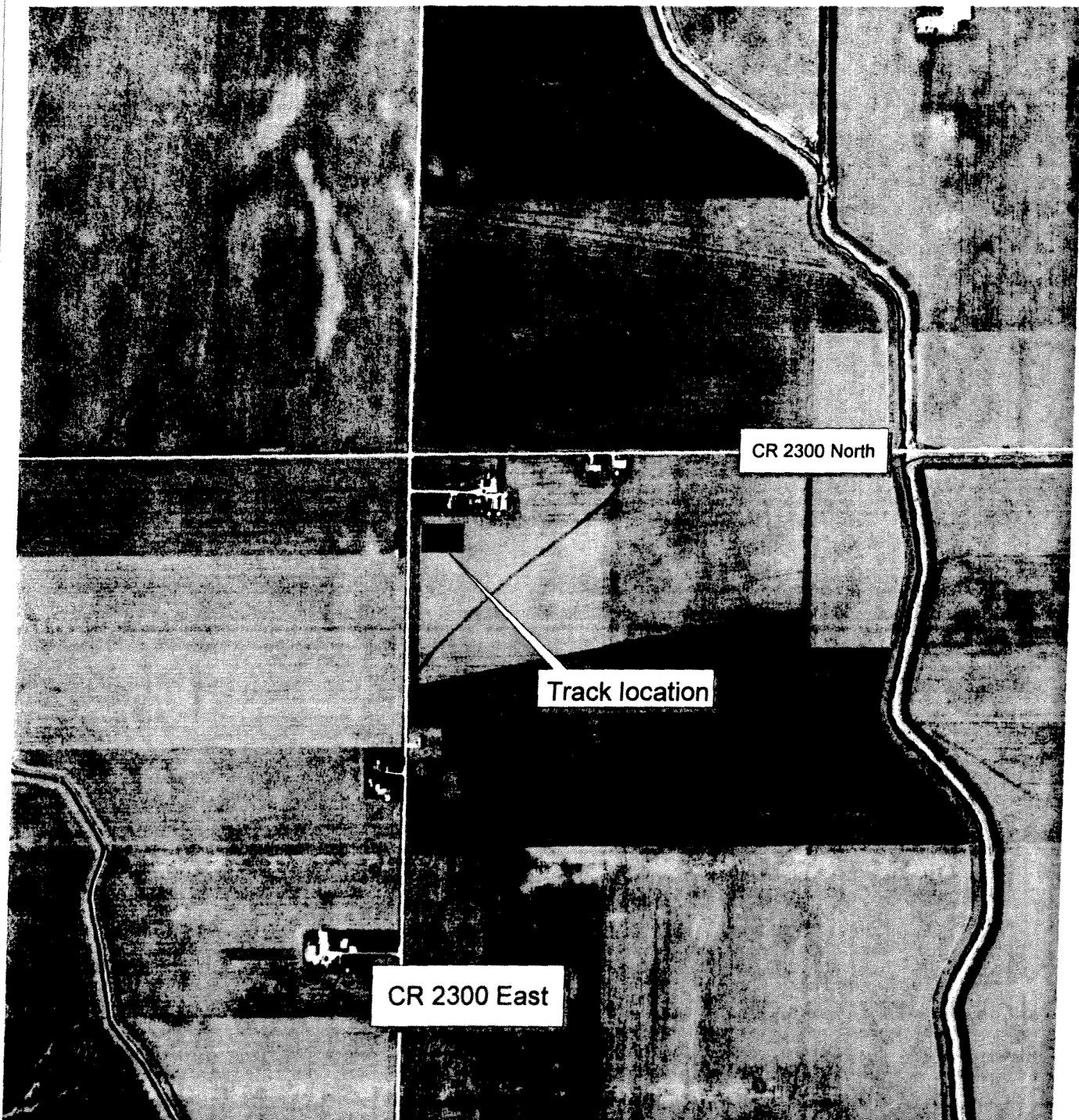


Steve Stierwalt
Board Chairman

Prepared by


Bruce Stikkers
Resource Conservationist

Hanna's Acres Subdivision



April 2005 photography

Champaign County SWCD
11/27/2007

LAND EVALUATION WORKSHEET

Total LE factor= 267.80

Acreage= 2.8

Land Evaluation Factor for site = **96**

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

Data Source: Champaign County Digital Soil Survey
Revised fall 2002

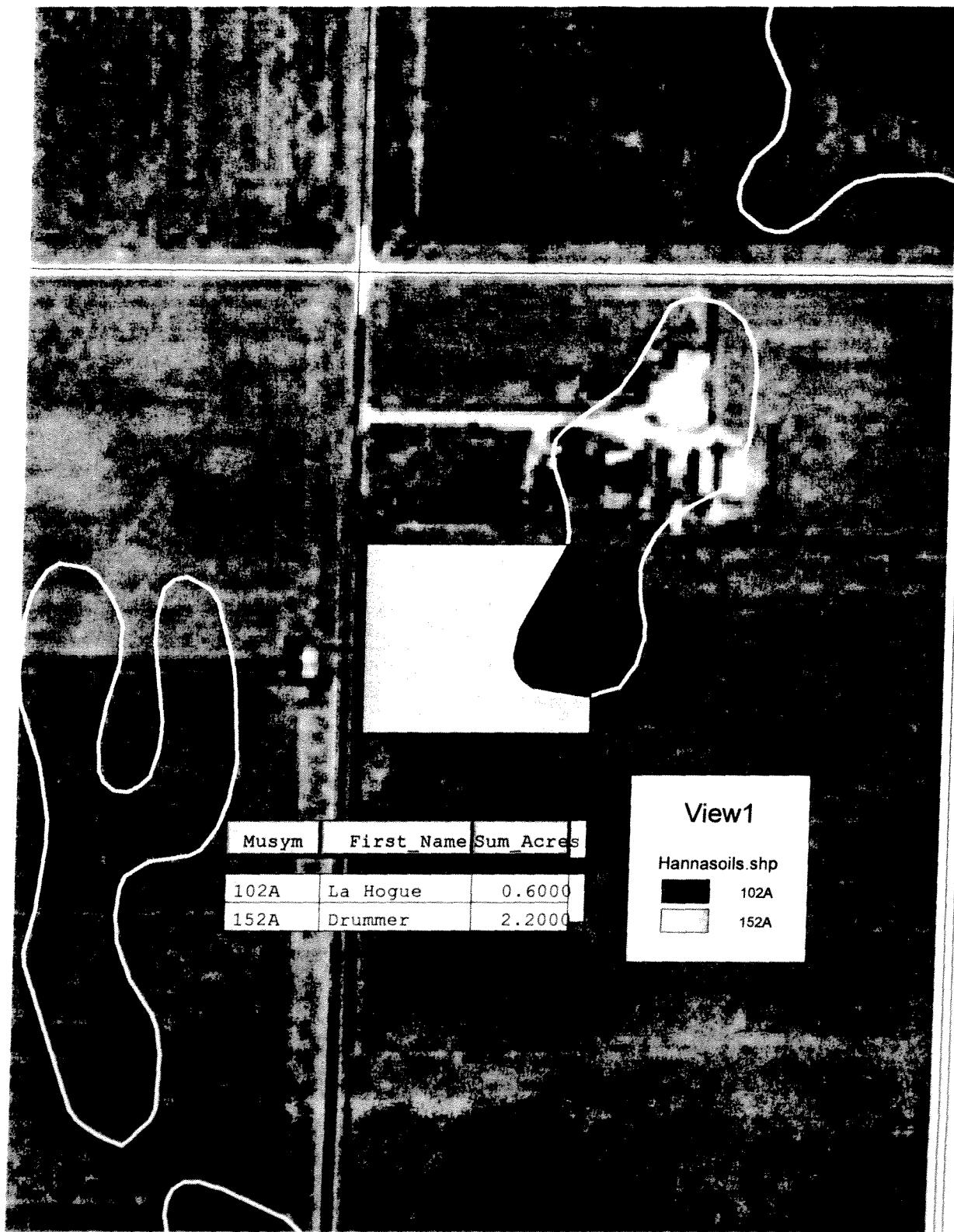
N



Hanna's Acres Subdivision

SOILS

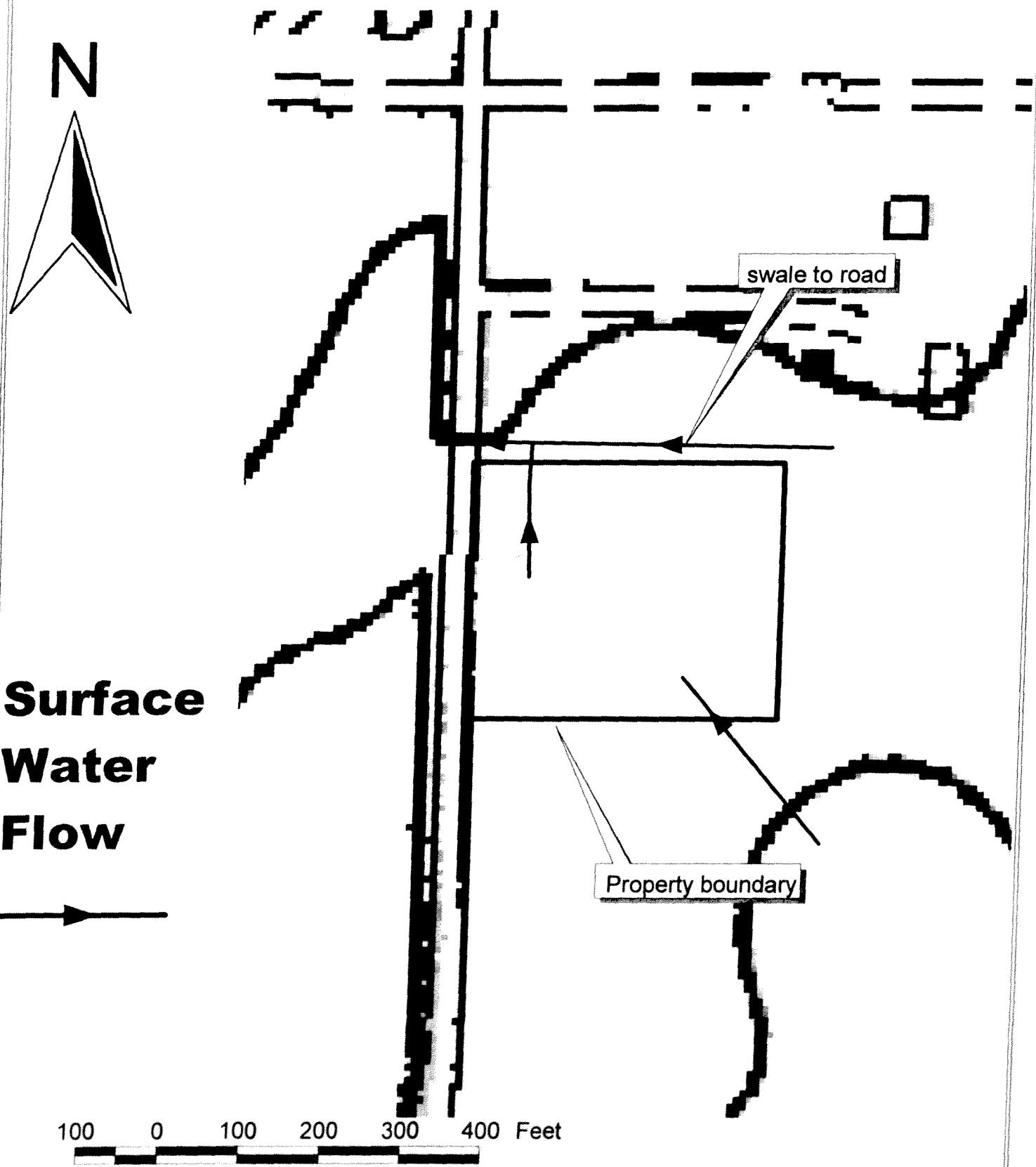
T20N
R10E
Sec 12



200 0 200 400 600 800 Feet

Champaign County SWCD
11/23/2007

Hanna's Acres Subdivision



ATTACHMENT E. PRELIMINARY ASSESSMENT OF COMPLIANCE WITH MINIMUM

SUBDIVISION STANDARDS

Case 191-08 Hanna's Acres Subdivision

FEBRUARY 7, 2008

Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA ² shall be located on the following soils: Ross silt loam soil (No. 3473A), Ambrav silty clay loam soil (No. 3302A), Peotone silty clay loam soil (No. 330A), or Colo silty clay loam soil (3107A)	APPEARS TO CONFORM. The Natural Resource Report reports the subject property contains two soil types: La Hogue loam (No. 102A) and Drummer silty clay loam (No. 152A).
2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline	APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone	APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	APPEARS TO CONFORM. The proposed lot is inside of the mapped Special Flood Hazard Area (100-year floodplain). The BFE at this location is 674.5. Spot elevations for a proposed house show the lowest corner of the house to be at 673.5, one foot below the BFE.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	APPEARS TO CONFORM. The proposed lot consists of soils consistent with the distribution of soils on the existing property.
6) The amount of farmland with a Land Evaluation score of 85 or greater that is occupied by each LOT must be minimized as much as possible.	APPEARS TO CONFORM. The soils on this lot are best prime farmland soils and the proposed lot complies with the maximum lot size limitation.
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	APPEARS TO CONFORM. The Subsidiary Drainage Plat indicates topographic contours for the proposed lot. There are no apparent significant areas of stormwater ponding.
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	APPEARS TO CONFORM.
AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	APPEARS TO CONFORM. The proposed location for the future house is near the north line of the subject property, which places the driveway close to the driveway on the existing small lot north of the subject property.

**ATTACHMENT E. PRELIMINARY ASSESSMENT OF COMPLIANCE WITH MINIMUM
SUBDIVISION STANDARDS**
Case 191-08 Hanna's Acres Subdivision
FEBRUARY 7, 2008

Standard	Preliminary Assessment ¹
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: <ul style="list-style-type: none"> i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves 	APPEARS TO CONFORM. The subject property is contiguous to the existing farmstead, and there are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	APPEARS TO CONFORM. The subject property is contiguous to the existing farmstead and borders an existing small residential lot on the north side.
Notes	
1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. 2. The minimum required lot area is one acre (43,560 square feet).	

ATTACHMENT F. DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

Case 191-08 Hanna's Acres Subdivision

FEBRUARY 7, 2008

DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **February 11, 2008**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waivers of final plat requirements **WILL NOT** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. **It is unclear what benefit would result from revising the Final Plat to include all man-made features and topographic lines within 200 feet of the subdivision's boundaries.**
 - B. **Percolation tests have been conducted to determine soil suitability for septic systems.**
2. Conditions **DO** exist which are unique to the property involved and are not applicable generally to other property and granting the subdivision waiver(s) of final plat requirements will not confer any special privilege to the subdivider because:
 - A. **There is only one structure within 200 feet of the subdivision.**
 - B. **The topographic lines on the Final Plat already extend 50 beyond the subdivision boundary, and there are no apparent abrupt changes in topography.**
 - C. **These waivers are not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, particular hardships **WILL** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. **The subdivider would be required to revise the Final Plat despite the lack of benefit to the public.**
4. Special conditions and circumstances **DO NOT** result from actions of the subdivider because:
 - A. **The public health, safety, and welfare will not be damaged nor will other property located in the area be injured as a result of the waiver.**
 - B. **These waivers are not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**



To: Environment & Land Use Committee
From: Brent Rose
Re: Loan request from Bridle Brook Adult Communities, LLC
Date: February 11, 2008

This is a request for \$900,000 in Community Development Assistance Program (CDAP) loan funding.

Background

Bridle Brook Adult Communities, LLC, located in the Conway Farm Subdivision in Mahomet, will be a 78 unit assisted living facility. There will also be 6 "limited assist" condos and 19 villas.

The total cost of this project will be nearly \$12 million. Funds are being obtained from Farm Credit Services, the RPC CDAP program, the RPC CSBG program (if needed), and owner cash equity. The three owners (Carrie Boone, Joyce Lindley and Donald Jones) have already invested \$600,000 of their own money in this project for up-front costs such as architect fees, marketing fees, feasibility study, business plan, etc.

Mrs. Lindley will be the Chief Executive Officer of Bridle Brook Management Company and will oversee the daily operations of the Assisted Living Facility. She has over 10 years of experience in the Healthcare industry as an Executive Director and Facility Manager. Some of her experiences include owning a real estate appraisal business as well as holding the position of Commercial Sales Director for Century 21 Real Estate.

Loan Request

Bridle Brook Adult Communities, LLC is requesting financing of \$900,000 for the purchase of land located in the Conway Farm Subdivision on Route 150 in Mahomet.

Sources and Uses of Funds

<u>Uses</u>		<u>Sources</u>	
Construction Costs	\$10,000,000	Farm Credit	\$10,000,000
Land Purchase	\$900,000	CDAP / RPC	\$900,000
Cash	\$600,000	CSBG/Other	\$1,100,000
Contingency	\$500,000		
Total	\$12,000,000		\$12,000,000

Total Debt Service Coverage (including all Farm Credit Service debt and CDAP debt)

Projected for 2009

Cash Flow Available for Debt Service	\$953,091
Total Debt Service	<u>\$863,522</u>
Cash Flow after Debt Service	\$89,569
Debt Service Coverage Ratio	1.10%

Projected for 2010

Cash Flow Available for Debt Service	\$969,054
Total Debt Service	<u>\$863,522</u>
Cash Flow after Debt Service	\$105,532
Debt Service Coverage Ratio	1.12%

Project for 2011

Cash Flow Available for Debt Service	\$986,169
Total Debt Service	<u>\$863,522</u>
Cash Flow after Debt Service	\$122,647
Debt Service Coverage Ratio	1.14%

Collateral Coverage

Collateral coverage is sufficient. The Champaign County Regional Planning Commission will have a second mortgage lien on the land and building to be constructed as well as all other available assets such as accounts receivable, equipment, inventory, and machinery. Farm Credit Services will have a first mortgage on the land and building and a first lien position on all other available assets.

Jobs Created

As a result of the CDAP assistance, this project will create 40 full-time equivalent jobs once the adult assisted living community is opened and an additional 20 jobs when the community is at full capacity.

Rate and Term of CDAP loan

A loan amount totaling \$900,000, amortized over 15 years with a 6% interest rate for years 1-10 of the loan, and a maximum interest rate of 8% for years 11-15. The interest rate after year 10 will depend on interest rate market conditions. There will be a $\frac{1}{2}\%$ closing fee and monthly payments of \$7,594.71.

Staff Recommendation

The projected debt service coverage is above average. The Guarantor's experience in this business setting and overall business ownership experience give them a great chance for success. The participation with Farm Credit Services and the amount of money already invested in this project by the owners also make this a strong credit.

Champaign County Regional Planning Commission staff recommends approval of \$900,000 for 15 years with an interest rate of 6% for years 1-10 and a maximum rate of 8% for years 11-15, the personal guaranties of Carrie Boon, Joyce Lindley and Donald Jones, and a $\frac{1}{2}\%$ fee at closing.

