

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
County of Champaign, Urbana, Illinois
Thursday, October 3, 2013 - 6:00 p.m.

Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana

Committee Members:

Ralph Langenheim – Chair
Aaron Esry – Vice-Chair
Astrid Berkson
Stan Harper

Alan Kurtz
Pattsi Petrie
Jon Schroeder

AGENDA

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I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. ELUC Committee meeting – September 5, 2013	1-3
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <u>For Information Only</u>	
A. Greenways & Trails Plan 2013: Active Choices – Project Status	4-8
VIII. <u>Item to be Approved by ELUC</u>	
A. Recreation & Entertainment License: Egyptian Collectors Association Buy-Sell-Trade, Champaign County Fairgrounds, 1302 N Coler, Urbana – October 19-20, 2013	9-13
IX. <u>Items to be Approved by ELUC for Recommendation to the County Board</u>	
A. Case 758-AM-13 – Recommendation to Approve a Zoning Map Amendment for Charles Jesse to change zoning district from AG-1 to B-1 Rural Trade Center on property located at 3702 West Old Church Rd, Champaign	14-30
B. Case 761-AT-13 – Amend Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System in Section 3; Section 5.3 – Footnote 13; and Subsection 5.4	31-34

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- X. **Items to Receive & Place on File by ELUC to allow for 30 day Review Period**
Preliminary Recommendation from Zoning Board of Appeals (ZBA) for Zoning Ordinance Text Amendment
- A. **Case 732-AT-12** – Amend Zoning Ordinance by amending the Requirements of Section 7.1.2 for Rural Home Occupations 35-53
 - B. **Case 756-AT-13** – Amend the Zoning Ordinance by adding a Requirement to Section 7.1.2 that any new Exterior Lighting for a Rural Home Occupation must be full-cutoff 54-56
- XI. Monthly Reports
- A. August 2013 57-66
- XII. Other Business
- XIII. Chair’s Report
- XIV. Designation of Items to be Placed on the Consent Agenda
- XV. Adjournment



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

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, September 5, 2013
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
	Astrid Berkson
Stan Harper	
	Alan Kurtz
Pattsi Petrie	
Jon Schroeder	

County Staff: John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)
Others Present: John Jay & Michael Richards (Champaign Co Board), Susan Monte (CCRPC)

MINUTES

I. Call to Order

Committee Chair Langenheim called the meeting to order at 6:00 p.m.

II. Roll Call

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

III. Approval of Minutes

A. ELUC Committee meeting – August 8, 2013

MOTION by Mr. Esry to approve the minutes for the August 8, 2013 meeting as distributed; seconded by Ms. Petrie. Upon vote, **the MOTION CARRIED unanimously.**

Mr. Schroeder entered the meeting at 6:02 p.m.

IV. Approval of Agenda

MOTION by Mr. Langenheim to amend the agenda so that Item X. could be moved after VII A. to improve the flow of the discussion; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**

V. Public Participation

1 Jean Fisher, Mark Fisher, Julia Hall and Larry Hall supported a moratorium on new requests for
2 Restricted Landing Areas (RLAs) in Champaign County to allow time for the consideration/adoption of
3 new provisions in the Champaign County Zoning Ordinances for future RLA approvals.
4

5 Paul Cole supported the zoning map amendment in Case 747-AM-13.
6

7 **VI. Communications**

8 None
9

10 **VII. Items to be Approved by ELUC Committee**
11

- 12 A. Recreation & Entertainment License: Car-X Crazy K, Champaign County
13 Fairgrounds, 1302 N Coler, Urbana – September 21, 2013
14

15 **MOTION** by Mr. Schroeder to approve the Recreation & Entertainment license for Car-X Crazy K at the
16 Champaign County Fairgrounds on September 21, 2013; seconded Mr. Esry.
17

18 Mr. Esry commented that he was pleased that this event is continuing as it is good for the
19 community.
20

21 Upon vote, **the MOTION CARRIED unanimously.**
22

- 23 B. Citizen Planner Workshop on 10/10/13 – For Information Only

24 Ms. Monte extended an invitation to the ELUC Committee members to attend a Citizen Planner Workshop on
25 October 10th. Dinner is free to ELUC members who essentially serve as planning commissioners of the
26 County.
27

- 28 C. Reschedule ELUC Committee Meeting in October to 10/3/13 to allow ELUC Committee members
29 to attend the Citizen Planner Workshop on 10/10/13
30

31 **MOTION** by Mr. Esry to move the October ELUC Committee meeting to October 3, 2013; seconded Ms.
32 Petrie. Upon vote, **the MOTION CARRIED unanimously.**
33

34 **VIII. Items to be Approved by ELUC Committee for Recommendation to the County Board**
35

- 36 A. Case 747-AM-13 – Recommendation to Approve a Zoning Map Amendment for Warner Farm Equipment, Inc.
37 to change from AG-1 to B-1 Rural Trade Center to bring an existing farm equipment business into compliance
38

39 **MOTION** by Mr. Esry to recommend for approval a zoning map amendment for Warner Farm Equipment,
40 Inc. to change from AG-1 to B-1 Rural Trade Center; seconded Mr. Harper.
41

42 Ms. Petrie asked to suspend the rules so she could ask the Warners' attorney, Paul Cole, a few questions.
43 Mr. Langenheim affirmed the request. Ms. Petrie realized that this situation has gone on for almost 40
44 years, and the people who own the adjacent property are relatives. Ms. Petrie wondered what would
45 happen to the easement if the land were to change ownership to someone outside the family. Mr. Cole
46 replied that there is no easement for the adjacent property owner. The easement comes into play with the
47 the fertilizer tank property (AG-1) and the farm equipment business (B-1) both of which have the same
48 owners. Mr. Cole stated that it would be extremely unlikely that Mr. Warner would sell away the access to
49 his fertilizer tank.
50

51 Mr. Schroeder noted that the property has been used for farm equipment sales and repair for years. With
52 farm equipment getting larger, this type of business is more suitable in the rural areas than close to
53 municipalities where there is a higher volume of traffic. The B-1 zoning is appropriate for this business.

1
2 Upon vote, **the MOTION CARRIED unanimously.**

3
4 B. **Case 757-AT-13: Amend Zoning Ordinance as follows:**

5 Part A – Adopt updated Flood Insurance Study effective 10/2/13

6 Part B – Adopt updated Digital Flood Insurance Rate Maps (DFIRM) for Champaign County
7 effective 10/2/13 – see new maps at www.illinoisfloodmaps.org

8 Part C – Adopt a new Special Flood Hazard Areas Ordinance based on minimum
9 requirements of the National Flood Insurance Program & State of Illinois

10
11 **MOTION** by Mr. Esry to recommend approval of the Champaign County Zoning Ordinance amendment to
12 adopt the updated Flood Insurance Study effective 10/2/13; the updated Digital Flood Insurance Rate
13 Maps for Champaign County effective 10/2/13; and a new Special Flood Hazard Areas Ordinance based on
14 minimum requirements of the National Flood Insurance Program and the State of Illinois; seconded by Mr.
15 Schroeder. Upon vote, **the MOTION CARRIED unanimously.**

16
17 **IX. Item to Receive & Place on File by ELUC to allow for 30 day Review Period**

18 *Preliminary Recommendation from Zoning Board of Appeals (ZBA) for Zoning Ordinance Text Amendment*

19 A. **Case 761-AT-13 – Amend Zoning Ordinance by amending the Champaign County Land Evaluation**
20 **and Site Assessment (LESA) System in Section 3; Section 5.3 – Footnote 13; and Subsection 5.4**

21
22 **MOTION** by Mr. Schroeder to receive and place on file the amendment to the Champaign County Zoning
23 Ordinance for changes to the Champaign County Land Evaluation and Site Assessment System as noted;
24 seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**

25
26 **X. Monthly Reports**

27 A. July 2013

28
29 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for July 2013; seconded by
30 Mr. Harper.

31
32 Mr. Schroeder inquired if the case requests are still high. Mr. Hall replied that there was an abnormally high amount
33 of cases in the first part of the year but the numbers have dropped off in July and August. If the current lull
34 continues, the planner will be able to assist in enforcement.

35
36 Upon vote, **the MOTION CARRIED unanimously.**

37
38 **XI. Other Business**

39 Ms. Petrie would like to include the moratorium on RLAs as discussed in public participation as an agenda
40 item for a future ELUC meeting. Additionally she would like to have included in this request a map of King
41 County that was used as a model and data since 1980 of the King County ordinance concerning
42 functionality of the protective aspect.

43
44 **XII. Chair's Report**

45 None

46
47 **XIII. Designation of Items to be Placed on the Consent Agenda**

48 VIII A, VIII B

49
50 **XIV. Adjournment**

51 **MOTION** by Mr. Schroeder to adjourn; seconded by Mr. Esry. Upon vote, **the MOTION CARRIED unanimously.**
52 There being no further business, Mr. Langenheim adjourned the meeting at 6:31 p.m.

To: Environment and Land Use Committee
 From: Susan Monte
 Date: September 23, 2013
 Re: Greenways & Trails Plan 2013: Active Choices - Project Status
 Request: Information Only

This memo provides information about the status of the ‘Active Choices’ project (in progress) to update the 2004 Champaign County Greenways & Trails (GT) Plan, and includes:

- overall project timeline with public outreach events held to date;
- excerpt of draft Active Choices Plan to show routes likely to be proposed within unincorporated area.

Complete information about the Active Choices GT plan update, including public comment received to date, the *Existing Conditions Report* and the *Needs Assessment Report*, is available at: <http://www.ccrpc.org/greenways/index.php>.

Active Choices Project Timeline

IDOT grant received to update 2004 GT Plan	November, 2011
Series 1 Workshops	November 15, 27, and 29, 2012
<i>Plan Progress Report</i> presented to GT Technical & Policy Committees	December 2012
<i>Existing Conditions Report endorsed by GT Policy Committee</i>	December, 2012
<i>Needs Assessment Report endorsed by GT Policy Committee</i>	December, 2012
Public meeting	April 23, 2013
<i>Active Choices GT Plan –Draft</i>	expected by October end, 2013
30-day Public Review period to begin	November, 2013
Request approval	December, 2013
Request endorsements from participating agencies	December, 2013

Current Status

2004 GT Plan - To date, 20 of 28 objectives are met or in progress.

2013 ‘Active Choices’ GT Plan Update - Draft in Progress.

- Update 2013 Goals & Objectives – Under development. To be based on 2004 GT Plan goals and member agency comments, and to include some new goals, objectives, strategies, and responsible parties.
- Identify “SMART” Measures of Effectiveness (MOEs) – ongoing at present
- The 2013 ‘Active Choices’ GT update includes shared-use path routes to be proposed in unincorporated areas within public right-of-way areas. (Attachment A is a review of design guidelines for facility types.)
- Public input received at November 2012 public workshops regarding path routes, including some public input regarding those proposed to be located in unincorporated Champaign County.

Current Status (continued)

- Additional questions and comments regarding the draft 2013 Active Choices Plan can be submitted to Gabe Lewis, RPC Transportation Planner.

Attachments:

- A Facility Types – Design Guidelines, Open House April, 2013
- B Excerpt of Unincorporated Area of the Draft Future Trail & Bikeway Conditions: Champaign County, Open House, April 2013



Active Choices: Champaign County Greenways & Trails Plan Open House

Facility Types - Design Guidelines



Bike Route:

- Bike routes are specially designated “signed shared roadways” that are preferred for bicycle travel
- Bike routes may be appropriate where:
 - Traffic volumes do not warrant bike lanes
 - The road is not wide enough for bike lanes
- Bike route signs should be installed:
 - At least every 1/4 mile
 - At turns or junctions on the route
 - At signalized intersections
- Bike route signs, like the one pictured to the right, should also include information about:
 - Destinations
 - Distances
 - Directions



Shared-Use Paths (Trails):

- Shared-use paths, or trails, are physically separated from motor vehicle traffic, except at road crossings
- Shared-use paths accommodate a variety of users, including:
 - Pedestrians
 - Rollerbladers
 - Bicyclists
 - Other recreational users
 - Strollers
 - Other transportation users
 - Skateboarders
- Shared-use paths can be located:
 - Adjacent to roads (sidepaths)
 - Away from roads (off-street)
 - On easements
 - Their own rights-of-way

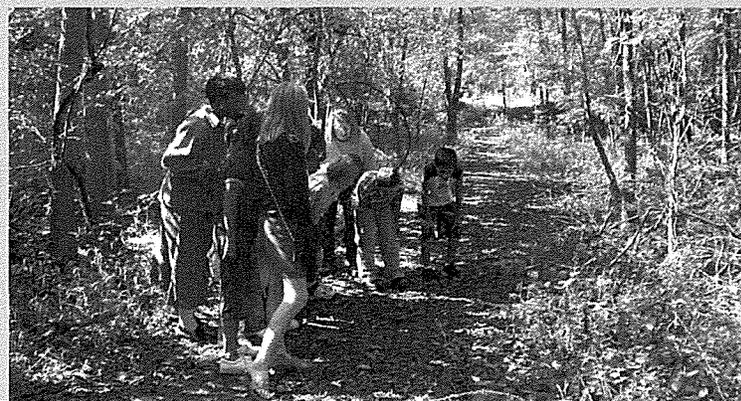
The paved trails in Urbana’s Meadowbrook Park (right) are a great example of off-street Shared-Use Paths.



Nature Trails:

- Nature trails are a form of shared-use path typically located in environmentally sensitive areas
- Nature trails have more flexible surfacing and width requirements than paved trails:
 - May have soft, permeable surface like bark, wood chips, or crushed aggregate in lieu of asphalt
 - May be as narrow as 18 inches to allow for passage through densely vegetated areas and hilly terrain
 - Not designed to be ADA accessible

There are numerous nature trails in Urbana’s Busey Woods (right).





Active Choices: Champaign County Greenways & Trails Plan Open House Facility Types - Design Guidelines



Bike Lanes:

- An on-road bike lane is a one-way path that carries bicyclists in the same direction as the adjacent motorized travel lane:
 - Should be located on the right side of the roadway
 - Should be between motor vehicle travel lane and on-street parking lane (if one exists)
 - Exceptions to these standards can be made for contraflow bike lanes
- Bicyclists traveling in bike lanes have the same rights and responsibilities as motorized vehicles

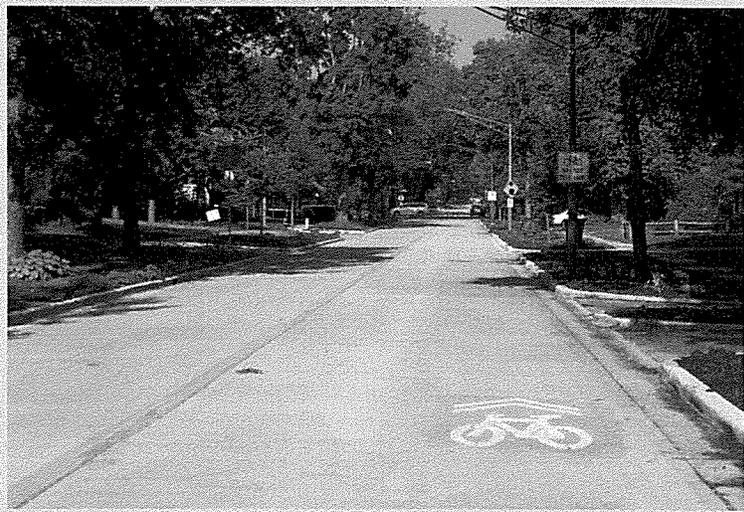
Illinois Street in Urbana has bike lanes (right) near the Krannert Center and Illinois Street Residence Halls on the University of Illinois campus.



Shared Lane Markings or "Sharrows":

- Shared lane markings may be used:
 - To indicate correct straight-ahead bicycle position at intersections with turn lanes
 - Where bike lanes are temporarily discontinued at intersections
 - To assist bicyclists with lateral positioning in a shared lane with on-street parallel parking or that is too narrow for a motor vehicle and bicycle to travel side by side
 - To alert road users of the position that bicyclists are likely to occupy
 - To encourage safe passing of bicyclists by motorists, and/or
 - To reduce the incidence of wrong-way bicycling
- "Bicycles May Use Full Lane" signs may be used with or instead of sharrows

Sharrows and "Bikes May Use Full Lane" signs (right) were installed on John Street in Champaign where the road is not wide enough for bike lanes.



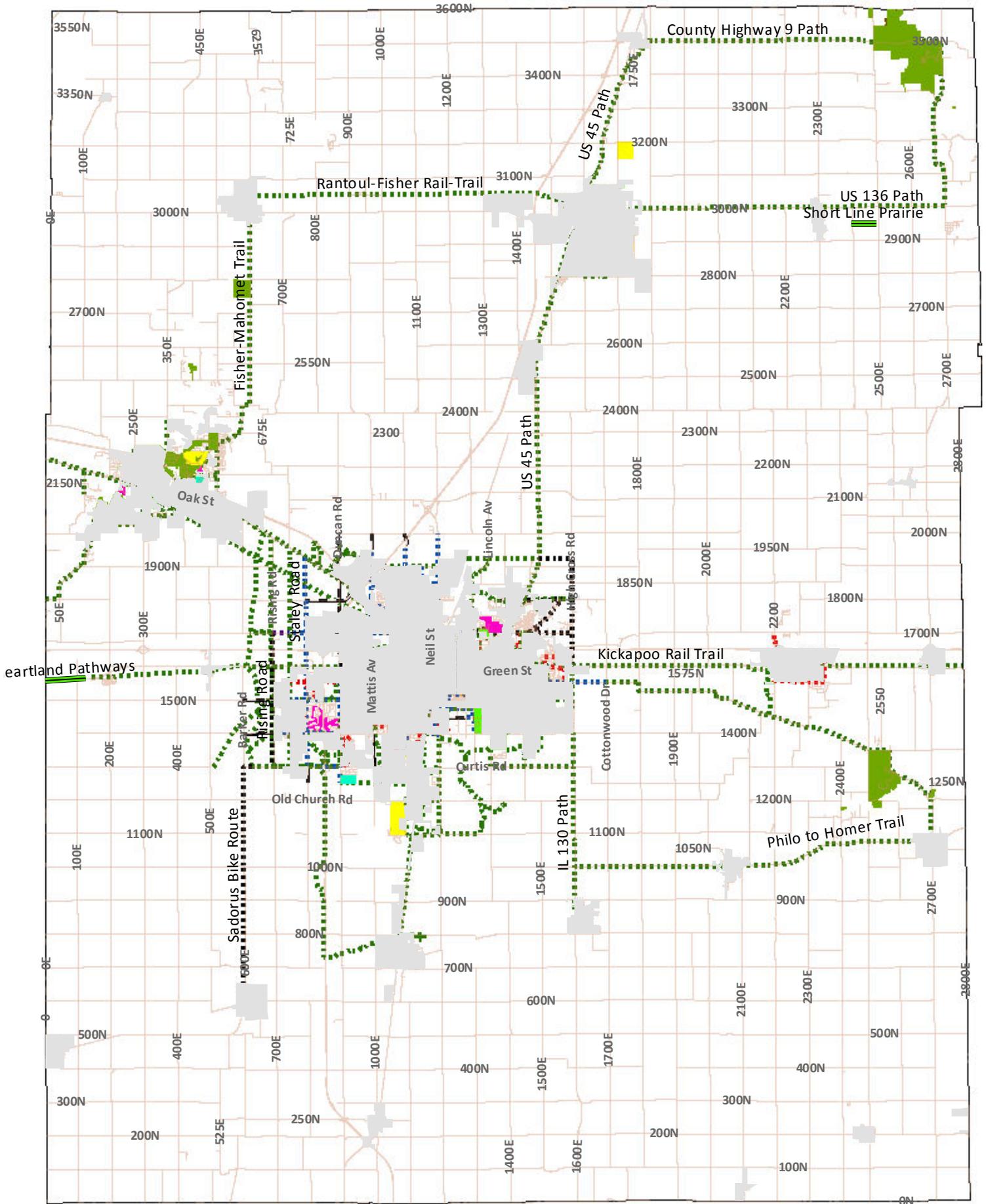
Shared Bike/Parking Lanes:

- Bike/parking lanes are recommended on streets with:
 - Low parking occupancy
 - Sufficient width
- Bike/parking lanes are designated by:
 - Bike route signage
 - Continuous white lines at least 7-8 feet wide (including gutter pans) in each direction of travel to separate parking lane from travel lanes
- Bike/parking lanes do not include:
 - Bike lane signage
 - Bike lane pavement markings
- Cyclists in this space would pass parked cars just as they do on road shoulders and unstriped roads

Pictured is an example of shared bike/parking lanes on a suburban Chicago street (right).



Courtesy: League of Illinois Bicyclists (LIB)



Draft - 2013 Update in Progress**

Future Trail & Bikeway Conditions - Unincorporated Champaign County

** Excerpt from the Active Choices: Champaign County Greenways & Trails Plan Open House, April, 2013

Legend

- Municipality
- Existing Greenway**
- TYPE**
- Private Recreational
- Public Golf Course
- Public Park
- Public/Private Recreational
- Champaign County Forest Preserve

Routes to be Proposed in Unincorporated Area

- Bike Lanes
- Bike Route
- Share the Road signs
- Shared-Use Path
- Undetermined





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

FILED
AUG 26 2013

Gordy Hulten
CHAMPAIGN COUNTY CLERK

For Office Use Only

License No. 2013 ENT-30
Date(s) of Event(s) OCT 19 & 20, 2013
Business Name: E.C.A. Hunting & Trade Show
License Fee: \$ 20.-
Filing Fee: \$ 4.00
TOTAL FEE: \$ 24.00
Checker's Signature: AMINA

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

SEP 05 2013

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

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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

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

- A. 1. Name of Business: E.C.A. HUNTING & TRADE SHOWS
 2. Location of Business for which application is made: CHAMPAIGN COUNTY FAIR GROUNDS
 3. Business address of Business for which application is made: 402-1302 N. COLER AVE URBANA, IL
 4. Zoning Classification of Property: FAIR GROUNDS
 5. Date the Business covered by Ordinance No. 55 began at this location: UNKNOWN
 6. Nature of Business normally conducted at this location: CHAMP. CO. FAIR
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): OUTDOOR SPORTS & HUNTING DISPLAYS BUY SELL
 8. Term for which license is sought (specifically beginning & ending dates): OCT 19-20-2013
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? NO
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: CHAMPAIGN CO. FAIR, 402-1302 N. COLER AVE, URBANA, IL.
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7. NA

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

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

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, **place** and **date** of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Fred Wissei
Date of Birth: _____ Place of Birth: Peoria IL
Social Security Number: _____ Citizenship: USA
If naturalized, state **place** and **date** of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
1176 Cord Road ALBION IL 62806
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: WHISTLE STOP SPORT SHOP
Vice President SCA + ~~RA~~ Director LRA AGENT 1986

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

D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
E.C.A. INC.
2. Date of Incorporation: 1986 State wherein incorporated: IL

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

N/A

Give first date qualified to do business in Illinois: N/A

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

~~SHOW / DISPLAY / BUY / SELL / TRADE~~
211 1/2 E. BROADWAY (P.O. Box 138) CENTRALIA, IL 62801

5. Objects of Corporation, as set forth in charter: SHOW / DISPLAY / BUY / SELL / TRADE

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

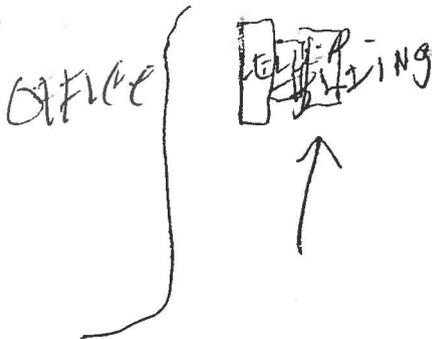
Name of Officer: BOB LEAKROHE Title: CHAIRMAN OF BOARD
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: SALEM, IL
Citizenship: U.S.
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: N/A

211 N. CHEERY
HOFFMAN, IL 62950

Business, occupation, or employment for four (4) years preceding date of application for this license: PRESIDENT / CHAIRMAN OF HO (BOARD) OF ECA INC.

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



AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

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

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

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

[Handwritten Signature]

Signature of President

[Handwritten Signature]

Signature of Secretary



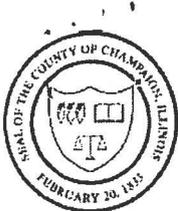
Signature of Manager or Agent

Subscribed and sworn to before me this 22 day of August, 2013.

[Handwritten Signature]

Notary Public

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



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

FOR ELUC USE ONLY

County Clerk's Office

1. Proper Application Date Received: 9-5-13
2. Fee Amount Received: \$ 24.00

Sheriff's Department

1. Police Record Approval: [Signature] Date: 9/9/13
2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: [Signature]

Planning & Zoning Department

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

Remarks: _____ Signature: _____

Environment & Land Use Committee

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

Signature: _____

Remarks and/or Conditions: _____

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **September 23, 2013**

RE: **Zoning Ordinance Map Amendment Case 758-AM-13**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order to authorize the proposed Special Use in related zoning Case 759-S-13.**

Petitioner: **Charles Jesse**

STATUS

The Zoning Board of Appeals voted 4 to 0 (with two members absent) to RECOMMEND ENACTMENT of this amendment at the September 12, 2013, public hearing. The public hearing for this case took place on the following dates: July 25, 2013; August 29, 2013; and September 12, 2013, and all handouts and memoranda are on the website.

This property is the site of a contractor's facility, Jesse Heating and Air Conditioning, that the ZBA first authorized in 1995 (Case 970-S-95) and authorized an expansion of the facility in 1999 (Case 176-S-99).

The subject property is 11.28 acres in total and is triangular in shape with limited street frontage and is bordered by the Kaskaskia Special Drainage Ditch, Interstate 57, and the interstate overpass of Old Church Road.

The purpose of the amendment is intended to allow the development of self-storage warehouses and to allow multiple principal uses on the same lot which were authorized by the ZBA in related Case 759-S-13. The proposed self-storage warehouses are proposed to be built over four phases for a total of 392 storage units of varying sizes. The subject property consists of best prime farmland. Approximately 4 acres will remain in agricultural production. The ZBA is the final authority on Case 759-S-13 and no County Board action is required.

The subject property is located within the one and one-half mile extra territorial jurisdiction of the City of Champaign. The City has filed a written protest and a ¾ majority (17 affirmative votes) will be required at the County Board to override the municipal protest. The basis of the protest is reviewed below, and a report from City Staff is attached (Attachment E).

The ZBA was aware of the City of Champaign protest but found that the proposed map amendment will help achieve the Land Resource Management Plan, is consistent with the *LaSalle Factors* and *Sinclair factors*, and will help achieve the Purpose of the Zoning Ordinance. The Summary Finding of Fact is attached (see Attachment F). The finding of Policy 5.1.3 is especially relevant and is reviewed below.

This amendment is ready for a final recommendation to the County Board for the meeting on October 24, 2013.

Case 758-AM-13

Charles Jesse Rezoning AG-1 to B-1

September 23, 2013

BASIS OF MUNICIPAL PROTEST

The basis for the protest is as follows (County Staff comments are in italics):

- The proposed map amendment and use are inconsistent with the City’s Comprehensive Plan which designates the subject property as “New Neighborhood”, which is primarily (but not all) residential (see Attachment C).
 - *This contractor’s facility has existed since 1995 and it is not clear why this existing business is not recognized in the City’s Comprehensive Plan, and the self-storage warehouses will serve both the existing and future residents of the surrounding area. See Items 15.A.(1) and 21.H. of the Finding of Fact for more information.*
- Inadequate infrastructure because the proposed rezoning and self-storage warehouses cannot be served with urban services at this time.
 - *No infrastructure improvements are required to accommodate the self-storage warehouses. See Items 14.C.(3) and 15.B.(2) of the Finding of Fact for more information.*
- Other suitable locations for the self-storage warehouses in the Champaign-Urbana region.
 - *The ZBA found that this best prime farmland site was “well-suited overall” for the proposed self-storage warehouses and not well-suited to long term residential uses because of its proximity to the interstate, limited street frontage, and relatively small size. See Items 14.C.(1) and 14.C.(4) of the Finding of Fact for more information.*

POLICY 5.1.3

The subject property is located within the Contiguous Urban Growth Area (CUGA) which makes Policy 5.1.3 relevant to the proposed rezoning. Policy 5.1.3 states that the CUGA should “develop in conformance with the relevant municipal comprehensive plan...” The ZBA carefully considered this policy and found as follows:

“The County should consider evidence carefully as it relates to Policy 5.1.3 and should not strictly follow Policy 5.1.3 when it appears that a municipal plan ignores existing rural businesses and that appears to be the situation in this instance.”

ATTACHMENTS

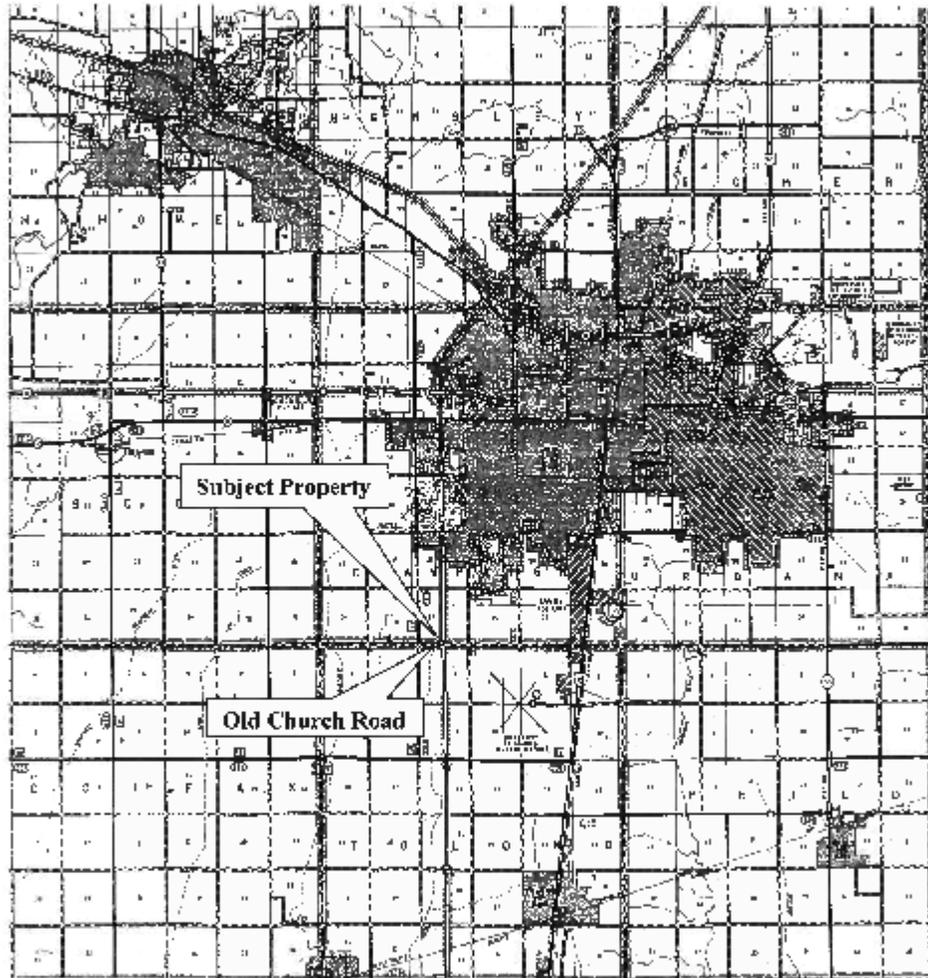
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received September 6, 2013
- C City of Champaign Future Land Use Map
- D City of Champaign Protest (Council Bill No. 2013-138) received August 27, 2013
- E Council Bill Report received August 27, 2013
- F Summary Finding of Fact

Attachment A. Case Maps (Location, Land Use, Zoning)
September 23, 2013

ATTACHMENT A. LOCATION MAP

Cases: 758-AM-13 & 759-S-13

July 19, 2013



Attachment A. Case Maps (Location, Land Use, Zoning)

September 23, 2013

Land Use Map
Cases 758-AM-13 & 759-S-13
August 29, 2013



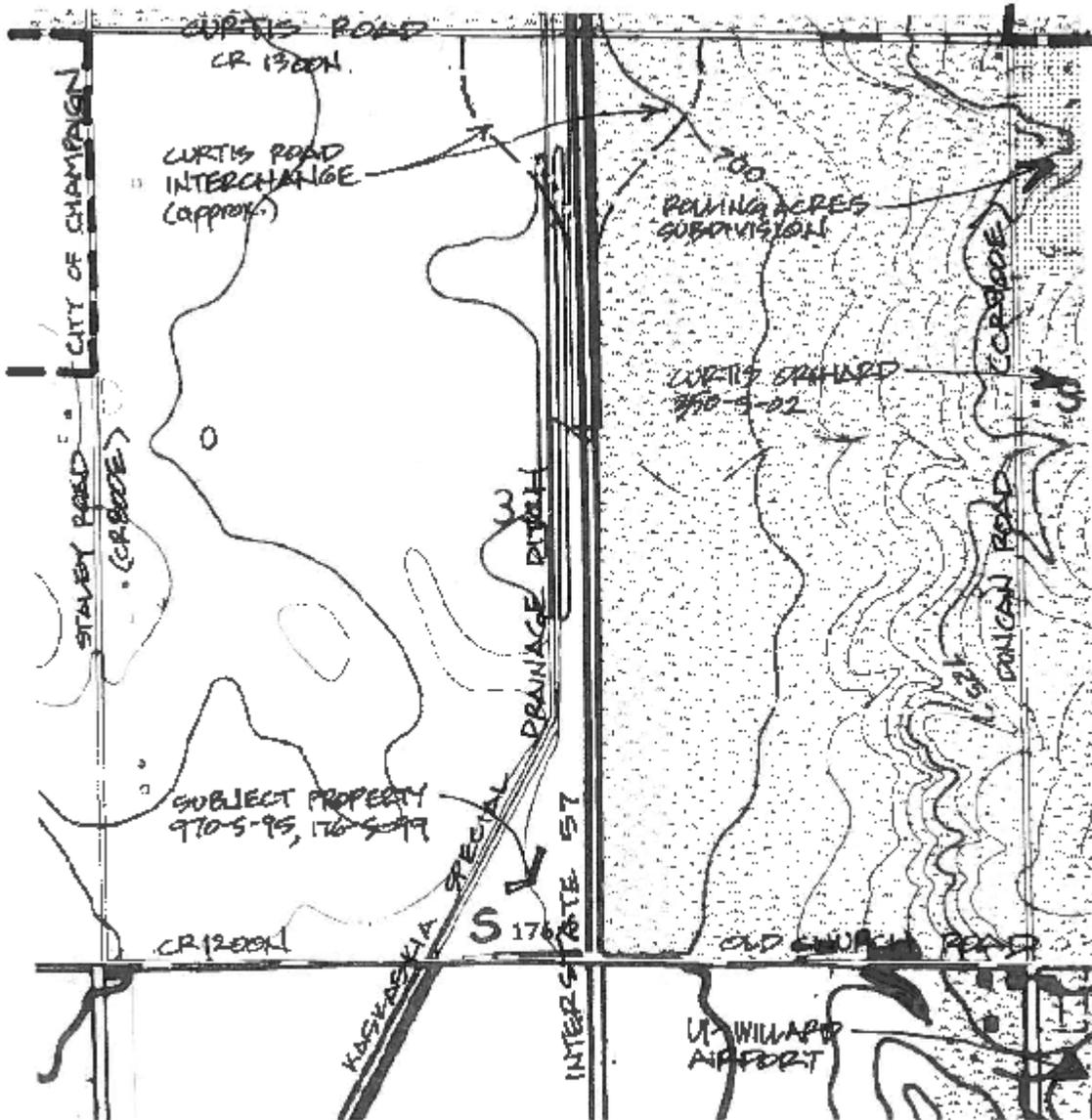
Attachment A. Case Maps (Location, Land Use, Zoning)

September 23, 2013

ZONING MAP

Cases: 758-AM-13 & 759-S-13

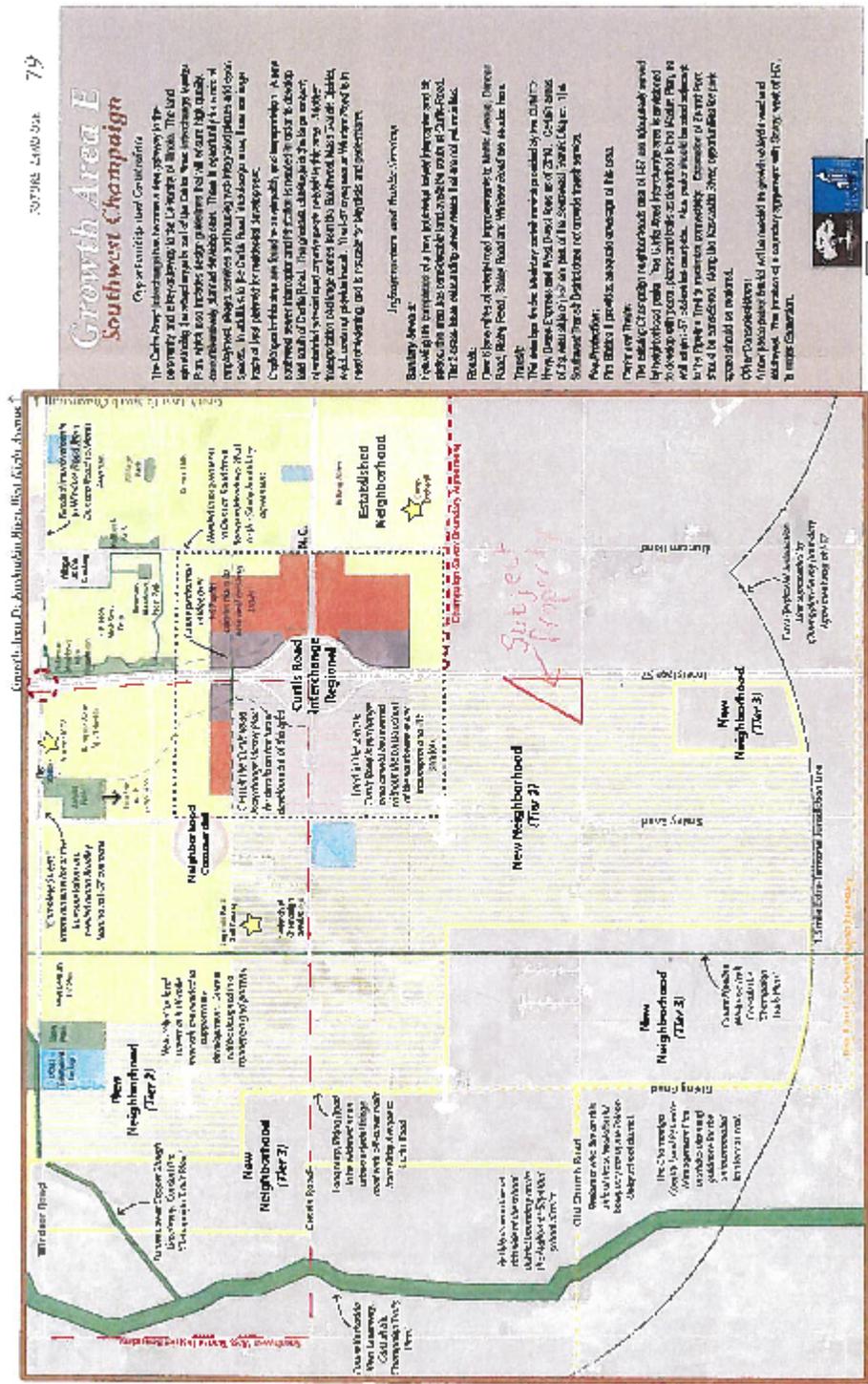
August 29, 2013



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	R-2 Neighborhood Residences	G-2 General Services	NORTH
AG-2 Agriculture	R-2 Single Family Residence	R-6 Mobile Home Park	R-3 Highway Residences	I-1 Light Industry	
CR Conservation-Recreation	R-3 Two-Family Residence	R-8 Rural Trade Center	G-4 General Business	I-2 Heavy Industry	

Attachment C. Future Land Use Map

September 23, 2013



507982 5-090 5/13 7/9

Growth Area E Southwest Champaign

City of Champaign and Growth Area E
 The City of Champaign is currently in the process of reviewing the future land use map for Growth Area E. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

Curtils Road Interchange Regional
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

New Neighborhood (Tier 2)
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

New Neighborhood (Tier 3)
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

Established Neighborhood
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

Subject Property
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

Other Considerations
 This area is currently in the process of reviewing the future land use map. The map shows various land use zones and is subject to change. The City is currently in the process of reviewing the map and is subject to change.

Scale
 0 1/4 Mile

Attachment D. City of Champaign Protest

September 23, 2013

COUNCIL BILL NO. 2013 – 138

A RESOLUTION

**APPROVING A WRITTEN PROTEST AGAINST
A PROPOSED MAP AMENDMENT OF THE
CHAMPAIGN COUNTY ZONING MAP**

(County Case No. 758 Am 13: Map Amendment to change the zoning classification of 3702 West Old Church Road from AG-1 Agriculture Zoning to B-1 Rural Trade Center Zoning District)

WHEREAS, the City of Champaign, Illinois, a municipal corporation, has adopted and administers a Zoning Ordinance in accordance with Chapter 65, Division 11-13, Illinois Compiled Statutes, as amended, said Ordinance being designated as Chapter 37 of the Champaign Municipal Code, 1985, as amended; and

WHEREAS, the Zoning Administrator of the County of Champaign, has referred to the Planning Department, by correspondence, a copy of an application for a proposed amendment to the Zoning Map of the County of Champaign, Illinois; and

WHEREAS, at its August 7, 2013, meeting, the Plan Commission of the City of Champaign reviewed the County Case No. 758-AM-13 and recommended that the City Council approve a resolution of protest for the case.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS, as follows:

Section 1. That a written notification protesting Champaign County Case No. 758-AM-13, a request to amend the Champaign County Zoning Map is hereby authorized.

Section 2. That the Mayor, for and on behalf of the City Council, is hereby authorized and directed to send a written notification, a copy which is attached and made a part of this Resolution.

RECEIVED

AUG 27 2013

CHAMPAIGN CO. P & Z DEPARTMENT

Attachment D. City of Champaign Protest

September 23, 2013

Section 3. That a certified copy of this Resolution, including said written notification, shall be filed with the Clerk of the County of Champaign and the City Clerk is hereby directed to file said certified copy, including said notification, with the Clerk of the County of Champaign.

Section 4. That a certified copy of the Resolution, including said written notification, shall be served on the applicant for the proposed amendment, the Champaign County Zoning Administrator, said service to be by certified mail and the City Clerk is hereby directed to transmit by certified mail a certified copy of this Resolution and said written notification to the Champaign County State's Attorney, 101 East Main Street, Urbana Illinois, 61801.

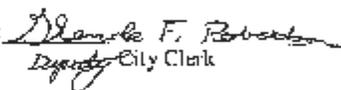
COUNCIL BILL NO. 2013 - 138

PASSED: August 20, 2013

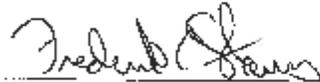
APPROVED: _____



Mayor

ATTEST: 
Deputy City Clerk

APPROVED AS TO FORM:



City Attorney

Attachment E. Council Bill Report
September 23, 2013

RECEIVED

AUG 27 2013

CHAMPAIGN CO. P & Z DEPARTMENT



REPORT TO CITY COUNCIL

FROM: Dorothy Ann David, City Manager

DATE: August 16, 2013

SUBJECT: EXPLANATION OF COUNCIL BILL NO. 2013-138

A. Introduction: The purpose of this Council Bill is to consider a written protest of an application filed with Champaign County for a zoning map amendment in the City's Extraterritorial Jurisdictional Area (ETJ). The application requests to change the zoning district designation from AG-1 Agriculture Zoning District to B-1 Rural Trade Center Zoning District at 3702 West Old Church Road. A protest requires a 3/4 majority vote of the County Board for approval of the text amendment.

B. Recommended Action: The Administration recommends that City Council approve the Council Bill which will protest the rezoning of 3702 West Old Church Road from AG-1 to B-1.

C. Prior Council Action:

- In January 1977 City Council adopted Council Bill 77-23 Establishing a Policy Concerning the Procedure for Processing County Zoning Cases.
- On March 5, 2011, City Council adopted Council Bill 2011-036, which adopted the City of Champaign Comprehensive Plan, including the Future Land Use Map showing the tract as "New Neighborhood."

D. Summary:

- Under state statute, municipalities have the ability to protest proposed County Zoning Map amendments, within their Extra Territorial Jurisdiction (ETJ). A protest from any municipality triggers a 3/4 majority vote of the County Board.
- Charlie Jesse applied for a Zoning Map amendment to rezone his property, which is the location of Jesse Heating and Air Conditioning, from AG-1, Agriculture Zoning District to B-1, Rural Trade Center Zoning District.
- The tract is located within the City of Champaign's ETJ at 3702 West Old Church Road, which is at the northwest corner of I-57 and Old Church Road.
- The tract is approximately 9 acres in size. Jesse Heating and Air Conditioning is located on one acre and the remaining undeveloped land is proposed for self-storage mini-warehouses.
- Allowing two principle uses on the lot and allowing self-storage mini-warehouses requires commercial zoning in the County.
- The City's Comprehensive Plan's Future Land Use Map shows the property as "New Neighborhood," which is defined as residential with a mix of housing types.

Attachment E. Council Bill Report

September 23, 2013

- It is the intent of the Comprehensive Plan that as the City grows in this direction, land uses will be primarily residential.
- The site does not have infrastructure improvements appropriate for urban use such as road improvements, sanitary sewers, street lights, trees, etc.
- City Staff is recommending protesting the map amendment because it is inconsistent with the adopted Future Land Use Map.

E. Background:

1. City's Right On County's Actions: Under state law, municipalities, such as Champaign, can protest, or not protest, zoning map amendments proposed in the County but within one-and-one half miles from the City's limits, also known as the Extraterritorial Jurisdictional Area (ETJ). If the municipality chooses to protest the map amendment, it requires a three-quarters majority vote of the County Board to pass. If there are no protests, a simple majority is all that is required for approval. Champaign City Council adopted a policy establishing the procedures for processing such cases in 1977, which states that "upon the receipt of County Zoning Cases which are within the Council's jurisdiction, and following the review by and recommendation of the Champaign Plan Commission of such County Zoning Cases, these County Zoning Cases shall be forwarded by the City Manager to the Council with a resolution of protest for consideration by the Council."

2. Existing Use. 3702 West Old Church Road is approximately 9 acres located on Old Church Road near Interstate 57. It's in close proximity to the Curtis Road Interchange although urban services are not available for the property and it is not served with sanitary sewers. The property currently contains Jesse Heating and Air Conditioning on one acre and the remaining 8 acres is being farmed. The County granted a special use permit in 1995 to allow the business to expand. The City does not have protest rights for special use permit requests in the County.

3. Development being proposed. The owner, Charlie Jesse, is proposing to construct self-storage warehouses on the undeveloped 8 acres. The AG-1 zoning does not allow self-storage warehouses by right. Additionally, the AG-1 zoning district does not allow two principle uses on the same lot. To allow the self-storage warehouses and to have two principle uses on one lot, the property owner is requesting the rezoning to the B-1, Rural Trade Center Zoning District. Incidentally, if the property is rezoned, a special use permit to allow the self-storage warehouses is still needed and is requested by the property owner. The City does not have protest rights for special use permits.

4. Basis for Protest.

- 1. Inconsistent with the City's Comprehensive Plan.** The City of Champaign's Comprehensive Plan's Future Land Use Map designates this area as "New Neighborhood." New Neighborhood is defined as residential land uses with a mixture of housing types. It is the intent that as the City grows in this direction, urban services will be provided and development would occur with a residential focus.

Attachment E. Council Bill Report

September 23, 2013

The Comprehensive Plan update approved in 2011 was the culmination of a two year process which gathered substantial public input on the future vision and growth of the community. The proposed rezoning to commercial in the County is inconsistent with the newly adopted Comprehensive Plan, *Champaign Tomorrow*.

2. **Inadequate Infrastructure.** Old Church Road is an oil and chip road at this location with no sidewalks, street lights, or curbs and gutters. Additionally, there are no sanitary sewers servicing the site. Incremental growth over time will put an additional burden on this infrastructure. The proposed rezoning and intended land use is for urban development that cannot be served with urban services at this time.
3. **Other Suitable Locations.** Appropriate zoned locations exist for additional self-storage warehouses throughout the Champaign-Urbana region. It is inappropriate to allow this development at a location that is not identified in the Future Land Use Map as commercial, is not currently zoned commercial, and does not have the infrastructure in place to support it.

5. **Plan Commission Action.** At its regularly scheduled meeting on August 7, 2013, the Plan Commission voted 6-1 to recommend protesting the proposed Champaign County rezoning at 3702 West Old Church Road. Vote: Payne, Reynolds, Cole, Heumann, DeMuynek voted "yes" and Dudley voted "no".

F. Alternatives:

1. Pass this Council Bill protesting Champaign County Case 758-AM-13, a County Zoning Map Amendment to change the zoning district designation from AG-1 Agriculture Zoning District to B-1 Rural Trade Center Zoning District at 3702 West Old Church Road.
2. Defeat this Council Bill, which would not protest Champaign County Case 758-AM-13.

G. Discussion of Alternatives:

Alternative 1 authorizes a written protest against County Case 758-AM-13, a Zoning Map Amendment to change the zoning district designation from AG-1 Agriculture Zoning District to B-1 Rural Trade Center Zoning District at 3702 West Old Church Road.

a. Advantages

- Maintains consistency with the City's Comprehensive Plan, *Champaign Tomorrow*.
- Supports the position that urban growth should occur in areas that can be adequately provided with urban services and have infrastructure in place.
- Recognizes that land is available in more appropriate locations for such a use.

b. Disadvantages

- None.

Attachment E. Council Bill Report

September 23, 2013

Alternative 2 does not protest the proposed map amendment. The Council should choose this Alternative if it finds that the proposed rezoning is appropriate for 3702 West Old Church Road.

a. Advantages

- None.

b. Disadvantages

- Would be inconsistent with the adopted Comprehensive Plan which indicates a future land use of residential.
- Does not support the position that urban growth should occur in areas that can be adequately provided with urban services and infrastructure.

H. Community Input: Clay County is required to issue public notice of the map amendment. The City does not hold a public hearing for the consideration of County map amendments to the Zoning Map. The City Plan Commission and City Council meetings will provide opportunities for input, as will any meetings held by the County. There was no public comment given at the August 7, 2013 Plan Commission meeting.

I. Budget Impact: There are no immediate budget impacts as a result of the map amendment.

J. Staffing Impact: There will be no City staffing impact as a result of this County map amendment. Staff spent approximately 2 hours reviewing the map amendment and preparing the report.

Prepared by:

Reviewed by:

Jeff Marino, AICP
Planner II

Bruce A. Knight, FAICP
Planning Director

Attachment: A. County Rezoning Report
B. Location Map
C. Future Land Use Map Location Map
D. Site Plan

G:\County Zoning Ordinance\PL13-0022 (Jesse Heating and Cooling County Rezoning)\PL13-0022 Jesse Heating and Cooling County Rezoning EII CBEX.docx

Attachment F. Summary Finding of Fact

September 23, 2013

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 25, 2013; August 29, 2013; and September 12, 2013**, the Zoning Board of Appeals of Champaign County finds that:

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

A. Regarding Goal 3:

- 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.
- 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:

- It **WILL HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it **WILL HELP ACHIEVE** the following:
 - Policy 4.3.5 requiring that a business or non-residential use on best prime farmland be approved only if it serves surrounding agriculture and is appropriate in a rural area and the site is very well suited (see Item 14.C.(4)).
 - Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(3)).
 - Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(2)).
 - Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.C.(1)).
- It **WILL HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it **WILL HELP ACHIEVE** the following:
 - Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 14.B.(2)).
 - 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 14.B.(1)).
- It **WILL HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent

Attachment F. Summary Finding of Fact

September 23, 2013

development standards on best prime farmland because it **WILL HELP ACHIEVE** the following:

- 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 14.A.(1)).

- It will either not impede or is not relevant to the other Objectives and Policies under this goal.
- Based on achievement of the above Objectives and Policies, the proposed map amendment **WILL HELP ACHIEVE Goal 4 Agriculture.**

C. Regarding Goal 5:

- It **WILL HELP ACHIEVE** Objective 5.3 requiring County opposition to new urban development unless adequate infrastructure and public services are provided because it **WILL HELP ACHIEVE** the following:
 - Policy 5.3.2 require that new urban development be adequately served by public infrastructure without undue public expense (Item 15.B.(2)).
 - Policy 5.3.1 require that new urban development be adequately served by public services without undue public expense (Item 15.B.(1)).
- It **WILL HELP ACHIEVE** Objective 5.1 ensure that the population growth and economic development is accommodated by new urban development in or adjacent to existing population centers because it **WILL HELP ACHIEVE** the following:
 - Policy 5.1.3 consider municipal ETJ areas that are served or that are planned to be served by sanitary sewer as contiguous urban growth areas and should develop in conformance with relevant municipal comprehensive plans (Item 15.A.(1)).

- It will either not impede or is not relevant to the other Objectives and Policies under this goal.
- Based on achievement of the above Objectives and Policies, the proposed map amendment **WILL HELP ACHIEVE Goal 5 Urban Land Use.**

D. Regarding Goal 6:

- Objective 6.1 ensuring that development does not endanger public health or safety because it **WILL HELP ACHIEVE** the following:
 - Policy 6.1.3 preventing nuisances created by light and glare to limit excessive night lighting.
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies

Attachment F. Summary Finding of Fact

September 23, 2013

under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 6 Public Health and Public Safety** (see Item 16.A.(1)).

E. Regarding Goal 7:

- Objective 7.1 consider traffic impact in land use decisions because it **WILL HELP ACHIEVE** the following:
 - Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation.
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 7 Transportation** (see Item 17.A.(1)).

F. Regarding Goal 9:

- It **WILL HELP ACHIEVE** Objective 9.1 promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases because it **WILL HELP ACHIEVE** the following:
 - Policy 9.1.1 promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.
- Based on achievement of the above Objective and Policy 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 9 Energy Conservation** (see Item 19.A.(1)).

G. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):

- **Goal 1 Planning and Public Involvement**
- **Goal 2 Governmental Coordination**
- **Goal 3 Prosperity**
- **Goal 8 Natural Resources**
- **Goal 10 Cultural Amenities**

H. Overall, the proposed map amendment **WILL HELP ACHIEVE** the Land Resource Management Plan.

2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
 - The amendment will allow the petitioners to continue to provide the existing heating and cooling services they offer and the proposed self-storage warehouses.
 - The subject property is suitable for the existing and proposed businesses.

Attachment F. Summary Finding of Fact

September 23, 2013

3. The proposed Zoning Ordinance map amendment **WILL HELP ACHIEVE the purpose of the Zoning Ordinance** because:
 - Establishing the B-1 District at this location will help lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 22.C.).
 - Establishing the B-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-1 District (Purpose 2.0 (i) see Item 22.I.).
4. Regarding the error in the present Ordinance that is to be corrected by the proposed change:
 - Approval of the amendment would allow the current business activities to continue and allow the proposed activities to be constructed subject to related Case 759-S-13.

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **September 23, 2013**

RE: **Zoning Ordinance Text Amendment Case 761-AT-13**

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System that is referred to in Section 3; and Footnote 13 in Section 5.3; and subsection 5.4, as follows:**

Part A. Revise Table A in Appendix A of the Champaign County LESA System to correct certain non-best prime farmland soil data and reclassify those soils to appropriate Agriculture Value Groups as necessary.

Part B. Revise Table A in Appendix A of the Champaign County LESA System to revise the Farmland Classification category to be consistent with the USDA Natural Resource Conservation Service “Farmland Classification” categories.

Petitioner: **Zoning Administrator**

STATUS

The Committee made a preliminary recommendation for approval of this recommended text amendment at the September 5, 2013, meeting.

No comments have been received from municipalities or townships.

This text amendment is ready for a final recommendation to the County Board for the meeting on October 24, 2013.

ATTACHMENTS

A Proposed Amendment

Attachment A. Proposed Amendment
Champaign County LESA Agriculture Value Groups

Table A Composition of Agriculture Value Groups

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land	
1	100	1	Prime 1	98 - 100	154A Flanagan silt loam 198A Elburn silt loam 149A Brenton silt loam	100,553 17,641 16,465	15.74 2.76 2.58	21.08
2	100	2e, 2w	Prime 1, Prime 2	98 - 100	152A Drummer silty clay loam 679B Blackberry silt loam	254,484 4,985	39.82 0.78	40.60
3	94	1, 2e, 2w	Prime 1, Prime 2	93 - 95	171B Catlin silt loam 153A Pella silty clay loam 623A Kishwaukee silt loam 481A Raub silt loam	17,385 6,422 3,105 22,903	2.72 1.01 0.49 3.58	7.79
4	91	1, 2e, 2w	Prime 1, Prime 2	90 - 92	663B Clare silt loam 67A Harpster silty clay loam 234A Sunbury silt loam 56B Dana silt loam 219A Millbrook silt loam 490A Odell silt loam 687B Penfield loam 125A Selma loam	8,391 2,153 2,014 22,838 1,454 1,269 2,327 2,908	1.31 0.34 0.32 3.57 0.23 0.20 0.36 0.46	6.77
5	88	2e, 2s, 2w	Prime 1, Prime 2	87 - 89	148B2 Proctor silt loam 232A Ashkum silty clay loam 206A Thorp silt loam 146A Elliot silt loam 242A Kendall silt loam	15 29,196 2,641 761 1,441	0.002 4.57 0.41 0.12 0.23	5.33
6	87	3w	Prime 5	87	3107A Sawmill silty clay loam	11,080	1.73	1.73
7	85	1, 2e, 2w, 3w	Prime 1, Prime 2	83 - 86	56B2 Dana silt loam 330A Peotone silty clay loam 236A Sabina silt loam 102A La Hogue loam 233B Birbeck silt loam 235A Bryce silty clay 134A Camden silt loam	136 3,744 3,011 1,423 2,669 1,623 14	0.02 0.59 0.47 0.22 0.42 0.25 0.002	1.97

continued

Attachment A. Proposed Amendment
Champaign County LESA Agriculture Value Groups

Table A Composition of Agriculture Value Groups (AVG) continued

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land	
8	84	3e	Statewide Importance 30	84	687C2 Penfield loam	809	0.13	0.13
9	83	2e, 3w, 2s	Prime 1, Prime3	81 - 83	146B2 Elliott silty clay loam 622B Wyanet silt loam 134B Camdem silt loam 680B Campton silt loam 91A Swygert silty clay loam 146C2 Elliott silty clay loam 291B Xenia silt loam 448B Mona silt loam 3473A Rossburg silt loam	28,484 7,312 1,207 1,651 73 1,485 4,837 245 982	4.46 1.14 0.19 0.26 0.01 0.23 0.76 0.04 0.15	7.24
10	79	2e	Prime 1	78 - 79	387B Ockley silt loam 570B Martinsville silt loam	1,125 708	0.18 0.11	0.29
11	78	3e	Statewide Importance 30	78	622C2 Wyanet silt loam	6,331	1.00	1.00
12	76	2e, 3e	Prime 1	74 - 76	131B Alvin fine sandy loam 223B2 Varna silt loam 91B2 Swygert silty clay loam 150B Onarga sandy loam 223C2 Varna silt loam 91C2 Swygert silty clay loam 530B Ozaukee silt loam 618B Senachwine silt loam	205 8,040 2,791 290 3,116 411 509 269	0.03 1.26 0.44 0.05 0.49 0.06 0.08 0.04	2.44
13	75	3e	Statewide Importance 30	74 - 75	322C2 Russell silt loam 570C2 Martinsville loam	1,930 1,021	0.30 0.16	0.46
14	71	2e, 2w, 3e, 3w	Prime 1, Prime 2, Prime 5	68 - 73	23A Blount silt loam 530C2 Ozaukee silt loam 3302A Ambraw silty clay loam 23B2 Blount silt loam	804 411 2,794 808	0.13 0.06 0.44 0.13	0.76

continued

Table A Composition of Agriculture Value Groups (AVG) continued

Attachment A. Proposed Amendment
Champaign County LESA Agriculture Value Groups

Appendix A

Agriculture Value Group	Relative LE ¹	Land Capability Classification	Farmland Classification	Adjusted Soil Productivity Index ²	Map Unit Symbol and Soil Series	# Acres Countywide	Percentage of County Land	
15	69	3e, 4e	Statewide Importance 30	69	530D2 Ozaukee silt loam 618C2 Senachwine silt loam	543 850	0.09 0.13	0.21
16	66	4e	Statewide Importance 30 Not Prime	62 - 69	387C3 Ockley clay loam 570D2 Martinsville loam 223D3 Varna silty clay loam 622D3 Wyanet clay loam 618D2 Senachwine silt loam 530E2 Ozaukee silt loam	301 360 2,826 357 632 382	0.05 0.06 0.44 0.06 0.10 0.06	0.77
17	50	5w, 6e, 7e	Prime 2, Not Prime	37 -60	637A+ Muskego silty clay loam 618E2 Senachwine silt loam 618F Senachwine silt loam 241C3 Chatsworth silty clay 241D3 Chatsworth silty clay	47 511 398 36 285	0.01 0.08 0.06 0.01 0.05	0.20
18	n/a	n/a	Not Prime	n/a	533 Urban Land 802B Orthents loamy undulating 830 Landfill 865 Gravel Pit W Water	1,607 4,290 115 460 1,319	0.25 0.67 0.02 0.07 0.21	1.22

Table A Notes

1. LE is the weighted, average designated Land Evaluation score assigned to each Agriculture Value Group.
2. The “Adjusted Productivity Index” is derived from Productivity Index data published in Table S2 of Bulletin 811. The Productivity Indices provided in Table S2 are for 0% to 2% slopes and slightly eroded conditions. Productivity indices were adjusted for increasing slope and erosion in accordance with Table S3 of Bulletin 811: “Decimal Adjustments in Crop Yields and Productivity Indices Under an Optimum Level of Management for Various Slope Groups and Erosion Phases.

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
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To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **September 23, 2013**

RE: **Zoning Ordinance Map Amendment Case 732-AT-12**

Request: **Revise Section 7.1.2 to amend the standards for Rural Home Occupations.**

Petitioner: **Zoning Administrator**

STATUS

The Zoning Board of Appeals (ZBA) has not yet made a recommendation regarding this proposed amendment. The ZBA will consider this text amendment at their September 26, 2013, meeting.

The Committee of the Whole – Environment and Land Use Committee authorized this text amendment at the October 2, 2012, meeting. The amendment recommended by the ZBA is substantially the same as that authorized by the Committee, but many relatively minor (though still important) changes have been made. An Annotated Amendment was reviewed by the ZBA at the September 26, 2013, meeting and is on the website.

The ZBA has also reviewed an updated Rural Home Occupation (RHO) handout with four completely new example RHO site plans (two of these examples are attached see Attachments C and D) and updated RHO application forms intended to improve the communication of requirements for RHOs to prospective applicants. The updated Handout, all example site plans, and the updated RHO Application were included with the September 19, 2013, Supplemental Memorandum and is on the website.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (November 7, 2013, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

SUMMARY FINDING OF FACT

Because the ZBA has yet to take final action on this case the Summary Finding of Fact (Attachment E) has been indicated as a Draft.

ATTACHMENTS

- A Proposed Amendment
- B Amended Section 7.1.2
- C Example RHO Site Plan B.
- D Example RHO Site Plan C.
- E Draft Summary Finding of Fact

Attachment A. Proposed Amendment

September 23, 2013

1. **Revise existing paragraph 7.1.2E. and merge with a revised existing paragraph 7.1.2 H. (and reletter as required) to read as follows:**
 - E. Non-farm MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers used and parked at any RURAL HOME OCCUPATION shall be limited as follows:
 1. The number of MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers displaying the name of the RURAL HOME OCCUPATION and/ or used at any RURAL HOME OCCUPATION shall be within the limits established in this paragraph.
 2. No more than three MOTOR VEHICLES that are either a truck tractor and/ or a MOTOR VEHICLE with tandem axles, both as defined by the Illinois Vehicle Code (625 ILCS 5/1 et seq), shall be authorized and all MOTOR VEHICLE loads and weights shall conform to the Illinois Vehicle Code (625 ILCS 5/15-111).
 3. No more than 10 MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers in total shall be authorized excluding patron or employee or owner personal MOTOR VEHICLES.
 4. All MOTOR VEHICLES and licensed semitrailers and licensed pole trailers shall be stored in an enclosed BUILDING or parked outdoors subject to the following:
 - a. No more than one MOTOR VEHICLE that conforms to paragraph 7.1.1 K. may be parked outdoors no less than five feet from a SIDE or REAR LOT LINE nor less than 10 feet from a FRONT LOT LINE; and
 - b. Outdoor parking for more than one MOTOR VEHICLE and any licensed semitrailer and any licensed pole trailer shall be at least 10 feet from any LOT LINE; and
 - c. In addition to parking spaces for MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers that are parked outdoors at a RURAL HOME OCCUPATION, off-street parking spaces shall also be provided in the minimum size and number required by Section 7.4 for all onsite employees and onsite patrons, subject to the following:
 - (1) No parking shall occur in the STREET RIGHT OF WAY.

Attachment A. Proposed Amendment

September 23, 2013

- (2) The requirements of Section 7.4 notwithstanding, all off- street parking and outside STORAGE of MOTOR VEHICLES and/ or any licensed semitrailer and/ or any licensed pole trailer that is visible from and located within 100 feet from either a residential DISTRICT or the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming to USE, shall be subject to the following SCREEN requirements:
 - (a) Any required SCREEN shall meet the requirements of paragraph 4.3.3 H.
 - (b) More than four MOTOR VEHICLES of no more than 15,000 pounds each shall be screened by a Type A SCREEN except that a Type B SCREEN may be erected along the REAR LOT LINE.
 - (c) A Type D SCREEN shall be required for more than one MOTOR VEHICLE that weighs more than 15,000 pounds gross vehicle weight or a combination of MOTOR VEHICLE and connected trailer that weighs more than 15,000 pounds gross vehicle weight or four or more licensed semitrailers and/ or licensed pole trailers.
- (3) The requirements of Section 7.4 notwithstanding, loading berths are not required for Rural Home Occupations.
- (4) The requirements of Section 7.4 notwithstanding, paragraph 7.4.1 D. 2. shall not be applicable to any parking at a RURAL HOME OCCUPATION.

2. Insert new paragraph 7.1.2F. (and renumber as required) to read as follows:

- F. Non-farm equipment and supplemental equipment attachments that may be stored and/ or used at any RURAL HOME OCCUPATION shall be limited as follows:
 1. The number of complete pieces of equipment that are motorized or non-motorized and/ or the number of supplemental equipment attachments that may be stored and/ or used outdoors at a RURAL HOME OCCUPATION shall be within the limits established in this paragraph and subject to the following:
 - a. Equipment shall include any motorized or non-motorized device or implement; trailers, except for licensed

Attachment A. Proposed Amendment

September 23, 2013

- semitrailers and licensed pole trailers; devices mounted on trailers; and any agricultural equipment used for non-agricultural uses.
- b. Equipment does not include **MOTOR VEHICLES** or licensed semitrailers or licensed pole trailers; hand tools or bench tools or tools mounted on a table or wheel barrows or similar tools.
 - c. A supplemental equipment attachment is any specialized device that attaches to equipment such as any device that attaches to a tractor by a 3-point hitch; or an extra loader bucket; or a snow blade attachment; or any similar device that attaches to either equipment or to a **MOTORIZED VEHICLE**.
 - d. There is no limit to the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept stored inside or used inside a **BUILDING** but at no time may the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept in outdoor **STORAGE** and/ or used outdoors exceed the limits of paragraphs 7.1.2 F.2. and 3.
 - e. All equipment and supplemental equipment attachments kept in outdoor **STORAGE** or used outdoors must be operable.
2. No more than 10 complete pieces of equipment may be kept in outdoor **STORAGE** and/ or used outdoors subject to the following:
- a. The number of complete pieces of equipment that may be kept in outdoor **STORAGE** and/ or used outdoors shall be reduced by the number of **MOTOR VEHICLES** and / or licensed semitrailers and/ or licensed pole trailers also parked or used outdoors and all other complete pieces of equipment must be kept in an enclosed **BUILDING**.
 - b. When equipment is on a trailer other than a semitrailer or pole trailer, the trailer and all equipment on the trailer are all counted as only one piece of equipment.
 - c. When equipment is on a trailer other than a semitrailer or pole trailer, and the trailer is connected to a **MOTOR VEHICLE** the entire unit shall be considered to be only one **MOTOR VEHICLE**.

Attachment A. Proposed Amendment

September 23, 2013

- d. Each piece of equipment that is on a semitrailer or pole trailer shall be considered as one piece of equipment in addition to the semitrailer or pole trailer whether or not the semitrailer or pole trailer is connected to a MOTOR VEHICLE.
3. Supplemental equipment attachments may also be kept in outdoor STORAGE and/ or used outdoors
 4. Complete pieces of equipment and supplemental equipment attachments kept in outdoor STORAGE and/ or used outdoors must be stored or used at least 10 feet from any LOT LINE and screened as required by paragraph 7.1.2 K. except as follows:
 - a. Equipment and any supplemental equipment attachment carried on a MOTOR VEHICLE or on a trailer connected to a MOTOR VEHICLE, in which case the required SCREEN shall be as required in paragraph 7.1.2 E.
 - b. When there is no more than two complete pieces of equipment (each weighing less than 15,000 pounds gross weight), in which case no SCREEN is required unless the total number of MOTOR VEHICLES (each weighing less than 15,000 pounds gross vehicle weight) and equipment is more than four in which case the required SCREEN shall be as required by 7.1.2 E.4.c.
- 3. Insert new paragraph 7.1.2M. (and renumber as required) to read as follows:**
- M. Applicability and nonconformities.
 1. The requirements of paragraphs 7.1.2E. and F. shall apply to any RURAL HOME OCCUPATION for which an application is received after September 1, 2012, and to the expansion of any RURAL HOME OCCUPATION for which an application had been received on or before September 1, 2012.
 2. The requirements of paragraphs 7.1.2E. and F. and the requirements of Section 8 notwithstanding:
 - a. Any MOTOR VEHICLE or licensed trailer or piece of equipment that was included in any application for, or present and noted in any inspection thereof by the Zoning Administrator or designee, or included in any authorization of a Zoning Compliance Certificate for any RURAL HOME OCCUPATION on or before September 1, 2012, and which would have, if considered in total, exceeded the

Attachment A. Proposed Amendment

September 23, 2013

applicable limits for MOTOR VEHICLES and equipment at that time may continue to be at that RURAL HOME OCCUPATION.

- b. Any RURAL HOME OCCUPATION that complies with subparagraph 7.1.2 M.2.a. shall be authorized to have that same number and type of MOTOR VEHICLES or licensed trailers or pieces of equipment as long as it continues in business at that location and any such MOTOR VEHICLE or licensed trailer or piece of equipment may be replaced with a similar MOTOR VEHICLE or licensed trailer or piece of equipment.

4. Revise paragraph 7.1.2 K. to read as follows:

K. Outdoor STORAGE used in any RURAL HOME OCCUPATION shall be limited to SIDE YARDS or the REAR YARD and shall be screened as follows:

- (1) Outdoor STORAGE shall not be located in any required off-street PARKING SPACES.
- (2) A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE which is visible within 1,000 feet from any of the following circumstances:
 - (a) Any point within the BUILDING RESTRICTION LINE of any lot located in any R DISTRICT or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; recreational business use with outdoor facilities; or
 - (b) Any designated urban arterial street or MAJOR STREET.

5. Revise paragraph 7.1.2 B. to read as follows:

- B. Non-resident employees shall only be authorized subject to the following limitations:
- i. on lots smaller than two acres in area no more than one employee may be present on the premises and no more than one additional employee may report to the site for work performed off the premises; but
 - ii. on lots that are two acres in area or larger no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises; and

Attachment A. Proposed Amendment

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- iii. all employees may be present and working on the premises for no more than five days within any 30 day period due to inclement weather or as necessitated by other business considerations; and
- iv. family members who are resident on the property while the HOME OCCUPATION is operating but who mature and subsequently move from the premises may remain active in the home occupation and shall not be counted as a non-resident employee as long as their participation in the HOME OCCUPATION continues.

Attachment B. Amended Section 7.1.2

September 23, 2013

SECTION 7.1.2 RURAL HOME OCCUPATIONS

7.1.2 RURAL HOME OCCUPATIONS as defined in Section 3, are permitted as an ACCESSORY USE in any dwelling in the AG-1, Agriculture; AG-2, Agriculture; and CR, Conservation-Recreation Districts subject to the following standards:

- A. RURAL HOME OCCUPATIONS shall not be located on lots fronting on streets located wholly within a recorded subdivision or within 500 feet of a residential zoning district.
- B. Non-resident employees shall only be authorized subject to the following limitations:
 - 1. On lots smaller than two acres in area, no more than one employee may be present on the premises and no more than one additional employee may report to the site for work performed off the premises; but
 - 2. On lots that are two acres in area or larger, no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises; and
 - 3. All employees may be present and working on the premises for no more than five days within any 30 day period due to inclement weather or as necessitated by other business considerations; and
 - 4. Family members who are resident on the property while the HOME OCCUPATION is operating but who mature and subsequently move from the premises may remain active in the home occupation and shall not be counted as a non-resident employee as long as their participation in the HOME OCCUPATION continues.
- C. Changes to the exterior of the DWELLING or ACCESSORY BUILDING which would indicate that it is being utilized in whole or in part for any purpose other than that of a residential or farm BUILDING are prohibited.
- D. No more than one SIGN not more than six square feet in area shall be permitted.
- E. Non-farm MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers used and parked at any RURAL HOME OCCUPATION shall be limited as follows:

Attachment B. Amended Section 7.1.2

September 23, 2013

1. The number of MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers displaying the name of the RURAL HOME OCCUPATION and/ or used at any RURAL HOME OCCUPATION shall be within the limits established in this paragraph.
2. No more than three MOTOR VEHICLES that are either a truck tractor and/ or a MOTOR VEHICLE with tandem axles, both as defined by the Illinois Vehicle Code (625 ILCS 5/1 et seq), shall be authorized and all MOTOR VEHICLE loads and weights shall conform to the Illinois Vehicle Code (625 ILCS 5/15-111).
3. No more than 10 MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers in total shall be authorized excluding patron or employee or owner personal MOTOR VEHICLES.
4. All MOTOR VEHICLES and licensed semitrailers and licensed pole trailers shall be stored in an enclosed BUILDING or parked outdoors subject to the following:
 - a. No more than one MOTOR VEHICLE that conforms to paragraph 7.1.1 K. may be parked outdoors no less than five feet from a SIDE or REAR LOT LINE nor less than 10 feet from a FRONT LOT LINE; and
 - b. Outdoor parking for more than one MOTOR VEHICLE and any licensed semitrailer and any licensed pole trailer shall be at least 10 feet from any LOT LINE; and
 - c. In addition to parking spaces for MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers that are parked outdoors at a RURAL HOME OCCUPATION, off-street parking spaces shall also be provided in the minimum size and number required by Section 7.4 for all onsite employees and onsite patrons, subject to the following:
 - (1) No parking shall occur in the STREET RIGHT OF WAY.
 - (2) The requirements of Section 7.4 notwithstanding, all off- street parking and outside STORAGE of MOTOR VEHICLES

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September 23, 2013

and/ or any licensed semitrailer and/ or any licensed pole trailer that is visible from and located within 100 feet from either a residential DISTRICT or the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming to USE, shall be subject to the following SCREEN requirements:

- (a) Any required SCREEN shall meet the requirements of paragraph 4.3.3 H.
 - (b) More than four MOTOR VEHICLES of no more than 15,000 pounds each shall be screened by a Type A SCREEN except that a Type B SCREEN may be erected along the REAR LOT LINE.
 - (c) A Type D SCREEN shall be required for more than one MOTOR VEHICLE that weighs more than 15,000 pounds gross vehicle weight or a combination of MOTOR VEHICLE and connected trailer that weighs more than 15,000 pounds gross vehicle weight or four or more licensed semitrailers and/ or licensed pole trailers.
- (3) The requirements of Section 7.4 notwithstanding, loading berths are not required for Rural Home Occupations.
 - (4) The requirements of Section 7.4 notwithstanding, paragraph 7.4.1 D. 2. shall not be applicable to any parking at a RURAL HOME OCCUPATION.
- F. Non-farm equipment and supplemental equipment attachments that may be stored and/ or used at any RURAL HOME OCCUPATION shall be limited as follows:
- 1. The number of complete pieces of equipment that are motorized or non-motorized and/ or the number of supplemental equipment attachments that may be stored and/ or used outdoors at a RURAL HOME OCCUPATION

Attachment B. Amended Section 7.1.2

September 23, 2013

shall be within the limits established in this paragraph and subject to the following:

- a. Equipment shall include any motorized or non-motorized device or implement; trailers, except for licensed semitrailers and licensed pole trailers; devices mounted on trailers; and any agricultural equipment used for non-agricultural uses.
 - b. Equipment does not include **MOTOR VEHICLES** or licensed semitrailers or licensed pole trailers; hand tools or bench tools or tools mounted on a table or wheel barrows or similar tools.
 - c. A supplemental equipment attachment is any specialized device that attaches to equipment such as any device that attaches to a tractor by a 3-point hitch; or an extra loader bucket; or a snow blade attachment; or any similar device that attaches to either equipment or to a **MOTORIZED VEHICLE**.
 - d. There is no limit to the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept stored inside or used inside a **BUILDING** but at no time may the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept in outdoor **STORAGE** and/ or used outdoors exceed the limits of paragraphs 7.1.2 F.2. and 3.
 - e. All equipment and supplemental equipment attachments kept in outdoor **STORAGE** or used outdoors must be operable.
2. No more than 10 complete pieces of equipment may be kept in outdoor **STORAGE** and/ or used outdoors subject to the following:
- a. The number of complete pieces of equipment that may be kept in outdoor **STORAGE** and/ or used outdoors shall be reduced by the number of **MOTOR VEHICLES** and / or licensed semitrailers and/ or licensed pole trailers also parked or used outdoors and all other complete pieces of equipment must be kept in an enclosed **BUILDING**.

Attachment B. Amended Section 7.1.2

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- b. When equipment is on a trailer other than a semitrailer or pole trailer, the trailer and all equipment on the trailer are all counted as only one piece of equipment.
 - c. When equipment is on a trailer other than a semitrailer or pole trailer, and the trailer is connected to a MOTOR VEHICLE the entire unit shall be considered to be only one MOTOR VEHICLE.
 - d. Each piece of equipment that is on a semitrailer or pole trailer shall be considered as one piece of equipment in addition to the semitrailer or pole trailer whether or not the semitrailer or pole trailer is connected to a MOTOR VEHICLE.
3. Supplemental equipment attachments may also be kept in outdoor STORAGE and/ or used outdoors
4. Complete pieces of equipment and supplemental equipment attachments kept in outdoor STORAGE and/ or used outdoors must be stored or used at least 10 feet from any LOT LINE and screened as required by paragraph 7.1.2 K. except as follows:
- a. Equipment and any supplemental equipment attachment carried on a MOTOR VEHICLE or on a trailer connected to a MOTOR VEHICLE, in which case the required SCREEN shall be as required in paragraph 7.1.2 E.
 - b. When there is no more than two complete pieces of equipment (each weighing less than 15,000 pounds gross weight), in which case no SCREEN is required unless the total number of MOTOR VEHICLES (each weighing less than 15,000 pounds gross vehicle weight) and equipment is more than four in which case the required SCREEN shall be as required by 7.1.2 E.4.c.
- G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernible at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with AGRICULTURE.

Attachment B. Amended Section 7.1.2

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- H. No storage of volatile liquid, flammable gases, hazardous material or explosives shall be permitted except as such might be kept for customary agricultural purposes in quantities and concentrations customarily found on farms.
- I. Prohibited RURAL HOME OCCUPATION Activities shall include:
- i. outdoor storage of any number of unlicensed vehicles or more than two licensed vehicles awaiting automobile or truck repair;
 - ii. outdoor automobile or truck repair OPERATIONS;
 - iii. salvage or recycling STORAGE or OPERATIONS;
 - iv. outdoor storage of any vehicle equipment or container used for solid waste hauling;
 - v. retail sale of articles not produced on the site except grain seed sales or as such sales are incidental to the provision of a service.
- J. Outdoor sales DISPLAY shall be limited to items produced on-site, shall occupy an area no larger than 500 square feet, and shall not be permitted in required SETBACKS or the SIDE and REAR YARDS.
- K. Outdoor STORAGE used in any RURAL HOME OCCUPATION shall be limited to SIDE YARDS or the REAR YARD and shall be screened as follows:
1. Outdoor STORAGE shall not be located in any required off-street PARKING SPACES.
 2. A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE which is visible within 1,000 feet from any of the following circumstances:
 - a. Any point within the BUILDING RESTRICTION LINE of any lot located in any R DISTRICT or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; recreational business use with outdoor facilities; or
 - b. Any designated urban arterial street or MAJOR STREET.

Attachment B. Amended Section 7.1.2

September 23, 2013

- L. All RURAL HOME OCCUPATIONS shall obtain a Zoning Use Permit in accordance with Section 9.1.2 of the Champaign County Zoning Ordinance prior to operation.

- M. Applicability and nonconformities.
 - 1. The requirements of paragraphs 7.1.2E. and F. shall apply to any RURAL HOME OCCUPATION for which an application is received after September 1, 2012, and to the expansion of any RURAL HOME OCCUPATION for which an application had been received on or before September 1, 2012.

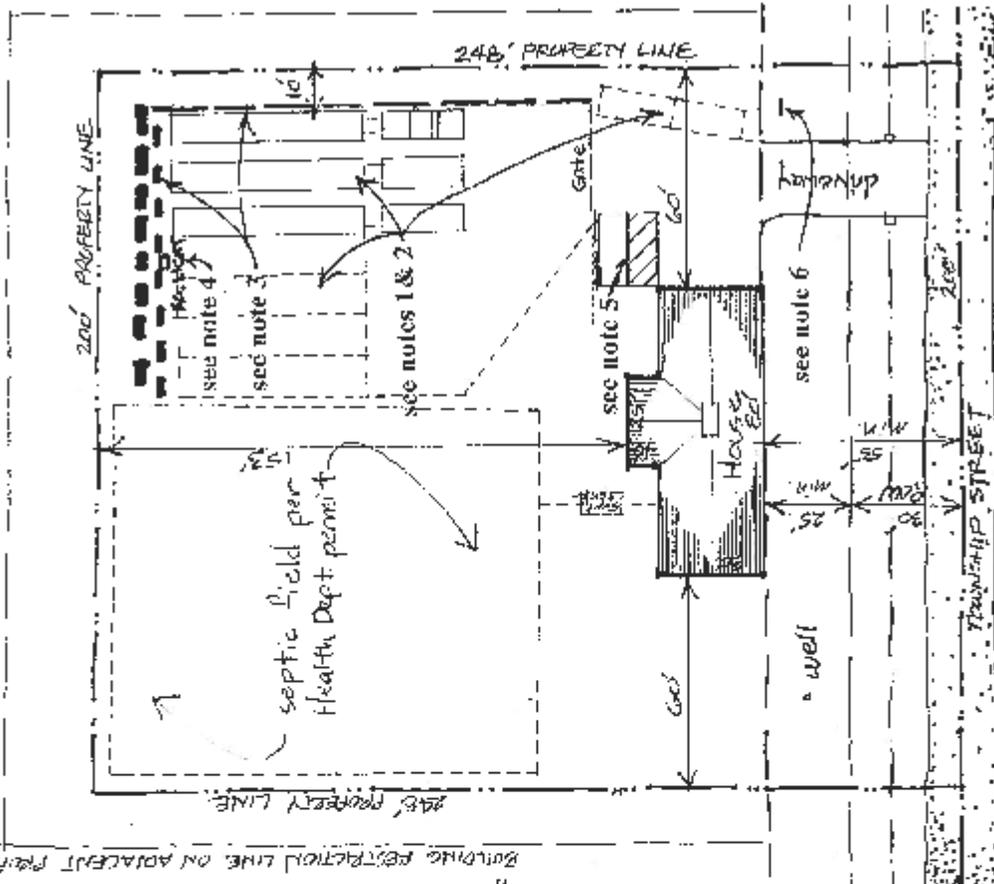
 - 2. The requirements of paragraph 7.1.2E. and F. and the requirements of Section 8 notwithstanding:
 - a. Any MOTOR VEHICLE or licensed trailer or piece of equipment that was included in any application for, or present and noted in any inspection thereof by the Zoning Administrator or designee, or included in any authorization of a Zoning Compliance Certificate for any RURAL HOME OCCUPATION on or before September 1, 2012, and which would have, if considered in total, exceeded the applicable limits for MOTOR VEHICLES and equipment at that time may continue to be at that RURAL HOME OCCUPATION.

 - b. Any RURAL HOME OCCUPATION that complies with subparagraph 7.1.2 M.2.a. shall be authorized to have that same number and type of MOTOR VEHICLES or licensed trailers or pieces of equipment as long as it continues in business at that location and any such MOTOR VEHICLE or licensed trailer or piece of equipment may be replaced with a similar MOTOR VEHICLE or licensed trailer or piece of equipment.

Attachment C. Example RHO Site Plan B.

September 23, 2013

Example RHO Site Plan B. Truck Tractor RHO on One acre lot w/ no accessory building



- Site Plan Notes**
1. Parking spaces for onsite employees; max. 2 employees; each space min. 9'x20'; paving and striping not required but **NO PARKING IN STREET**
 2. RHO parking spaces for three truck tractors and connected semitrailers and four unconnected semitrailers; paving not required but **NO PARKING IN STREET**
 3. Screening required for RHO parking if the parking is located within 100 feet from Building Restriction Line of adjacent lot with dwellings; Type A screening required for more than 4 vehicles and Type D screening required for any vehicle more than 15,000 pounds gross weight; this example illustrates Type D that is a solid fence and Type D that is Arborvitae that is 6 feet tall at time of planting in two rows and spaced such that 50% of required screen shall be in place within 2 years
 4. Exterior lighting (not required but if provided shall be full-outlet type w/ max. 250 watt lamp)
 5. Paved accessible parking space for RHO, 16' x 20' w/ striping and sign; also accessible path to accessible building entrance (Note: May not apply. Contact Doug Gumble at Illinois Capital Development Board (217-782-8530 or Doug.gumble@illinois.gov)
 6. Sign (not required but if provided shall not be more than 6 square feet in area)

Note: Minimum required dimensions for setback and front yard vary depending upon the street classification at each location. Check with the Department of Planning and Zoning.

Attachment D. Example RHO Site Plan D.

September 23, 2013

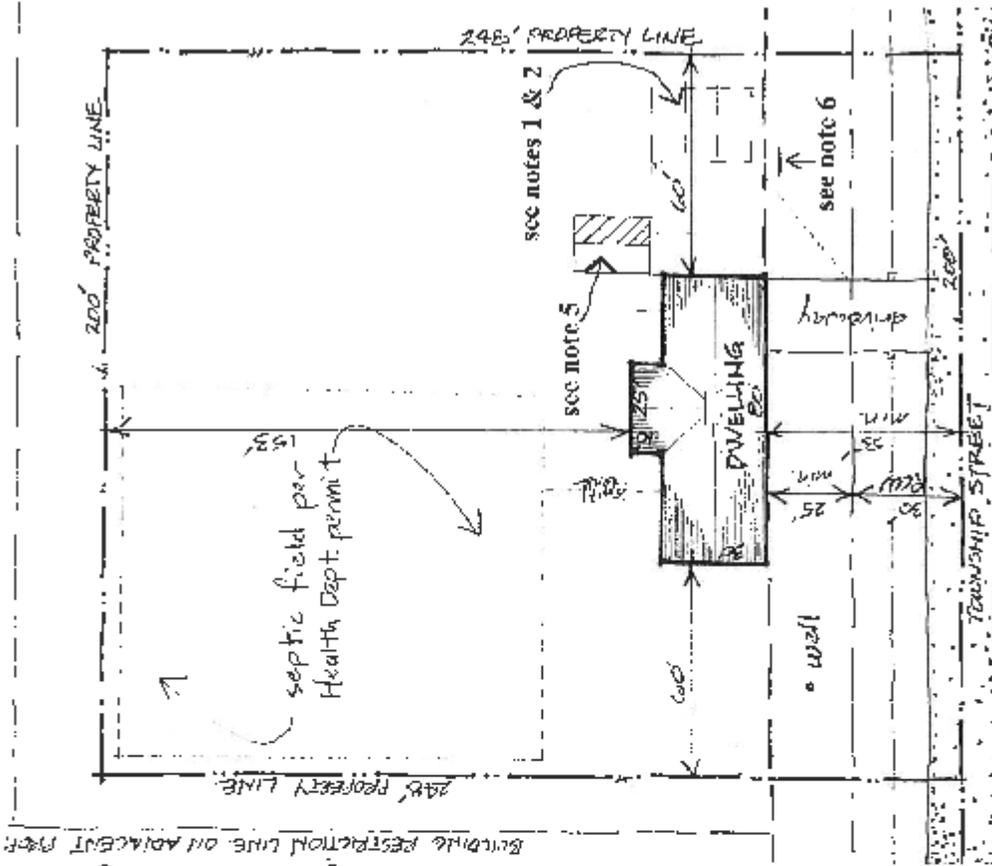
Example RHO Site Plan D. Small RHO on One acre lot w/ no accessory building

This example assumes the following:

- no more than two pieces of equipment (kept on trailers) and no more than four RHO, employee, & patron vehicles & equipment in total (each less than 15,000 pounds gross weight)
- dwellings exist on all adjacent lots; and
- no exterior lights on parking area

Site Plan Notes

1. Parking spaces for onsite employees; max. 2 employees; each space min. 9'x20'; paving and striping not required
2. No more than four parking spaces for RHO vehicles, employees, patrons, and equipment on trailers; each parking space min. 9'x20'; paving and striping not required; **NO PARKING IN STREET**
3. Although screening is not required in this example, screening is required for more than 4 vehicles or any vehicle more than 5,000 pounds gross wt. Type A screening req. if less than 15,000 pounds gross weight); Arborize that is 4 feet tall at time of planting in two rows and spaced such that 50% of required screen shall be in place with in 2 years (not req. if no dwelling on adjacent lot or if RHO parking is more than 100 feet from Building Restriction Line of adjacent lot)
4. exterior lighting (optional); must be full cutoff; w/ max. 250 watt lamp)
5. Paved accessible parking space for RHO; 16' x 20' w/ striping and sign; also accessible path to accessible building entrance (Note: May not apply. Contact Doug Garmble at Illinois Central Development: Doug.Garmble@illinois.gov (217-782-3530 or Doug.Garmble@illinois.gov))
6. Sign (optional); not more than 6 square feet in area



Note: Minimum required dimensions for setback and front yard vary depending upon the street classification at each location. Check with the Department of Planning and Zoning.

Attachment E. Draft Summary Finding of Fact

September 23, 2013

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **January 31, 2013; February 14, 2013; February 28, 2013; April 11, 2013; June 13, 2013; August 15, 2013; and September 26, 2013**, the Zoning Board of Appeals of Champaign County finds that:

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

A. **Regarding Goal 4:**

- It **WILL HELP ACHIEVE** Objective **4.3 requiring any discretionary development to be on a suitable site** because it **WILL HELP ACHIEVE** the following:
 - Policy **4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(3)).**
- It will either not impede or is not relevant to the other Objectives and Policies under this goal.
- Based on achievement of the above Objectives and Policies, the proposed map amendment **WILL HELP ACHIEVE Goal 4 Agriculture.**

B. **Regarding Goal 7:**

- Objective **7.1 consider traffic impact in land use decisions** because it **WILL HELP ACHIEVE** Objective 7.1.
- It will either not impede or is not relevant to the other Objectives and Policies under this goal.
- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE Goal 7 Transportation (see Item 17.A.(1)).**

C. The proposed text amendment will **NOT IMPEDE** the following LRMP goal(s):

- **Goal 1 Planning and Public Involvement**
- **Goal 2 Governmental Coordination**
- **Goal 3 Prosperity**
- **Goal 6 Public Health and Public Safety**
- **Goal 8 Natural Resources**
- **Goal 9 Energy Conservation**

D. The proposed text amendment is **NOT RELEVANT** to the following LRMP goal(s):

- **Goal 5 Urban Land Uses**

Attachment E. Draft Summary Finding of Fact

September 23, 2013

- **Goal 10 Cultural Amenities**

- E. Overall, the proposed text amendment **WILL HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed amendment **HELPS ACHIEVE the purpose of the Zoning Ordinance** as follows:
- A. Lessens and avoids congestion in the public streets (Purpose 2.0 (c); see Item 16.C.).
 - B. Regulates and limits the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structure (Purpose 2.0 (h); see Item 16.H.).
 - C. Classifies, regulates, and restricts the location of a specific trade (Purpose 2.0 (i); see Item 16.I.).
 - D. Ensures compatibility in the Zoning Districts in which RHOs are authorized (Purpose 2.0 (l); see Item 16.L.).
3. The proposed text amendment **WILL IMPROVE** the Zoning Ordinance in the following ways:
- A. In regards to the proposed limits on the number of vehicles and equipment permissible at an RHO (see Item 17.A.(3)):
 - (1) **it makes the Ordinance easier to understand** in regards to the limits on vehicles and equipment permissible at an RHO;
 - (2) **it helps protect rural roads** by making the weight limits on vehicles consistent with the Illinois Vehicle Code;
 - (3) **it helps protect neighbors by retaining current limits** for the total number of vehicles that are permissible at an RHO; and the current limit on the number of very large vehicles (such as semi-trucks and tandem axle vehicles); and the current limit on the amount of equipment that may be stored outdoors;
 - (4) **it helps RHO owners by eliminating current overly restrictive requirements** of the current 8,000 pound vehicle weight limit for RHOs; and by eliminating the need for screening of equipment if there is no more than two complete pieces of equipment; and including new rules that allow greater flexibility in the numbers of equipment stored outdoors if the equipment is on a trailer and also if the trailer is connected to a motor vehicle; and it actually increases the total amount of equipment permissible at an RHO because it does not limit the amount of equipment that may be stored indoors;

Attachment E. Draft Summary Finding of Fact

September 23, 2013

- (5) **it protects current RHO owners** by adding specific rules regarding nonconformity of vehicles and equipment at RHOs that existed prior to September 1, 2012.
- B. In regards to the proposed parking requirements for vehicles at an RHO and the outdoor storage requirements for equipment at an RHO (see Items 17.A.(4) and (5)):
- (1) **it makes the screening requirements easier to understand** in regards to an RHO;
 - (2) **it helps RHO owners by eliminating current overly restrictive requirements** for separation of parking from the property line and any off-site dwelling; and the 8,000 pound vehicle weight threshold for screening; and the requirement for a loading berth; and eliminates the requirement for paving of parking areas.
 - (3) **it ensures adequate protection for neighbors by retaining current screening requirements** even though the vehicle weight threshold is increased from 8,000 pound to 15,000 pounds; and prohibiting parking in the street.
- C. In regards to the proposed changes regarding the regulation of employees at an RHO (see Item 17.C.):
- (1) **it helps some RHO owners by increasing the number of employees allowed** on properties two acres and larger.
 - (2) **it helps all RHO owners by adding flexibility** to allow all workers to be onsite for short periods and for family members who move from the property.
- D. The Zoning Board of Appeals has reviewed an updated RHO handout with new examples of RHO site plan requirements and an updated RHO application form and found that these materials are ready to be used upon adoption of the proposed amendment. The handout and application form can be updated later without a text amendment as the need arises.

Champaign County
Department of

**PLANNING &
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To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **September 23, 2013**

RE: **Zoning Ordinance Map Amendment Case 756-AT-13**

Request: **Amend Paragraph 7.1.2L. to add a requirement that any new RURAL HOME OCCUPATION with any new exterior lighting for an outdoor storage area, and/or outdoor operations area, and/or parking area, and/or new building with exterior lighting or any wholly new outdoor storage area that is lighted or wholly new outdoor operations area that is lighted or parking area that is lighted, and/or new building with exterior lighting, that is added to any existing RURAL HOME OCCUPATION, shall have exterior lighting that is full-cutoff type lighting fixtures with limited light output and other relevant restrictions.**

Petitioner: **Zoning Administrator**

STATUS

The Zoning Board of Appeals (ZBA) has not yet made a recommendation regarding this proposed amendment. The ZBA will consider this text amendment at their September 26, 2013, meeting.

The public hearing for this amendment was not authorized by ELUC, but was undertaken at the strong request of the ZBA and in full understanding that the County Board might not accept the recommendation.

The proposed amendment will require exterior lighting at new RHOs to be “full-cutoff” so as to minimize glare onto adjacent properties, as is required for all Special Use Permits.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (November 7, 2013, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

SUMMARY FINDING OF FACT

Because the ZBA has yet to take final action on this case the Summary Finding of Fact (Attachment E) has been indicated as a Draft.

ATTACHMENTS

- A Proposed Amendment
- B Draft Summary Finding of Fact

Attachment A. Proposed Amendment

September 23, 2013

1. **Add new paragraph 7.1.2 L. (and reletter as required) to read as follows:**
 - L. Any exterior lighting for Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or new building with exterior lighting authorized after {EFFECTIVE DATE OF THE ORDINANCE} for any RURAL HOME OCCUPATION shall be required to minimize glare from exterior lighting onto adjacent properties and roadways by the following means:
 1. All exterior lighting shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass onto adjacent properties. Full-cutoff means that the lighting fixture emits no light above the horizontal plane.
 2. No lamp in any exterior lighting fixture be greater than 250 watts.
 3. Locations and numbers of exterior lighting fixtures used to illuminate the RHO shall be indicated on the site plan (including floor plans and building elevation).
 4. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all light fixtures.
 5. The requirements of this paragraph 7.1.2 L. shall only apply to lighting for any Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that is part of a RURAL HOME OCCUPATION established after {EFFECTIVE DATE OF THE ORDINANCE} or any new Outdoor STORAGE, and/or-OPERATIONS, and/or parking area, and/or building exterior that is added after {EFFECTIVE DATE OF THE ORDINANCE} to any existing RURAL HOME OCCUPATION and shall not apply to any existing Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that existed at any duly authorized RURAL HOME OCCUPATION on {EFFECTIVE DATE OF THE ORDINANCE}.

Attachment B. Draft Summary Finding of Fact

September 23, 2013

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **June 13, 2013, August 15, 2013, and September 26, 2013**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):
 - A. The proposed text amendment **WILL NOT IMPEDE** the following LRMP goal(s):
 - **Goal 1 Planning and Public Involvement**
 - **Goal 2 Governmental Coordination**
 - **Goal 3 Prosperity**
 - **Goal 4 Agriculture**
 - **Goal 5 Urban Land Use**
 - **Goal 6 Public Health and Public Safety**
 - **Goal 7 Transportation**
 - **Goal 8 Natural Resources**
 - **Goal 9 Energy Conservation**
 - **Goal 10 Cultural Amenities**
 - B. Overall, the proposed text amendment **WILL HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance text amendment **WILL HELP ACHIEVE the purpose of the Zoning Ordinance** as follows:
 - Promote public health, safety, and welfare (Purpose 2.0 (e) see Item 16.E.).
 - Regulates and limits the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structure (Purpose 2.0 (h) see Item 16.H.).
 - Classifies, regulates, and restricts the location of a specific trade (Purpose 2.0 (i) see Item 16.I.).
 - Fixes regulations and standards to which buildings, structures, or uses therein shall conform (Purpose 2.0 (k) see Item 16.K.).
 - Ensures compatibility in the Zoning Districts that an RHO is authorized in (Purpose 2.0 (l) see Item 16.L.).



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MONTHLY REPORT for AUGUST 2013¹

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in August and three were filed in August 2012. The average number of cases filed in August in the preceding five years was 2.2.

Two ZBA meetings were held in August and three cases were finalized. Two ZBA meetings were held in August 2012 and two cases were finalized. The average number of cases finalized in August in the preceding five years was 1.8.

By the end of August there were 7 cases pending. By the end of August 2012 there were 20 cases pending.

Table 1. Zoning Case Activity in August 2013 & August 2012

Type of Case	August 2013 2 ZBA meetings		August 2012 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	2	0
SFHA Variance	0	0	0	0
Special Use	0	1	1	1
Map Amendment	1	1	0	1
Text Amendment	0	1	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	3	3	2
Total cases filed (fiscal year)	24 cases		26 cases	
Total cases completed (fiscal year)	33 cases		17 cases	
Case pending*	7 cases		20 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences and sick days resulted in an average staffing level of 82% or the equivalent of 4.1 staff members (of the 5 authorized) present for each of the 22 work days in August. The average staffing level for FY2013 is 4.1 staff members (of the 5 authorized) present for each work day.

Subdivisions

There was no County subdivision application, review, or recording in August. There were was no municipal subdivision reviewed for compliance with County zoning in August.

Zoning Use Permits

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

- 17 permits for 17 structures were approved in August compared to 15 permits for 13 structures in August 2012. The five-year average for permits in August in the preceding five years is 16. 4 other permit applications were received in August and were still under review at the end of the month.
- 14 months out of the last 35 months have equaled or exceeded the five-year average for number of permits (including August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 8.4 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$2,294,820 was the reported value for the permits in August compared to a total of \$1,178,065 in August 2012. The five-year average reported value for authorized construction in August is \$127,153.
- 20 months in the last 55 months have equaled or exceeded the five-year average for reported value of construction (including August 2012, July 2013, June 2013, February 2013, January 2013, November 2012, September 2012, August 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, February 2011, August and May 2010 and March 2009).
- \$7,435 in fees were collected in August compared to a total of \$2,569 in August 2012. The five-year average for fees collected in August is \$3,812.
- 15 months in the last 51 months have equaled or exceeded the five-year average for collected permit fees (including August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, August 2010, and December and March 2009).
- There were also 8 lot split inquiries and 295 other zoning inquiries in August.
- Five rural addresses were issued in August.
- Minutes were completed for three ZBA meetings.

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Table 2. Zoning Use Permits Approved in August 2013

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				3	0	1,000,000
Other	1	0	450,000	15	0	1,647,455
SINGLE FAMILY Residential:						
New - Site Built	2	1,890	587,000	10	\$7,304	3,017,662
Manufactured	1	269	115,088	1	269	115,088
Additions	3	1,187	184,500	20	2,925	522,818
Accessory to Residential	7	2,008	208,500	28	6,128	561,254
TWO-FAMILY Residential						
Average turn-around time for permit approval	8.36 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				7	0	0
COMMERCIAL: New				6	6,110	5,980,000
Other	2	568	342,352	5	2,407	662,352
INDUSTRIAL: New	1	1,513	407,380	1	1,513	407,380
Other						
OTHER USES: New				1	0	5,900,000
Other				1	0	932,000
SIGNS				1	66	200
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS				17	1,465	531,000
TOTAL APPROVED	17	\$7,435	\$2,294,820	117/92	\$28,220	\$21,277,209

*17 permits were issued for 17 structures during August 2013; 17 permits will require Compliance Certificates (and inspections)

◇117 permits have been issued for 92 structures since December 1, 2012 (FY2013)

NOTE: Home occupations and other permits (change of use, temporary use) total 25 since December, 2012, (this number is not included in the total number of structures).

Of the 12 Zoning Use Permits *received* in August 2013, 8 were *approved*.

There were 9 Zoning Use Permits *approved* in August 2013 that were *received* in prior months.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2013.

Table 3. Best Prime Farmland Conversion

	August 2013	FY 2013 to date
Zoning Cases authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	0.9 acre	0.9 acre
Subdivision Plat Approvals authorizing new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits authorizing new non-agriculture uses on lots that were not previously authorized in either a zoning case or a subdivision plat approval.	1.0 acre	1.0 acre
Agricultural Courtesy Permits	0.0 acre	1.0 acre
TOTAL	1.9 acres	2.9 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Three compliance inspections were made in August for a total of 49 compliance inspections so far in FY2013.
- Three compliance certificates were issued in August for a total of 31 compliance certificates so far in FY2013. The FY2013 budget anticipated a total of 510 compliance inspections for an average of 9.8 inspections per week.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for August 2013 and can be summarized as follows:

- 8 new complaints were received in August compared to 9 new complaints in August 2012. No complaints were referred to other agencies in August and none were referred to other agencies in August 2012.
- 57 enforcement inspections were conducted in August compared to 42 in August 2012. 8 of the August 2013 inspections were for the 8 new complaints received in August.

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- One contact was made prior to written notification in August and one was made in August 2012.
- 58 initial investigation inquiries were made in August for an average of 13.8 per week in August and 9.0 per week for the fiscal year. The FY2013 budget had anticipated an average of 8.4 initial investigation inquiries per week.
- 2 First Notices and no Final Notices were issued in August compared to no First Notices and no Final Notice in August 2012. The FY2013 budget anticipated a total of 30 First Notices.
- No cases were referred to the State's Attorney in August and none were referred in August 2012.
- 7 cases were resolved in August (one of the resolved cases was received in August) and 2 cases were resolved in August 2012.
- 443 cases remain open at the end of August compared to 442 open cases at the end of August 2012.
- Miscellaneous activities for enforcement in August included answering phones when Zoning Technicians were absent; helping with review of a Floodplain Development Permit; and coordinating with the State's Attorney regarding enforcement cases;

APPENDICES

A Zoning Use Permits Authorized

B Zoning Compliance Certificates Issued

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Table 3. Enforcement Activity During August 2013

	FY2012 TOTALS ¹	Dec. 2012	Jan. 2013	Feb. 2013	March 2013	April 2013	May 2013	June 2013	July 2013	Aug. 2013	Sep. 2013	Oct. 2013	Nov. 2013	TOTALS ¹ FY2013
Complaints Received	80	1	9	6	2	4	5	5	15	8				55
Initial Complaints Referred to Others	10	0	0	1	0	0	1	1	2	0				5
Inspections	515	35	49	29	29	43	38	18	46	57 ⁴				344 ⁵
Phone Contact Prior to Notice	13	0	0	0	0	0	1	2	0	1				4
First Notices Issued	24	0	7	1	2	0	1	2	6	2				21
Final Notices Issued	8	0	1	2	0	1	0	0	0	0				4
Referrals to State's Attorney	5	2	0	0	0	2	0	0	0	0				4
Cases Resolved ²	69	0	8	9	2	7	11	6	2	7 ⁶				52 ⁷
Open Cases ³	440	441	442	439	439	436	430	429	442	443				443 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 8 inspections of the 57 performed were for the 8 complaints received in August, 2013.
5. 85 inspections of the 344 inspections performed in 2013 were for complaints received in 2013.
6. 1 of the resolved cases for August, 2013, was received in August, 2013.
7. 19 of the 52 cases resolved in FY 2013 were for complaints that were also received in FY 2013.
8. Total open cases include 29 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMIT ACTIVITY DURING AUGUST, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
199-13-01 AG-1	An 8.26 acre tract of land located in the NW ¼ of Fractional Section 1, Somer Township; 1739 CR 2400N, Thomasboro, Illinois PIN: 25-15-01-300-004	Chris and Meghan Drewes	07/18/13 08/07/13	Construct additions to an existing single family home with attached garage and construct a detached chicken coop
203-13-02 AG-1	Lot 1 of KH Farms Subdivision, Section 2, Scott Township; 456 CR 1700N, Champaign, Illinois PIN: 23-19-02-300-005	KH Farms, Inc. c/o Khalid Hussain	07/22/13 08/07/13	Construct two porches to an existing single family home
203-13-03 AG-1	A tract of land in the N ½ of the NE 1/4 of Section 9, T19N, R14W of the 2 nd P.M., Champaign County; 2797 CR 1700N, Ogden, IL PIN: 17-24-09-200-004	Marcia Powell	07/22/13 08/07/13	Place a manufactured home on the subject property and construct a detached garage
205-13-01 CR	Tract 3 of a Plat of Survey of Part of the NW ¼ of the NE ¼ of Section 23, Newcomb Township; 468 CR 2675N, Mahomet, Illinois PIN: 16-07-23-200-024	Armstrong Construction	07/24/13 08/07/13	Construct a single family home with attached garage
206-13-01 I-1	A 57.98 acre tract of land located in the NE ¼ of the NW ¼ and the N ½ of the NE ¼ of Section 34, Tolono Township; 949 CR 700N, Tolono, Illinois PIN: 29-26-34-100-006	Premier Cooperative	07/25/13 08/02/13	Construct a bulk fuel plant consisting of one building with a tank inside, and 4 additional fuel tanks CASE: 752-S-13
206-13-02 B-4	A 1.5 acre tract of land in part of the NE ¼ of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3515 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-004	Judy's Merchandise	07/25/13 08/12/13	Change the Use to allow outdoor display (carports /storage sheds/U-Haul vehicles), add to an existing sign, and placement of a manufactured home for a caretaker's dwelling
210-13-01 R-1	Lot 86, Rolling Hills Estates 5 th , Section 12, Mahomet Township; 2408 Robin Road, Mahomet, Illinois PIN: 15-13-12-201-016	Gunner Bohlen	07/29/13 08/12/13	Construct a detached garage

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APPENDIX A. ZONING USE PERMIT ACTIVITY DURING AUGUST, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
211-13-01 AG-2	Lot 35, North Arrowhead 3 rd Subdivision, Section 16, Somerset Township; 1208 E. North Arrowhead Circle, Urbana, Illinois PIN: 25-15-16-377-001	Dayna and David Sawlaw	07/30/13 08/12/13	Place an above ground swimming pool on the subject property
211-13-02 R-2	Lots 4, 5, 6, 7, & 8 of Block 4 of S. H. Busey's 1 st Addition to the Town of Penfield, Section 4, Compromise Township; 209 Main Street, Penfield, IL PIN: 06-12-04-307-012 & 013	Robert Dorsey & Elizabeth Buck	07/30/13 08/15/13	Construct two storage sheds and to authorize construction of a shed previously constructed without a permit CASES: 633-AV-08; 334-V-08; 720-V-12
214-13-01 AG-1	A tract of land in the SW ¼ of Section 27, Rantoul Township; 1496 CR 2500N, Thomasboro, Illinois PIN: 20-09-27-300-002	Ehler Brothers Company	08/02/13 08/13/13	Construct a 1,001,888 gallon liquid fertilizer storage tank CASES: 623-S-08; 107- S-75
224-13-01 AG-2	Lot 3, Meridian Estates Subdivision; Section 28, Hensley Township; 3009 Meridian Drive, Champaign, Illinois PIN: 12-14-28-277-006	Dianne Rothenberg & Timothy Fritchley	08/12/13 08/23/13	Construct a detached garage
224-13-02 AG-1	A tract of land located in the SW Corner of the SE ¼ of Section 36, St. Joseph Township; 2354 CR 1200N, St. Joseph, Illinois PIN: 28-22-36-400-008	Brett Dowling	08/12/13 08/28/13	Construct a detached storage shed for personal, non-business related, storage
225-13-01 AG-2	Lot 66 of Wiltshire 5 th Subdivision, Section 13, St. Joseph Township; 1421 Peters Drive, St. Joseph, IL PIN: 28-22-13-304-016	Dave Jackson	08/13/13 0/23/13	Construct a detached garage
227-13-01 AG-1	A tract of land located in the NE Corner of the NW ¼ of Section 23, Stanton Township; 2249 CR 2100N, St. Joseph, Illinois PIN: 27-16-23-100-008	Brent Fleming	08/15/13 08/27/13	Construct a sunroom addition to an existing single family home

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APPENDIX A. ZONING USE PERMIT ACTIVITY DURING AUGUST, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
231-13-01 AG-1	A 5 acre tract of land located in the NW ¼ of Section 24, Brown Township; 531 CR 3300N, Foosland, Illinois PIN: 02-01-24-100-018	Justus and Tiffany Detweiler	08/19/13 08/23/13	Construct a single family home with attached garage and a detached storage shed
231-13-02 AG-1	A 1.37 acre tract of land located in the NW ¼ of Section 33, Harwood Township; 3058 CR 2000E, Rantoul, Illinois PIN: 11-04-33-100-003	Linda Gehrt	08/19/13 08/27/13	Construct a detached garage and a detached storage shed
232-13-01 AG-1	A tract of land being the S ½ of the NW ¼ of Section 11, Stanton Township; 2268 CR 2200E, St. Joseph, Illinois PIN: 27-16-11-100-004	Gayle R. Duitsman	08/20/13 08/27/13	Construct a detached storage shed for agriculture equipment
*233-13-01	Under review	Mary/Reilly Thomsen	08/21/13	
*240-13-01	Under review	Don/Natalie Bonham	08/28/13	
*241-13-01	Under review	Bullock Garages	08/29/13	
*241-13-02	Under review	Rodger Ocheltree Sr.	08/29/13	

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

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING AUGUST, 2013

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
08/08/13	203-13-02	Lot 1 of KH Farms Subdivision, Section 2, Scott Township; 456 CR 1700N, Champaign, Illinois PIN: 23-19-02-300-005	Construct two porch additions to an existing single family home CASE: 754-V-13
08/19/13	61-05-01	A tract of land located in the SW Corner of the SE ¼ of Section 33, Somerset Township; 1502 E. Illini Airport Road, Urbana, Illinois PIN: 25-15-33-452-004	Construct a self-storage warehouse building
08/19/13	184-08-02	A tract of land located in the SW Corner of the SE ¼ of Section 33, Somerset Township; 1502 E. Illini Airport Road, Urbana, Illinois PIN: 25-15-33-452-004	Construct a self-storage warehouse building (Phase 6)