



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
County of Champaign, Urbana, Illinois
Thursday, January 9, 2014 - 6:30 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

	<u>Page</u>
I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. ELUC Committee meeting – December 5, 2013	1-4
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <u>Items to be Approved by ELUC</u>	
A. Annual Renewal of Recreation & Entertainment Licenses	
1. Alto Vineyards, 4210 North Duncan Road, Champaign, 1/1/14-12/31/14	5-10
2. C.C. Pink House Inc, 2698 CR 1600N, Ogden, 1/1/14-12/31/14	11-16
3. Gordyville LLC, 2205 CR 3000N, Gifford 1/1/14-12/31/14	17-29
4. Lake of the Woods Bar & Liquors, 204 South Prairieview Road, Mahomet, 1/1/14-12/31/14	30-34
B. Annual Renewal of Hotel/Motel License – Hariohm Inc. dba Motel 6, 1906 N Cunningham Avenue, Urbana, 1/1/14-12/31/14	35-36
VIII. <u>Item to Receive & Place on File by ELUC Committee</u>	
A. Report on RPC Planning Contract item: LRMP Priority Item 5.1.8b – Feasibility of an intergovernmental agreement regarding control and jurisdiction of property outside of the 1.5 mile municipal extraterritorial jurisdiction	37-41
IX. <u>Direction by ELUC Committee</u>	
A. Guidance regarding a Preliminary Engineering Report for Wilber Heights	42-44

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

January 9, 2014

Page 2

- X. **Item to be Approved by ELUC for Referral to ZBA (deferred from November 2013)**
 - A. Preliminary Review of a proposed *Storm Water Management and Erosion Control Ordinance* to meet part of Champaign County's MS4 Obligations 45-57
- XI. Monthly Reports
 - A. November 2013 58-69
- XII. Other Business
- XIII. Chair's Report
- XIV. Designation of Items to be Placed on the Consent Agenda
- XV. Adjournment

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**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, December 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
Patti Petrie	
Jon Schroeder	

County Staff: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: John Jay (Champaign Co Board), Scott Tess (Urbana Public Works), Susan Monte (Regional Planning Commission)

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 – November 7, 2013

MOTION by Mr. Harper to approve the minutes of the November 7, 2013 meeting as distributed; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Agenda

MOTION by Mr. Esry to approve the agenda as distributed; seconded by Mr. Schroeder. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

1
2 **VI. Communications**

3 None

4
5 **Ms. Berkson entered the meeting.**

6
7 **VII. Sustainable Water Management Plan Presentation**

8 Scott Tess from Urbana Public Works presented Urbana’s Sustainable Water Management Plan. The
9 PowerPoint presentation is available for viewing on the County’s website at
10 <http://www.co.champaign.il.us/countybd/ELUC/2013/131205presentation.pdf>.

11
12 From a regional perspective, Ms. Petrie asked Mr. Tess what aspects of Urbana’s Sustainable Water
13 Management Plan would be pertinent to the County. Mr. Tess responded that some possibilities may be
14 regional management of the Mahomet aquifer, adoption of model water policies through a self-
15 assessment of water conservation opportunities in County facilities and irrigation control on new
16 construction. Ms. Petrie inquired about gray water usage. Mr. Tess replied that gray water use is not in
17 Urbana’s plan because it is controlled by the State Plumbing Code. Ms. Petrie asked Susan Monte if
18 Urbana’s Water Management Plan could have any carryover for the County’s Land Resource
19 Management Plan (LRMP). Ms. Monte replied that there currently no water conservation measures in
20 the LRMP.

21
22 Mr. Schroeder wanted clarification on the definition of recreational waters. Mr. Tess explained that the
23 main bodies of water in Urbana are Crystal Lake and the Boneyard Creek. Recreational use includes
24 boating, fishing, bird-watching and observing the body of water. Urbana is working on a recreational
25 waters definition to differentiate between water retention areas and other man-made water features.
26 Mr. Schroeder had concerns with the “Citizen Scientist” concept in that volunteers may forward their
27 own agenda and how this data will be used. Mr. Tess cited Illinois River Watch that has several tiers of
28 quality control related to the amount of training the citizens receive. Additionally, if many citizens are
29 involved in this process, more data points will be generated which will expose any outlier numbers.

30
31 **VIII. For Information Only**

- 32 A. Public Review Period Now Open for Active Choices (*Champaign County Greenways & Trails*) Plan
33
34 B. Public Hearing and Public Comment Period for Proposed Illinois Department of Natural Resources
35 Administrative Guidelines for Hydraulic Fracturing (“fracking”)
36

37 **IX. Items to be Approved by ELUC for Recommendation to the County Board**

- 38
39 A. **Case 763-AM-13** – Recommendation to Approve a Zoning Map Amendment for David Anderson to
40 change the zoning district from B-1 Rural Trade Center to AG-2 Agriculture on one acre – house and
41 building located at 2270 CR 1300N, St. Joseph
42

43 **MOTION** by Mr. Schroeder to recommend for approval a map amendment to change the zoning district
44 from B-1 Rural Trade Center to AG-2 Agriculture for David Anderson’s property located at 2270 CR 1300N,
45 St. Joseph; seconded by Mr. Esry.

46
47 Mr. Esry commented that he was familiar with this property and thought it added value to tear
48 down the older house and build a new one. Mr. Schroeder noted that the zoning change would
49 lower the density from business to agriculture and supported this resolution.
50

51 Upon vote, the **MOTION CARRIED** unanimously.
52
53

1 **X. Item to be Approved by ELUC for Referral to ZBA**

- 2 A. Direction given to Zoning Administrator regarding a proposed text amendment to the
3 Zoning Ordinance to implement Land Resource Management Plan (LRMP) Policy 8.6.4
4 implementing Illinois Department of Natural Resources recommended management
5 practices for discretionary development sites that contain endangered or threatened
6 species.

7
8 **MOTION** by Ms. Petrie to recommend approval of a text amendment to the Zoning Ordinance for Land
9 Resource Management Plan (LRMP) Policy 8.6.4 implementing Illinois Department of Natural Resources
10 (IDNR) recommended management practices for discretionary development sites that contain endangered
11 or threatened species; seconded by Mr. Esry.

12
13 Mr. Schroeder wondered who would do the actual checks on the enforcement of endangered
14 species. Mr. Hall explained that if development is proposed in an area that IDNR had reports of an
15 endangered species, the petitioner would have to work with IDNR to develop a protocol to protect
16 the identified species. The LRMP is clear that science must be used to recommend a process
17 specific to Champaign County. The wind farm in Vermilion County had to carefully place the wind
18 turbines in relation to the endangered Indiana bat.

19
20 Upon vote:

21 Aye: 5 – Schroeder, Esry, Langenheim, Berkson, Petrie

22 Nay: 1 – Harper

23 **MOTION CARRIED.**

24
25 **XI. Monthly Reports**

- 26 A. October 2013

27
28 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for October 2013;
29 seconded by Mr. Schroeder. Upon vote, the **MOTION CARRIED** unanimously.

30
31 **XII. Other Business**

32 **Items to be Approved by ELUC**

- 33 1. Recreation & Entertainment License: Tincup RV Park, Inc., 1715 E. Tincup
34 Road, Mahomet – 1/1/14-12/31/14
35
36 2. Recreation & Entertainment License: Curtis Orchard Ltd., 3902 S. Duncan
37 Road, Champaign – 1/1/14-12/31/14
38

39
40 Mr. Langenheim noted that the Sheriff has not yet reviewed these licenses so ELUC approvals must be
41 contingent on the Sheriff's approval.

42
43 **MOTION** by Mr. Schroeder to approve the Recreation & Entertainment License for Tincup RV Park, Inc.
44 contingent on the Sheriff's approval; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**
45 unanimously.

46
47 **MOTION** by Mr. Esry to approve the Recreation & Entertainment License for Curtis Orchard Ltd. contingent
48 on the Sheriff's approval; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

49
50 Mr. Schroeder commented that the Sheriff has probably not been able to review these licenses due to the
51 emergency situation in Gifford.
52
53

- 1 **XIII. Chair's Report**
- 2 None
- 3
- 4 **XIV. Designation of Items to be Placed on the Consent Agenda**
- 5 IX.A
- 6
- 7 **XV. Adjournment**
- 8 **MOTION** by Mr. Esry to adjourn; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED**
- 9 unanimously. There being no further business, Mr. Langenheim adjourned the meeting at 6:51 p.m.



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

FILED

DEC 04 2013

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2014-ENT-02
Date(s) of Event(s) Annual
Business Name: Alto Vineyards
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

Filing Fees:

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

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

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

- A.
1. Name of Business: ALTO VINEYARDS CHAMPAIGN
 2. Location of Business for which application is made: NORTH OF RT. 150 ON NORTH DUNCAN RD.
 3. Business address of Business for which application is made: 4210 N. DUNCAN RD. CHAMPAIGN, IL. 61822
 4. Zoning Classification of Property: B-2
 5. Date the Business covered by Ordinance No. 55 began at this location: 11-01
 6. Nature of Business normally conducted at this location: RETAIL/WHOLESALE WINE SALES & GIFT SALES
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): SMALL BAND CONCERTS (MAY-SEPT.)
 8. Term for which License is sought (specifically beginning & ending dates): 1-1-14 TO 12-31-14

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? YES
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: _____
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: MICHELE PIEPER Date of Birth: _____
Place of Birth: CHICAGO, IL. Social Security No.: _____
Residence Address: 567 W. GROVE RANTOUL IL. 61866
Citizenship: YES If naturalized, place and date of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
JAMES DUBNICEK
Date of Birth: _____ Place of Birth: CHICAGO, IL.
Social Security Number: _____ Citizenship: YES
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
375 C.R. 2425 N.
MAHOMET, IL. 61833
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____
ALTO VINEYARDS CHAMPAIGN

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

D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
ALTO VINEYARDS LTD.
2. Date of Incorporation: 04-11-88 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: 04-11-88

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

ROUTE #1 BOX 51
ALTO PASS, IL. 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: PAUL RENZALLIA Title: PRESIDENT

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

Date of Birth: _____ Place of Birth: MINNEAPOLIS, MINN.

Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

87 HARRIS LANE
ALTO PASS, IL. 62905

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

ALTO VINEYARDS LTD.

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.

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

N/A

Give first date qualified to do business in Illinois: 04-11-88

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

ROUTE #1 BOX 51
ALTO PASS, IL 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: ADELE RENZAGLIA Title: SECRETARY
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: EDMONTON SASKATCHEWAN, CANADA
Citizenship: YES
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

375 C.R. 2425 N.
MAHOMET, IL 61853

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

UNIVERSITY OF ILLINOIS - RETIRED

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

AFFIDAVIT

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

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

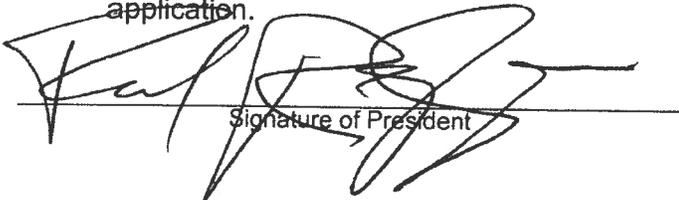
AFFIDAVIT

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

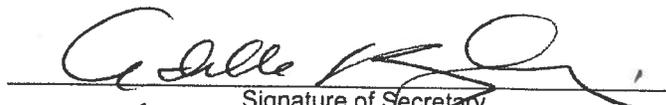
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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

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

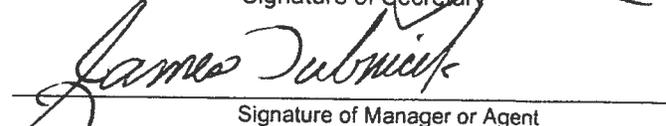
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.



Signature of President

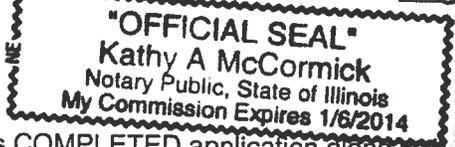


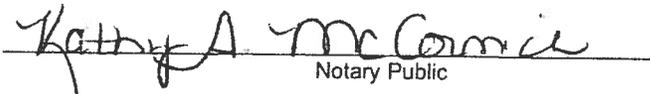
Signature of Secretary



Signature of Manager or Agent

Subscribed and sworn to before me this 3rd day of December, 2013.



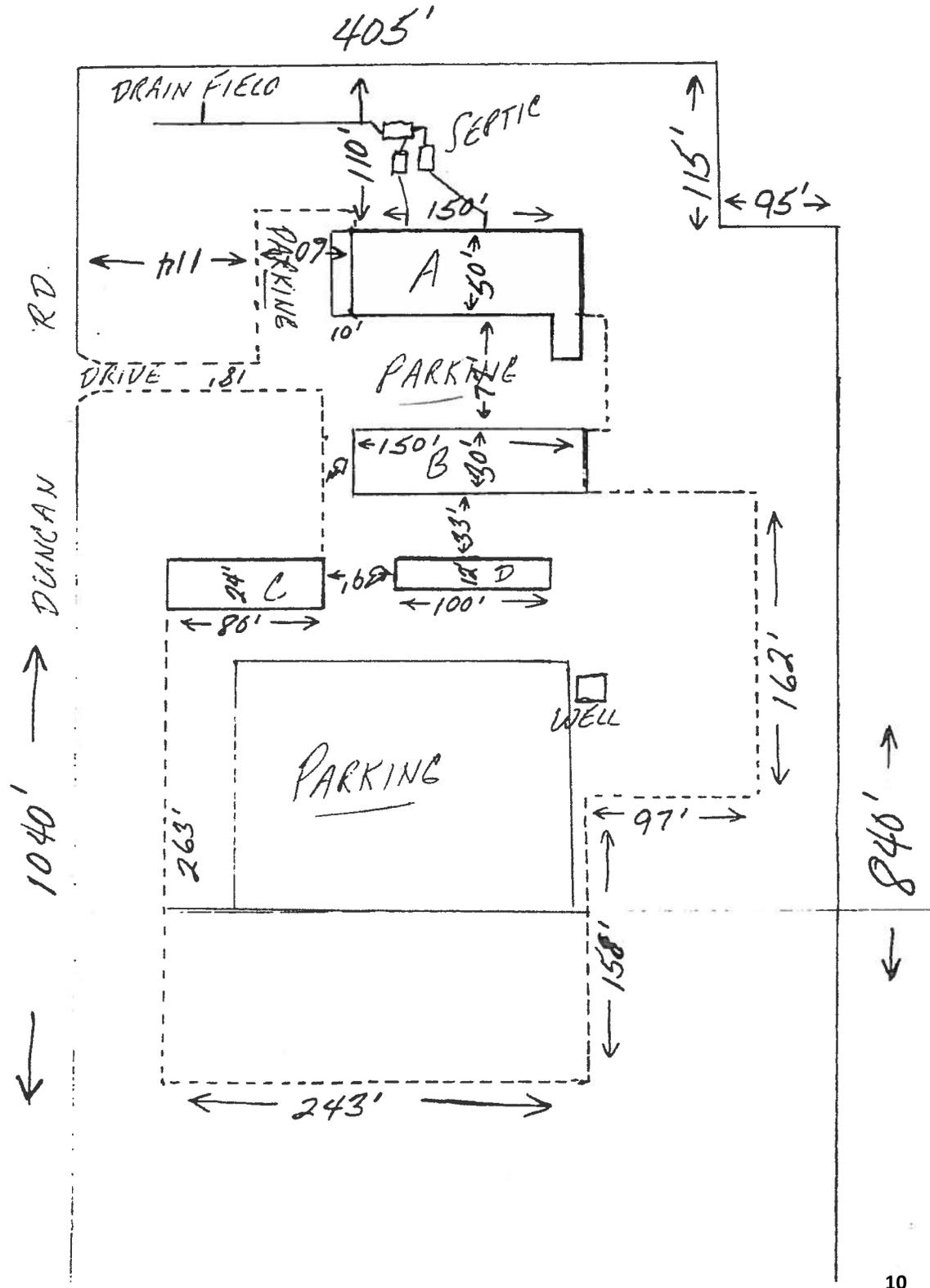


Notary Public

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

- A - RETAIL SHOP/STORAGE
- B - RETAIL SALES/STORAGE
- C - GAZEBO
- D - GREENHOUSE (NOT USED)

N





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

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

For Office Use Only

License No. C.C. PINK HOUSE, INC.
Date(s) of Event(s) YEARLY
Business Name: 2014-ENT 19
License Fee: \$ 100.-
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.-
Checker's Signature: Anna

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

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

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

- A.
1. Name of Business: CC PINKHOUSE INC
 2. Location of Business for which application is made: 2698 CORD 1600 N
OGDEN IL 61859
 3. Business address of Business for which application is made: 2698 CORD
1600 N OGDEN IL 61859
 4. Zoning Classification of Property: _____
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: BAR + GRILL -
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): BANDS - POOL TABLES - BAGS - OUTDOOR PARTY - KARAOKE
 8. Term for which License is sought (specifically beginning & ending dates): JAN 1 2014
TO DEC 31 2014
(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: PINK LAND LLC 602 N.
COUNTRY FAIR DR CHAMPAIGN, IL 61822
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: JENNIFER KILMAN Date of Birth: _____
Place of Birth: 1000 CHAMPAIGN Social Security No.: _____
Residence Address: 608 N CHICAGO ALLERTON IL 61810
Citizenship: yes 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): DORIS A CLER-JOHNSON
(CARTER - BLACKSTOCK)
Date of Birth: _____ Place of Birth: URBANA
Social Security Number: _____ Citizenship: yes
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 1493 E 2750 N MAHOMET, ILL
609 W. PEARL THOMPSON RD, ILL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: HOBBS CO - CHAMPAIGN
THE PINK HOUSE

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:
CC PINK HOUSE INC
2. Date of Incorporation: 3-17-2010 State wherein incorporated: ILLINOIS

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

Give first date qualified to do business in Illinois: MARCH 17 2010

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

2698 CO RD 1600N OGDON IL 61859

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

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

Name of Officer: DORIS CLE JOHNSON Title: PRESIDENT

Date elected or appointed: 3-17-10 Social Security No.: _____

Date of Birth: _____ Place of Birth: URBANA

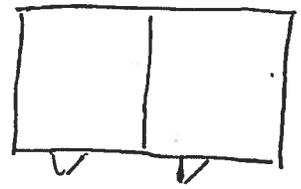
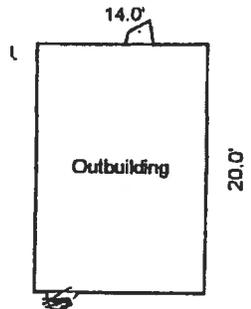
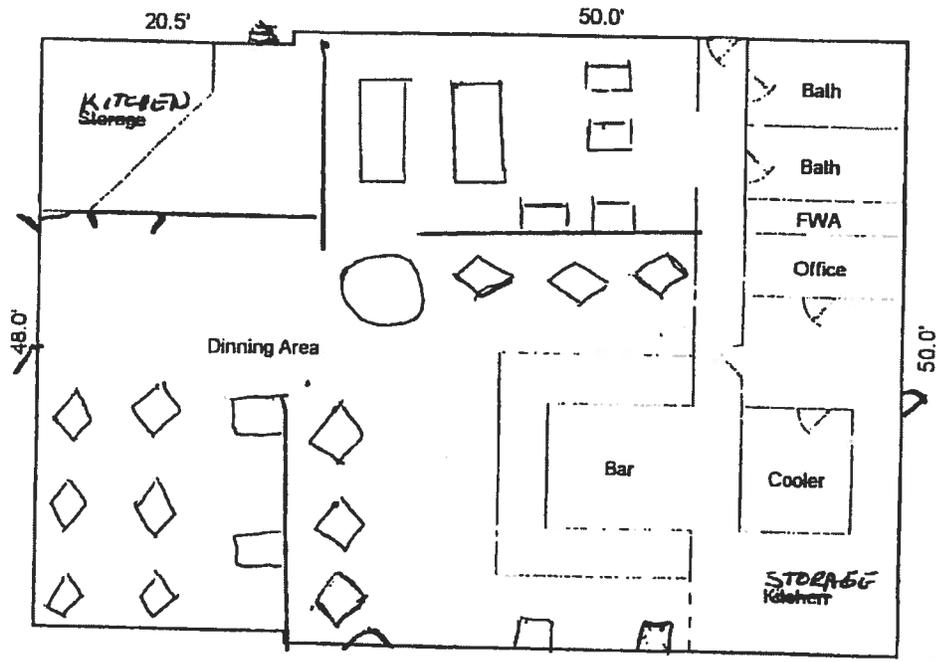
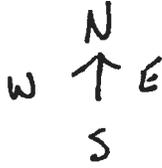
Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 609 W PEARL THOMASBORO IL
1453 E 2750N RD. MATTOMET IL 61853

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

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





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: 12-4-13
2. Fee Amount Received: 104.—

Sheriff's Department

1. Police Record Approval: _____ Date: _____
2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ 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: _____

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.

Douglas Johnson

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 4th day of December, 2013.

Angel E Tipsword
Notary Public

AFFIDAVIT

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

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

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

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

Signature of President

Signature of Secretary

Signature of Manager or Agent

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

Notary Public

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



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

FILED
DEC 09 2013

Gordy Hulten
COUNTY CLERK

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

For Office Use Only

License No. 2014 ENT-18
Date(s) of Event(s) YEARLY
Business Name: Gordyville LLC
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

Filing Fees: Per Year (or fraction thereof):
Per Single-day Event:
Clerk's Filing Fee:

- \$ 100.00
\$ 4.00
\$ 4.00

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

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

- A. 1. Name of Business: Gordyville LLC
 2. Location of Business for which application is made: 2205 CR 3000 N, Gifford IL 61847
 3. Business address of Business for which application is made: PO Box 490
2205 CR 3000 N Gifford, IL 61847
 4. Zoning Classification of Property: Business
 5. Date the Business covered by Ordinance No. 55 began at this location: -
 6. Nature of Business normally conducted at this location: Auctions,
horse shows, Flea markets
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): tractor pulls, auctions, horse shows
 8. Term for which License is sought (specifically beginning & ending dates): JAN 1, 2014 - Dec 31 - 2014
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? yes
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: nt
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

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

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

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

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

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

C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____

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

D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Co R Dey ville LLC
2. Date of Incorporation: 12/28/04 State wherein incorporated: Illinois

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

NA

Give first date qualified to do business in Illinois: _____

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

5. Objects of Corporation, as set forth in charter: Auctions, horse shows, markets

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

Name of Officer: Johanna M. Guirao Title: Partner

Date elected or appointed: _____ Social Security No. _____

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

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: partner/employed by Gordyville LLC

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

No outdoor area used except parking.
40 acres parking
event indoor

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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

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

Name of Officer: JAMES J. HANNON Title: OWNER

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

Date of Birth: _____ Place of Birth: CHAMPAIGN IL 61827

Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

201 E Summit
CHAMPAIGN IL 61827

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

SPRINGER LLC - AUCTIONEER - MANAGER

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

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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

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

Name of Officer: John G. Henningsan, Jr Title: Part owner
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: Champaign, IL
Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2444 CR 2700N
EFFORD, IL 61847

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

SELF EMPLOYED FARMER
Comp. by BORDVILLE LLC

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

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

—

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

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

Name of Officer: PATRICIA A. FRIEDS Title: Part owner
Date elected or appointed: — Social Security No.: —
Date of Birth: — Place of Birth: Champaign, IL
Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2757 CR 2100N
OPEN, IL

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

SELF EMPLOYED - HAIR STYLIST
BOYUNICE LLC

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

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

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: _____

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

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

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

Name of Officer: EDWARD F. HANNAGAN Title: PART OWNER

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

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

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

209 S. NEW
GIFFORD, IL 61847

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

EMPLOYED BY BUNBEE CORP.

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

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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

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

Name of Officer: MARY E. HINNINATH Title: MANAGER - PART OWNER

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

Date of Birth: _____ Place of Birth: CHAMPAIGN IL 61821

Citizenship: USA

If naturalized, place and date of naturalization: NA

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

REDFIELD, IL 61862

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

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

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

AFFIDAVIT

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

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

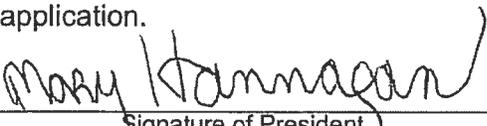
AFFIDAVIT

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

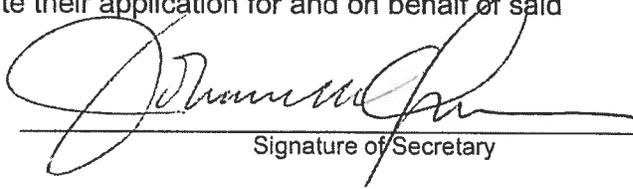
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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

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

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



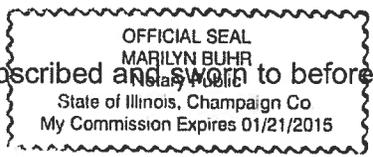
Signature of President

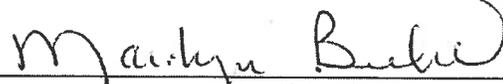


Signature of Secretary

Signature of Manager or Agent

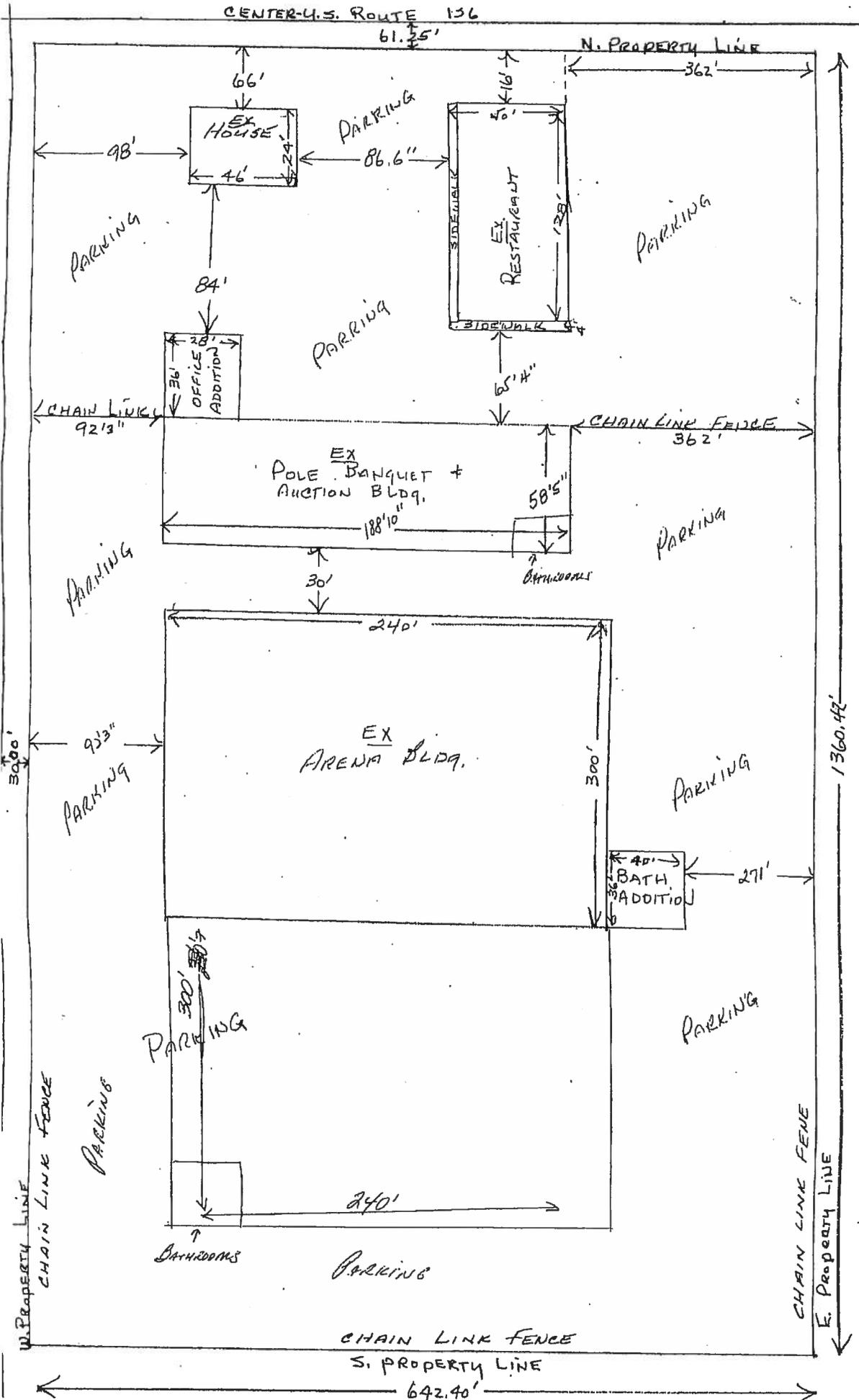
Subscribed and sworn to before me this 4th day of December, 2013.

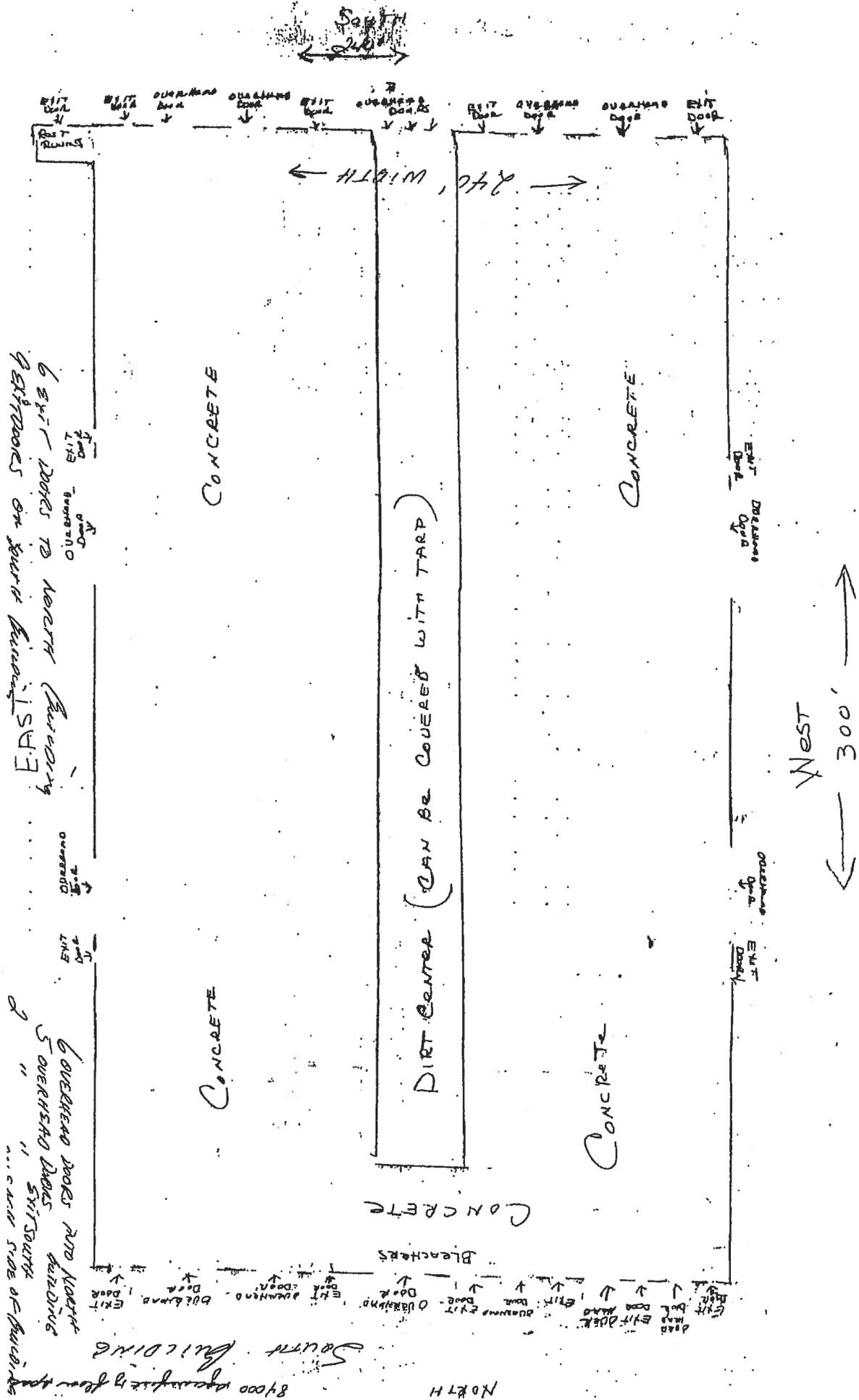


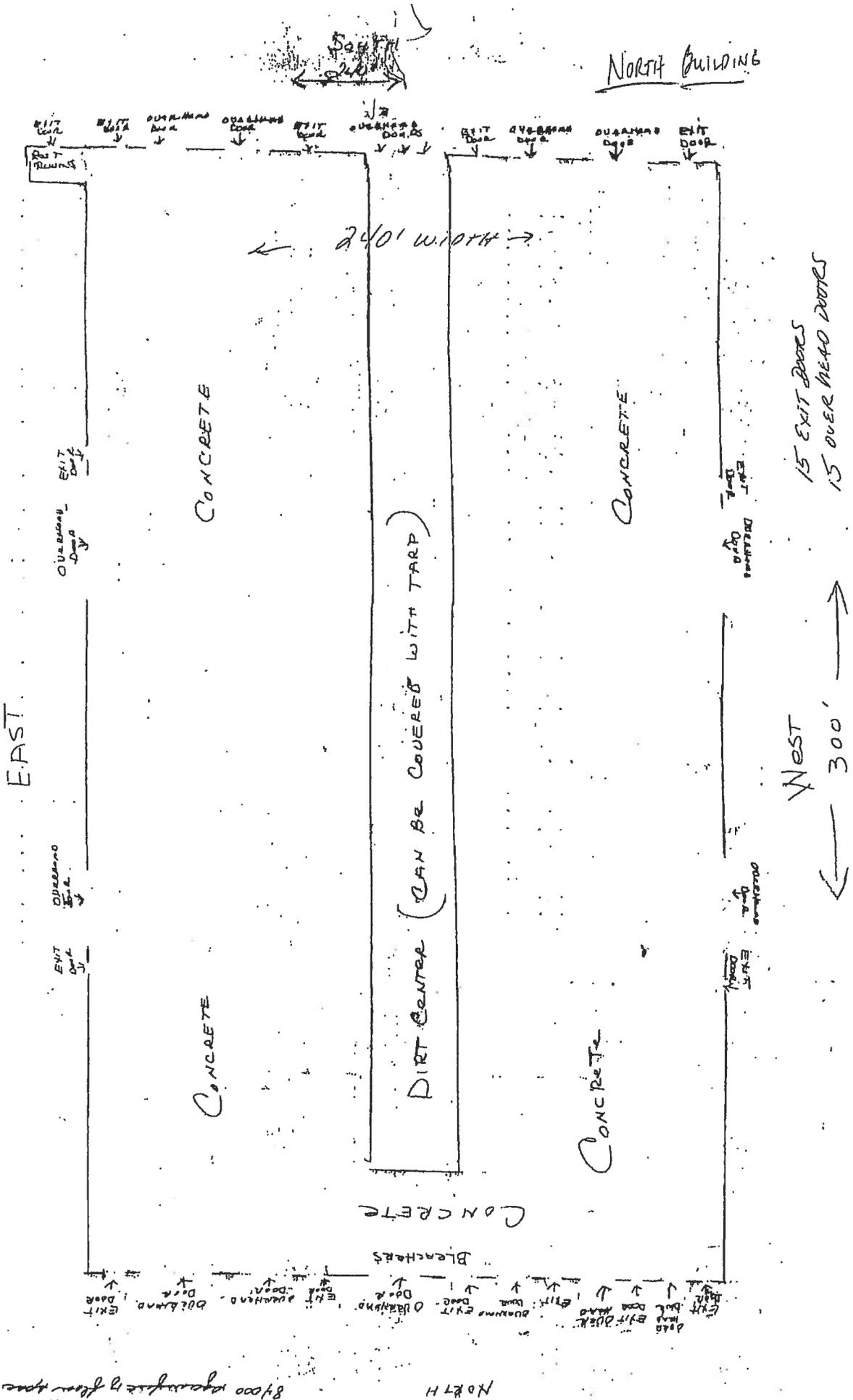


Notary Public

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









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

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 12-9-13
- 2. Fee Amount Received: 12-9-13

Sheriff's Department

- 1. Police Record Approval: _____ Date: _____
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Planning & Zoning Department

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

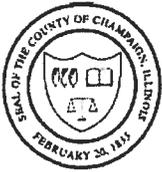
Remarks: _____ Signature: _____

Environment & Land Use Committee

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

Signature: _____

Remarks and/or Conditions: _____



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

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

FILED

Filing Fees: **DEC 03 2013**

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2014-ENT-012
Date(s) of Event(s) Annual
Business Name: Lake Wood Bar & Liquor
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

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: LAKE OF WOODS BAR & LIQUORS, INC
2. Location of Business for which application is made: 204 S. PRAIRIEVIEW
MATHEMET, ILLINOIS 61853 RD.
3. Business address of Business for which application is made: SAME AS ABOVE
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: 1-29-1982
6. Nature of Business normally conducted at this location: PACKAGE LIQUOR STORE
& BAR - SELL ALCOHOL FOR OUTDOOR ACTIVITIES WITH BAR
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): D.J., KARAOKE, BANDS (OUTSIDE 3 X 4R)
8. Term for which License is sought (specifically beginning & ending dates): _____
01/01/14 THRU 12/31/14
(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: PARK HILL ENTERPRISES
1810 WOODFIELD DR, SAVOY, IL 61874 - LEASED MONTHLY
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: BRENDA KERNS Date of Birth: _____
Place of Birth: CHAMPAIGN, IL Social Security No.: _____
Residence Address: 426 KENDALL ST, MAHOMET, IL 61853
Citizenship: YES 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): ALFRED D. BARBADILLO
Date of Birth: _____ Place of Birth: MUNICH, GERMANY
Social Security Number: _____ Citizenship: YES
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 120 CARROLL ST.
MAHOMET, IL 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: SAME

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:
LAKE-OF-THE-WOODS BAR & LIQUORS, INC.
2. Date of Incorporation: 01/29/1982 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: 01 / 29 / 1982

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

204 S. PRAIRIEVIEW RD.

MAHOMET, IL 61853

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

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

Name of Officer: ALFRED D. BARBADILLO Title: OWNER / PRESIDENT

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

Date of Birth: _____ Place of Birth: MUNICH, GERMANY

Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

CURRENT: 120 CARROLL ST, MAHOMET, IL 61853

PREVIOUS: 97 CARROLL ST, MAHOMET, IL 61853

Business, occupation, or employment for four (4) years preceding date of application for this license: LAKE OF THE WOODS BAR + LIQUORS, 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.

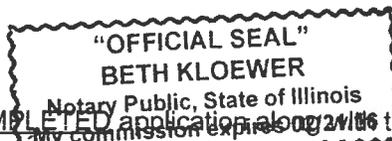
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Signature of President

Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 3rd day of December, 2013.



Beth Kloewer

Notary Public

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



STATE OF ILLINOIS,
Champaign County
Application for Hotel/Motel License

FILED
NOV 25 2013

FOR OFFICE USE ONLY
License No.: 2014 H-1
Business Name: MOTEL 6
License Fee: \$ 200.-
Filing Fee: \$ 4.00
TOTAL FEE: \$ 204.00
Clerk: Anna

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

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

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

- 1. Name of Business: MOTEL 6
2. Location of Place of Business for which application is made: 1906 N. CUNNINGHAM AVE. URBANA, IL. 61802
3. Number of rooms available: 87
4. Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age; and address of the directors of the corporation, are:

Table with 3 columns: NAME, AGE, ADDRESS. Rows include: PATEL, RAKESH (37, 610 E. SPRINGFIELD RD, ARIOLA, IL); PATEL, AJAY (45, 1003 MORTON AVE. JACKSONVILLE, IL); PATEL, VIJAY (50, 1906 N. CUNNINGHAM AVE, URBANA, IL); PANCHAL, KULDIP (24, 1906 N. CUNNINGHAM AVE. URBANA, IL)

- 5. Is applicant a citizen of the United States of America? Yes No
Place of birth: GUJARAT, INDIA
If naturalized, place and date of naturalization: SEP. 09, 2005

- 6. The applicant intends to operate or maintain the above business at: 1906 CUNNINGHAM AVE. URBANA, IL. 61802

AFFIDAVIT

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

Signature of Applicant

Signature of Applicant

Signed and sworn to before me this 21st day of November, 2013

OFFICIAL SEAL
BRADLEY J. PULLEN
Notary Public, State of Illinois
My Commission Expires 05-09-2016

Signature of Notary Public
Notary Public:

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

Amount of License Fee Accompanying This Application: \$

To: **Environment and Land Use Committee**

From: **Andrew Levy** AICP, RPC Planner
John Hall, Director & Zoning Administrator

Date: **November 20, 2013**

RE: LRMP Priority Item 5.1.8b – Feasibility of an intergovernmental agreement regarding control and jurisdiction of property outside of the 1.5 mile municipal extraterritorial jurisdiction

INTRODUCTION

The Champaign County Land Resource Management Plan contains the following Goal and Policy regarding development pursuant to an annexation agreement:

Goal 5 – Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

Objective 5.1 – Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new urban development in or adjacent to existing population centers.

Policy 5.1.8 – The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.

Priority Item 5.1.8b - Assess and report to ELUC the feasibility of developing an IGA with each municipality that has adopted a municipal comprehensive land use plan regarding the jurisdiction of land under annexation agreements continuing under the control and jurisdiction of the County.

Priority Item 5.1.8b was included as a task in the County Planning Contract for FY2013.

ASSESSMENT

The Attachment summarizes relevant background information for Policy 5.1.8. Since the time this priority item was written, the following two significant actions have occurred affecting the implementation of this Priority Item:

1. The Illinois Municipal Code was amended to provide for the following:
 - a. Jurisdictional authority may be retained by County government for property beyond the 1.5 mile extraterritorial jurisdiction upon adoption of a resolution stating such
 - b. Municipalities seeking an annexation agreement on property beyond the 1.5 mile extraterritorial jurisdiction must request a jurisdictional transfer from the County Board. The transfer may be approved through an affirmative vote of the majority of the County Board.
2. The County Board approved Resolution 7111 to retain jurisdiction of land in the unincorporated area outside of the 1.5 mile extraterritorial jurisdiction. This meets the requirements of the new statutes and requires municipalities within Champaign County to request jurisdiction.

While these actions are different from those identified in the plan, the intent of Priority Item 5.1.8b has been achieved. No requests for jurisdiction have been made by a municipality in Champaign County pursuant to the new legislation.

No further action or implementation is requested for this Priority Item at this time.

ATTACHMENT

Project Background

The Champaign County Land Resource Management Plan suggests the use of legislative initiatives or intergovernmental agreements to specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is annexed except those areas within 1.5 miles of the municipal boundary (Policy 5.1.8). Since that time, the Illinois Municipal Code has been amended and the County Board approved a resolution (7111) to retain jurisdiction of land in the unincorporated area outside of the 1.5 mile extraterritorial jurisdiction. The County has yet to receive a request from a municipality to establish an annexation agreement beyond the 1.5 mile extraterritorial jurisdiction.

While local authority appears to be resolved, a review of historic extraterritorial jurisdiction issues begs the question, "Are there issues that warrant further discussion at this time?" The following information is presented for discussion. RPC staff will prepare a report for the Champaign County Environment and Land Use Committee (ELUC) detailing the current state of Land Use Planning in the 1.5 mile Extraterritorial Jurisdictions for municipalities with a Comprehensive Plan.

Legal Background

Constitutionality of municipal extraterritorial power

Extraterritorial zoning without representation of extraterritorial residents does not violate the voting rights of those residents.

Holt Civic Club v. City of Tuscaloosa; Town of Northville v. Vill. Of Sheridan;

Municipal planning authority in extraterritorial areas

A municipal authority can extend its comprehensive plan to include contiguous lands within 1.5 miles of the corporate boundary. In addition, the plan commission may identify land suitable for annexation and provide recommendations for zoning classifications if annexation occurs.

65 ILCS 5/11-12-5

Municipal zoning authority in extraterritorial areas

A municipal authority can exercise zoning power within the corporate limits of the municipality and within contiguous territory not more than 1.5 miles beyond the corporate limits so long as it is not included with any other municipality.

65 ILCS 5/11-13-1

County zoning authority in municipal extraterritorial areas

In the unincorporated territory, County zoning authority is paramount regardless of it being situated in a municipality's extraterritorial jurisdiction.

55 ILCS 5/5-1063

Municipal authority in extraterritorial areas subject to annexation agreement

Municipal ordinances, control and jurisdiction are the same for properties that lie within the annexing municipality as property that are under an annexation agreement. This applies to territory not more than 1.5 miles beyond corporate limits not included in any municipality.

65 ILCS 5/11-15.1-2.1

Synthesis of Legal Background for Extraterritorial Jurisdiction

The following excerpt is from the Village of Chatham v. County of Sangamon decision explaining how instances of apparent conflict in legislative enactments are interpreted. The term “we” is used to refer to the Illinois Supreme Court, and the “County” is Sangamon.

"We agree with the County that division 15.1 conflicts with section 5-1063 of the Counties Code and section 11-13-1 of the Municipal Code. Further, the legislative enactments do not specifically state that division 15.1 is an exception to either section 5-1063 or section 11-13-1. In determining which act is controlling, two rules of statutory construction are helpful. First, when two statutes appear to be in conflict, the one which was enacted later should prevail, as a later expression of legislative intent. State of Illinois v. Mikusch, 138 Ill. 2d 242, 254 (1990). The legislature amended division 15.1, effective January 1, 1991, to clarify that property that is the subject of an annexation agreement is subject to the ordinances, control, and jurisdiction of the municipality. This amendment postdates the provision of section 5-1063 authorizing a county board to prescribe reasonable rules and regulations governing the construction and alteration of buildings and structures located outside city limits. See Ill. Rev. Stat. 1971, ch. 34, par. 422. The amendment also postdates the provision of section 11-13-1 limiting a municipality's right to exercise zoning power where the county has adopted "An Act in relation to county zoning." See Ill. Rev. Stat. 1971, ch. 24, par. 11-13-1. By application of this statutory rule of construction, division 15.1 prevails as the later expression of legislative intent."

Division 15.1 expressly provides municipalities with full control and jurisdiction of property subject to an annexation agreement. In Champaign County, this is limited to the 1.5 mile extraterritorial area unless jurisdiction is transferred by a vote of the County Board.

Local Involvement in Extraterritorial Jurisdiction Issues

Instances of jurisdictional issues in Champaign County have been found dating back to 1979. There have been numerous recommendations attempting to resolve the issue; however, no formal agreement has been established.

City of Urbana v. County of Champaign - 1979

A Planned Urban Development (PUC) was proposed in an extraterritorial jurisdiction between the City of Urbana and Champaign County. The County's development review process was underway when the City of Urbana requested that the developer comply with municipal subdivision standards. This request was denied and litigation ensued. The Illinois Supreme Court found that a broad definition of subdivision provides municipalities with the legal basis for imposing subdivision controls beyond its corporate boundaries. *This issue occurred prior to contemporary statutory authority granted to municipalities.*

Proposal for Incorporation of Big Grove Village - 2000

A group of developers and Champaign County residents living mainly in the Urbana ETJ proposed the incorporation of a new village. This proposal was an action to prevent possible annexation by the City of Urbana to avoid municipal taxes and municipal regulatory environment. The Cities of Champaign and Urbana, as well as Champaign County, generally viewed this as a threat to the vitality of the urban area. While the proposed incorporation failed, it served as a wake-up call to the jurisdictions regarding land use controls in the extraterritorial areas of the County.

ETJ Study - 2002

CCRPC at its Technical Committee undertook a study of jurisdictional issues related to the extraterritorial areas of the County. Included are numerous recommendations about promoting a positive and constructive working relationship in the extraterritorial areas.

- Produce a collaborative regional plan
- Revise County Zoning ordinance to provide for compact and contiguous development
- Revise municipal subdivision ordinances to promote compact and contiguous development

- Municipal development standards should not be relaxed unless it is certain that local governments will not be forced to bear the burden of upgrading substandard development
- Municipal subdivision ordinance should give consideration to rural type development
- Develop a better way to analyze information related to ETJ planning areas
- Include townships in transportation planning initiatives through CUUATS
- Increase communication between all levels of government
- Municipalities should involve ETJ residents in comprehensive planning
- and others...

Village of Chatham v. County of Sangamon - 2005

The Illinois Supreme Court affirmed that municipal annexation authority trumps county zoning and building code authority. In fact, "Property that is the subject of an annexation agreement adopted under this Division is subject to the ordinances control, and jurisdiction of the annexing municipality in all respects the same as property that lies within the annexing municipality's corporate limits". This legal opinion also suggested that municipalities had the right to pursue annexation agreements located in the extraterritorial area and possibly beyond.

City of Champaign Annexation Agreement with Illinois-American Water Company - 2007

An annexation agreement was signed to the City for property two miles from the corporate limits (beyond the 1.5 mile extraterritorial jurisdiction). Controversy arose when neighboring property owners opposing the agreement argued that the County's zoning jurisdiction was circumvented by the agreement. The water company entered into an annexation agreement with the City of Champaign in 2007. Afterwards, local government representatives met to discuss legislative amendments to clarify the rules and to promote better communication for land use decisions in the extraterritorial area.

Adoption of PA 096-0188 amending 65 ILCS 5/11-15.1-2.1 Annexation agreement; municipal jurisdiction – 2009

Legal representatives from several units of local government proposed a solution to the issue of annexation agreements outside of the extraterritorial jurisdiction. The legislature ultimately took an alternate route, but the result achieves the desired clarity on jurisdiction. The amendment allows the County to retain jurisdictional authority of unincorporated areas outside of the 1.5 mile municipal extraterritorial jurisdiction. Upon retention, municipalities may file a request for jurisdiction with the county board on a case by case basis. Jurisdiction may be transferred by an affirmative vote of the majority of the county board.

Adoption of the Champaign County LRMP including Contiguous Urban Growth Areas - 2010

The Champaign County Land Resource Management Plan provides additional delineation of the extraterritorial jurisdiction by specifying areas where sanitary sewer is available for urban type development patterns versus areas likely to remain rural in the next 10 years. While this plan does not provide a legislative solution, it does establish a framework for discussing and resolving remaining jurisdictional issues.

Authority and jurisdiction have largely been defined through the statutory provisions in the Illinois Municipal and County Codes. However, additional concerns related to planning and developments in the 1.5 mile municipal extraterritorial jurisdiction are addressed on a case-by-case basis.

1. Representation - Municipal planning attempts to include the interests of landowners in the ETJ through representation on various commissions and committees.
2. Communication between units of government – Meeting invitations and notices are provided on a regular basis.
3. Expiring annexation agreements – Local government staff address issues with expiring annexation agreements as needed.

DATE: December 27, 2013
TO: Environment and Land Use Committee
FROM: Susan Chavarria
RE: Wilber Heights Preliminary Engineering Report (PER) Contract for Engineering Services
ACTION: Approval to contract with an Engineering Firm to complete a PER for Wilber Heights
REQUEST: Heights

Background

Since August, CCRPC staff has been working on identifying issues and solutions for the unincorporated Wilber Heights subdivision as part of the FY13 County Planning Contract. The main issue identified by residents, business owners, and Somer Township officials is storm water drainage. The drainage issues result from a combination of inadequate roadside ditches, nonexistent or possibly broken drainage tiles, landowners filling in ditches and adding soil depth that in turn floods adjacent properties and roads.

Wilber Heights falls within Somer Township and the Beaver Lake Drainage District. The township has been able to do some maintenance on roadside ditches, but cannot make more systemic improvements without more knowledge of how the water flows and what measures should be taken. We have been unable to ascertain what the Drainage District has done to improve the situation. The subdivision needs an area-wide drainage solution that will likely be a combination of ditch improvements, drainage tile, and drainage basins. The township does not have funding for major improvements, and the Drainage District collects very little tax revenues in the area, so they need to seek external funding resources.

A Preliminary Engineering Report (PER) is necessary to adequately analyze the area and provide potential solutions solidly based on engineering expertise and best practices. The PER will provide cost estimates and a guide for how area agencies might move forward. Further, a PER is prerequisite for applying for grant funding for drainage improvements. A PER for Wilber Heights drainage improvements has an estimated cost of \$20,000.

Request

CCRPC recommends approval for the County to contract with an Engineering Firm to conduct a Preliminary Engineering Report for Wilber Heights. With this approval, an executed contract would be brought back to ELUC in February for consideration and forwarding to the Finance Committee for a budget amendment to pay for the contract. The County Board could then discuss both the contract and the budget amendment at its February meeting.

The engineering firm would be responsible for:

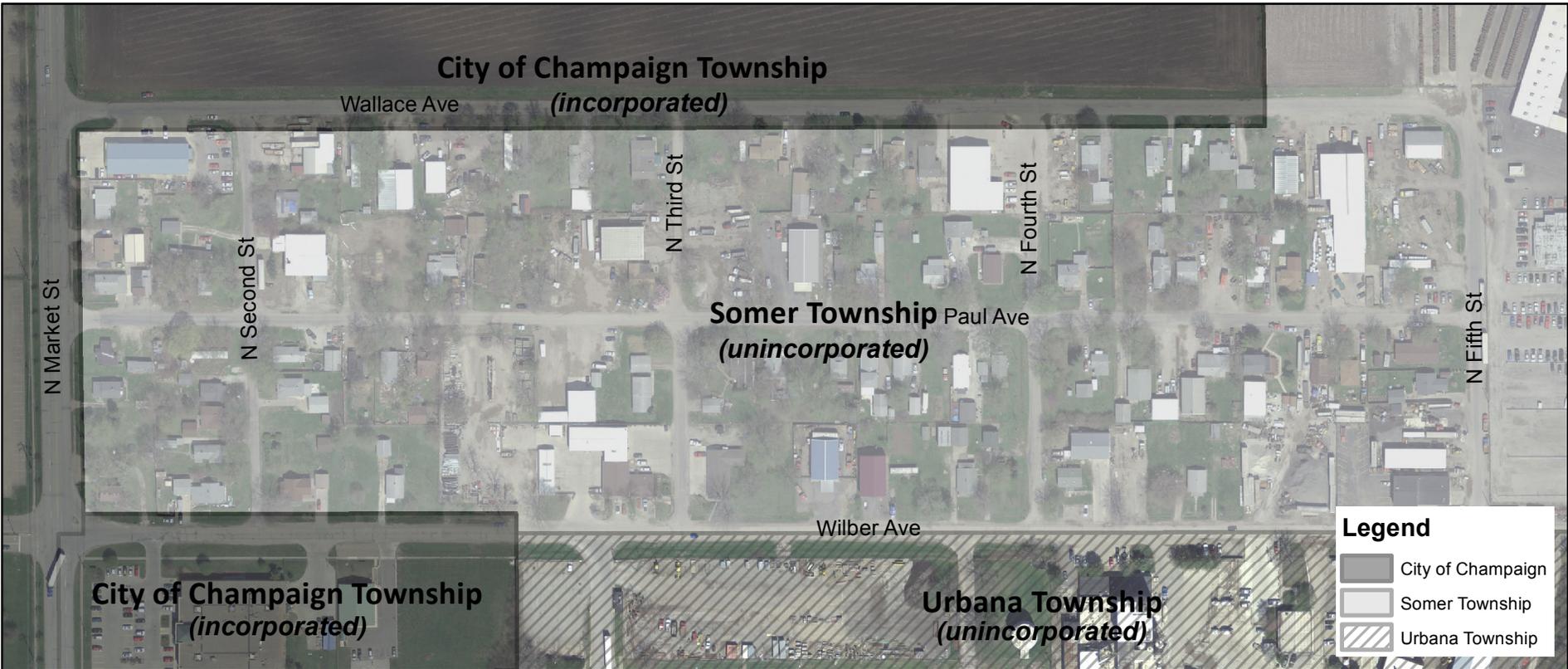
- identifying storm water flows in the subdivision;
- identifying existing drainage infrastructure impacting the subdivision;
- identifying both systemic and localized drainage issues impacting the subdivision;

- offering options for resolving the issues with cost estimates based on acceptable engineering practices; and
- providing all information and credentials in the PER that would be required as part of funding applications to USDA, CDAP, IEPA, and other principal funding sources.

Other considerations

- CCRPC has helped secure funding from IDOT, pending approval by Somer Township, to improve Wilber Avenue, which is the southernmost road in the subdivision. It would be logical to make roadside drainage improvements in conjunction with this construction project, which could occur as early as 2015. At this time, no drainage improvements are included in the project scope. Funding the PER now would provide necessary information in time to possibly integrate drainage improvements into design/construction engineering for the road project.
- By hiring a consultant to do the PER, the County is not committing itself to spend on improvements identified in the PER. It should be noted, however, that the County, Somer Township, Beaver Lake Drainage District, and private partners would be likely resources for requesting funds in the future. Most grant opportunities for this type of project have a local cost match requirement of 25-50% of the total project cost. If grant funding cannot be secured, there are loan options available, or area jurisdictions may decide not to proceed with improvements.

Wilber Heights Jurisdictions



Legend

- City of Champaign
- Somer Township
- Urbana Township

Roads

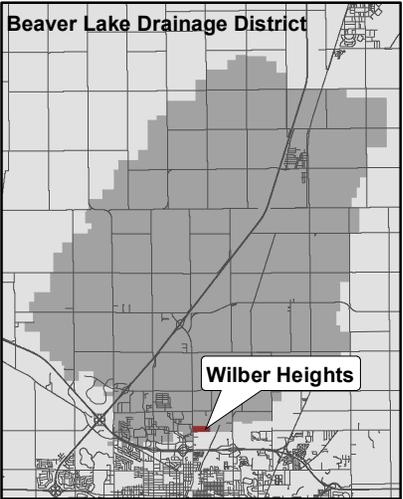
- City of Champaign has maintenance jurisdiction over most of Wallace Avenue, all of Market Street, and approximately the western 1/3 of Wilber Avenue
- IDOT has maintenance jurisdiction over Wilber Avenue that is not within City of Champaign limits
- Somer Township has maintenance jurisdiction over all other roads.

Drainage: Beaver Lake Drainage District

Planning & Zoning

- Wilber Heights is an unincorporated subdivision.
- Champaign County has Zoning jurisdiction in the subdivision.
- City of Champaign also has planning jurisdiction as the area is within its 1-1/2 mile extraterritorial jurisdiction.

Sanitary: individual wastewater systems, sporadic connections to UCSD



Champaign County
Department of



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

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

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator
Andrew Levy, RPC Planner

Date: **December 30, 2013**

RE: **Request to proceed to public hearing for adoption of the proposed *Storm Water Management and Erosion Control Ordinance* to meet part of Champaign County's MS4 Obligations**

STATUS

This item was deferred from the November 7, 2013, meeting.

Comments received to date (and Staff replies) have been compiled and are attached.

STAKEHOLDER PARTICIPATION

A group of 48 local civil engineers, contractors, and home builders were provided copies of the Draft ordinance and notice of the November 7, 2013, meeting and were also notified of the deferral to this meeting. See the attached mailing list. No comments have been received to date. The same group will receive notice of the public hearing when it begins.

Other groups and individuals also received copies of the Draft Ordinance and the comments received to date have been compiled are included as Attachment B.

Some necessary revisions have been identified based on the comments received and those revisions will be included in the public hearing.

ZONING ORDINANCE TEXT AMENDMENT

Recall that adoption of the Draft *Storm Water Management and Erosion Control Ordinance* requires a text amendment to the *Zoning Ordinance*. The text amendment will involve both a review of the Draft *Storm Water Management and Erosion Control Ordinance* and a related amendment to the *Zoning Ordinance*.

If authorized by the Committee this month, the public hearing could begin as early as February 13, 2014, and the amendment could be back before the Committee as early as May 15, 2014, with adoption by the County Board no sooner than July 24, 2014.

Staff has been told to expect an IEPA audit on the Champaign County MS4 program no sooner than late Spring 2014.

ATTACHMENTS

- A Mailing List for Engineers, Contractors, and Home Builders**
- B Comments on Draft *Storm Water Management and Erosion Control Ordinance* as of 12/30/13 and Staff Reply**

**Attachment A. Mailing List for Engineers, Contractors, and Home Builders
DECEMBER 30, 2013**

Company Name	Contact	Address 1	Address 2
American Pride Garages	Attn: John Hardesty	8600 N. Allen Road	Address 2 Pecora, IL 61815
Armstrong Construction	Attn: Paul Phillips	1701 Tulamore	Bloomington, IL 61701
Atkins Group		2805 S. Boulder Drive	Urbana, IL 61802
Bartley Builders		4106 Colleen Drive	Champaign, IL 61822
Bennis, Clancy & Associates, P.C.	Attn: Tom Bennis	PO Box 755	Urbana, IL 61803-0755
Bulluck Garages		418 W. Bloomington Road	Champaign, IL 61822
By, Pokas Construction		2204 W. John	Champaign, IL 61820
CBF Construction		1263 E. 1800 North Road	White Heath, IL 61884
Clark Dietz Engineering		125 W. Church Street	Champaign, IL 61820
Cleary Building Corp.	Attn: Construction Division	8525 Cleary Road	Clinton, IL 61777
Coalt House Garages of Champaign	Attn: Chuck Rowth	1810 S. Neil Street	Champaign, IL 61820
Crnk Construction Co. Inc.		203 E. Adams Street, Suite 1	Mahomet, IL 61853
Cross Construction		3615 N. Countryview Road	Urbana, IL 61801
Darcy Bean Custom Construction	Attn: Darcy Bean	608 W. John	Champaign, IL 61822
DIG IT of CHAMPAIGN, INC.	Attn: Kelly Dillard	700 CR 2175N	Champaign, IL 61822
Dovling Custom Homes	Attn: Brett Dowling	2354 CR 1270N	St. Joseph, IL 61873
Drake Homes		1912 Round Barn Road	Champaign, IL 61822
FBI Buildings	Attn: Construction Division	3823 W. 1800 S.	Remington, IN 47977
Fehr Graham Engineering & Environmental		340 N. Neil St. POB 557	Champaign, IL 61824-0557
Foot Infrastructure & Environment		1610 Broadmoor Drive	Champaign, IL 61821
Graber Buildings	Attn: Tom Jordan	1743 Jonathan Creek Rd	Shiloh, IL 61951
Halbeck Homes		4112 Fieldstone Road	Champaign, IL 61820
Harke Engineering & Surveying		2121 C 2350 North Road	Fishers, IL 61944
Hilll F.S.	Attn: Construction Division	1508 E. University Avenue	Urbana, IL 61802
Jasanders Construction	Attn: Jeff Sanders	506 W. Broadway, POB 197	Ogden, IL 61859
Jackson Quality Construction, Inc.		605 S. Walnut Street, POB 370	Mahomet, IL 61853
Jay Quiram		4904 Pacific Lane	Champaign, IL 61822
Miller Enterprises	Attn: Roger Miller	2611 W. Cardinal Road	Champaign, IL 61822
Moore Surveying & Mapping	Attn: Robert Moore	1111 W. Ottawa	Paxton, IL 60957
Morton Buildings	Attn: Randy Baker	4100 Devilitt Avenue	Macon, IL 61938
MISA Professional Services	Attn: Bill Sheridan	201 W. Springfield, Suite 400	Champaign, IL 61820
Nelson Builders	Attn: Scott Nelson	1608 Spring Creek	Mahomet, IL 61853
Newline Homes		2309 Village Green Place	Champaign, IL 61822

12/30/2013

**Attachment A. Mailing List for Engineers, Contractors, and Home Builders
DECEMBER 30, 2013**

Q.E. Schroek
 Patynhader Group
 Petyjohn Builders
 Phoenix Consulting Engineers, LTD
 Riley Homes
 Roesler Construction Company
 Signature Construction Inc.
 Stark Excavating
 Sunbelt Homes
 TC Tatum General Contractors
 Tom Mumm
 USPRO
 Vaezyr, Sarver & Associates
 Vliet Builders LLC
 Wonderful World of Homes
 ZAMCO Inc.

Attn: Dennis O'stead
 Attn: Bryan Bradshaw
 Attn: Chuck Pridemore
 Attn: Steve Meid
 Attn: Michael Soenksen
 Attn: Chad Vliet
 Attn: Rex Bradford

107 S. Moses
 1776 Independence Avenue
 414 S. Staley Road
 PO Box 1187
 2704 N. Cunningham
 318-1/2 S. Tomer Street
 4120 Belmont Pl.
 220 Wilbur Ave
 3805 Village Office Place
 805 East Perkins Road
 1030 CR 2125 E
 807 W Oak Street, POB 1034
 218 W Lafayette Street
 1484 CR 190P
 106 S. Prairieview Road
 2101-1/2 Pond

Arthur, IL 61911
 Urbana, IL 61802
 Champaign, IL 61822
 Mahomet, IL 61853
 Urbana, IL 61802
 Rantoul, IL 61866
 Champaign, IL 61820
 Champaign, IL 61821
 Champaign, IL 61822
 Urbana, IL 61803
 Seneca, IL 61877
 Mahomet, IL 61853
 Ottawa, IL 61350
 Urbana, IL 61802
 Mahomet, IL 61853
 Urbana, IL 61803-0755

**Engineers, Contractor Home Builders
Contact List**

12/30/2013

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

General Comment	Staff reply
<p>Are we talking only about the 1.18 miles of County Highway ditches identified in the map in Appendix C? If so, it would be informative to state this explicitly in the document. I believe that ditches are not protected waters under the Clean Water Act, therefore we are concerned with what goes into ditches because polluted water and sediment in ditches can be discharged into downstream waters in the county protected under the Clean Water Act. If this is true, it would be informative to state it explicitly. Also, it is important to document the water pathways from the ditches to specified protected waters within the county.</p>	<p>Different parts of the Draft ordinance apply to different areas. Those parts of the Draft ordinance related to the proposed Land Disturbance Erosion Control permit are proposed to apply only in the 10 square miles of the unincorporated MS4 jurisdictional area, but that is still under discussion with the IEPA. Because the Draft ordinance is a regulatory document, only the most essential text should be included. If the County Board feels that it is important to document the water pathways that connect County highway ditches to protected waters it could be done but at extra cost and time and that is not a requirement of the IEPA.</p>
<p>Does the Ordinance apply to all relevant developments in the 10 square miles of the MS4 jurisdictional area that drain into any ditch or stream, or only those developments that drain into the 1.18 miles of Champaign County Highway ditches? As it states that County Highway roadside ditches are currently the only point source discharges in the urbanized area that are maintained by Champaign County, I assume that land disturbance permitting applies only to developments that drain into the County Highway roadside ditches. If this is the case, how do we know which parts of the MS4 jurisdictional area drain into the ditches and which do not?</p>	<p>See above</p> <p>Different parts of the Draft ordinance apply to different areas. Those parts of the Draft ordinance related to the proposed Land Disturbance Erosion Control permit are proposed to apply only in the 10 square miles of the unincorporated MS4 jurisdictional area, but that is still under discussion with the IEPA. Because the Draft ordinance is a regulatory document, only the most essential text should be included. The County roadside ditches comprise the infrastructure that is under direct County control. Land disturbance permitting applies to all relevant activities within the designated MS4 jurisdictional area regardless of where they drain. Inspections will be completed on permitted sites throughout the MS4 area.</p>
<p>Although authority to adopt the Ordinance is being tied to pollution control and the Clean Water Act, there is little/no discussion of the physical and chemical characteristics of sediment and storm water that create pollution. I suggest that it is important to identify the nature of the pollutants being controlled under this Ordinance and the adverse effects of the pollutants on specific protected waters within the county?</p>	<p>The Draft ordinance is a regulatory document and only the most essential text should be included. If the County Board feels that it is important to identify the nature of the pollutants being controlled under this Ordinance and the adverse effects of the pollutants on specific protected waters within the county, it could be done at extra cost and time and that would not likely change the obligation to comply with IEPA requirements.</p> <p>USEPA and IEPA have information resources available about the physical and chemical characteristics of sediment and storm water pollution. While these are not specific to Champaign County, they do indicate universal concerns and the objective of regulating specific activities. (http://www.epa.gov/npdes/pubs/fact1-0.pdf)</p>
<p>Estimates of the costs of compliance are provided, but the benefits of the Ordinance are not described (except in the stated purpose of the Ordinance). What benefits will be achieved? How will water quality in specific protected waters in the county be improved?</p>	<p>If the County Board feels that it is important to identify the benefits of the proposed Ordinance, it could be attempted at extra cost and time and that would not likely change the obligation to comply with IEPA requirements.</p>

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

<p>General – continued</p>	<p>The draft ordinance states the desired benefits and provides some detail in the Purpose section. Water quality in protected waters (Waters of the United States) that lie within the County may not improve, but should not be impaired from certain land disturbance if these regulations are implemented.</p>
<p>It seems that many of the 10 stated purposes of the Ordinance exceed the prevention of pollution. Purpose 1 comes the closest to addressing pollution prevention: "I. Preserve and enhance water quality by preventing silt-laden water from reaching creeks, channels, streams, WETLANDS and other public waterways." As legal authority to adopt the Ordinance is tied to authority to control water pollution, it would seem appropriate and essential to better tie pollution to storm water and erosion. Would it be more appropriate to have as a single Purpose something like: "Preserve and enhance water quality in waters in the county protected under the Clean Water Act by reducing (or minimizing) from MS4 development sites the discharge of sediment-laden water"? All the other stated purposes (Section 2) seem to be strategies or ancillary benefits and could be described as such.</p>	<p>The proposed Draft Storm Water Management and Erosion Control Ordinance is not only intended to prevent pollution and the Purpose statements in Section 2 are intended to describe the full depth and breadth of concerns that the Draft ordinance is intended to regulate.</p>

General – continued

Comment	Staff reply
<p>Is the justification for this the same as for the ditches along the County Highways, i.e., to preserve and enhance water quality in waters in the county protected under the Clean Water Act by reducing (or minimizing) from MS4 development sites the discharge of sediment-laden water? If so, the water pathways from the unincorporated areas to the protected waters need to be documented. However, the implicit purpose of this erosion control, as stated in the title of Section 6, is to protect existing drainage and water resource, not to control pollution. As this implicit purpose is not to control pollution, I assume that the county does not need to first adopt authority to control water pollution in order to control erosion in unincorporated areas. The requirement of Section 6, that no CONSTRUCTION or LAND DISTURBANCE shall cause EROSION on any property or allow SEDIMENT to be deposited on any adjacent property or any adjacent street or adjacent drainage ditch, roadside ditch, or stream seems to be inconsistent with much of the Ordinance which seeks to reduce or minimize erosion and sedimentation during storm events, not prohibit them. There will always be some erosion and sediment transport from land which, prior to development, is assumed to be for agricultural row crops.</p>	<p>Section 6 of the proposed Draft ordinance (in concert with Section 4) establishes minimum water pollution prevention requirements proposed to apply throughout the entire unincorporated area. This section is not intended to fulfill the NPDES requirements for a small MS4 jurisdiction but optional for the County Board and is intended as a minimum requirement consistent with the Champaign County Land Resource Management Plan.</p> <p>The draft ordinance combines existing County stormwater drainage requirements with new erosion and sediment control standards. The combination of these two themes in the draft ordinance is meant to support both activities (stormwater management and erosion/sediment control) in all areas of the County, while enforcing only the minimum level of requirements. Section 6.1 could be revised to state "CONSTRUCTION or LAND DISTURBANCE shall cause a minimum amount of EROSION on any property and no SEDIMENT to be..."</p>

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

Why are some words in all capital letters, such as STORM WATER, DEVELOPER, SOILS, CONSTRUCTION, and BUILDINGS?	Capital letters is the convention used for defined terms in the Champaign County Zoning Ordinance and the same convention is used here for consistency.
----------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------

Memo

Comment	Staff reply
As the prime purpose of and authority for the Ordinance is pollution control, it would be informative to state this explicitly on the first page, rather than leaving it to the reader to figure out why a Storm Water Management and Erosion Control Ordinance is being proposed. To most people storm water means a lot of water that can cause flooding and erosion means removal of good soil.	There is not just one prime purpose of the proposed Draft Storm Water Management and Erosion Control Ordinance. The Draft ordinance is as much about providing adequate drainage improvements pursuant to development as it is about controlling pollution.

Attachments

Comment	Staff reply
From an environmental standpoint all demolition should have a permit. I guess what I am saying on this one is all in or all out. I guess to back that up #7 on page 31. I also don't understand #4 on page 31. I would think any mass grading that was not agriculture related would trigger some kind of permit.	Attachment C (p.s 30 & 31) to the 10/29/13 ELUC Memorandum illustrates the requirements of the proposed Draft ordinance for properties both Inside and Outside of the MS4 Area as follows: <ul style="list-style-type: none"> ● Demolition (and mass grading) outside of the MS4 Area is subject to the optional minimum requirements of Sec. 6 which do not include any proposed requirements for demolition or mass grading, except that no erosion or sedimentation shall occur on adjacent land. The County Board could add other requirements if desired. ● Demolition (and mass grading) inside the MS4 Area is subject to the requirement for a Land Disturbance Erosion Control Permit if it involves more than 10,000 square feet of land surface.
The costs on pages 32 and 33 I think are too low. I would not allow a construction entrance to use any rock smaller than IDOT RR 4 or 3 this will bring the cost back up. Also I would require an ag fabric to be placed down before the rock. The ag fabric keeps the rock from settling. I would also take another look at #4 on page 33. You reference SOD later on and it is a great tool to keep in place. Maybe the last one used but it works the best when needed.	The intent here is to meet a somewhat modified version of the NRCS Stabilized Construction Entrance (Conservation Practice Standard No. 930) but the same aggregate specification is used for the same amount of depth and with the same filter fabric, so there is little difference.

Draft Ordinance Overall

Comment	Staff reply
Separate out your 1 ac and less rules from the 1 ac and larger rules. I know this may mean typing things twice however, I could see where something could get missed leaving them this way.	Your comment does not refer to any particular section or paragraph in the Draft ordinance. Please review Section 12 for the "Minor" and "Major" Land Disturbance Erosion Control Permits. Section 4 details the scope and applicability of the regulations. Sections 12.2 & 12.3 identify the different procedures required for the less than 1 acre disturbance and 1 acre or more disturbance types if the disturbance is located in a permit area.

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

<p>Draft Ordinance Overall (continued)</p> <p>I had a hard time getting my mind around it. I wonder how many Board members really understand this kind of document.</p>	<p>This is a challenge. Attachment B to the 10/29/13 ELUC Memorandum summarizes the major changes that are proposed; Attachment C illustrates the requirements of the proposed Draft ordinance for properties both Inside and Outside of the MS4 Area; Attachment D reviews anticipated increased construct cost for a single family dwelling due to the proposed Ordinance; and all proposed new language in the proposed Ordinance included in Attachment F is underlined to distinguish it from the current ordinance language.</p>
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Draft Ordinance Definitions

Comment	Staff reply
<p>Agriculture: use “such as” or “example of” don’t list. You will always miss something. We had a lady call wanting to do 40 acres of esperigas the other day. Just an example.</p>	<p>This is the same definition as is used in the Champaign County Zoning Ordinance and it ensures consistency.</p>
<p>Erosion and Sediment Control Plan (ESCP): I would want the owner to complete a plan after construction as well. This is now required in all SWPPP for the IEPA. The land owner is to be given the SWPPP after construction to continue on with it. Example: a pond will need to have the sediment removed in 15 years. The inlets will need to be cleaned out once a year before April.</p>	<p>Your comment seems consistent with the NPDES requirements and the Draft will be revised accordingly.</p>
<p>Having two LAND DISTURBANCE EROSION CONTROL PERMIT is confusing when you are not doing it for other definitions.</p>	<p>Your comment is not clear.</p>
<p>The defined terms for different permit levels are used to clarify the requirement framework. First, one must determine if a permit is required for an activity, and which level of permitting. The requirements can then be identified based on the type of permit.</p>	<p>The defined terms for different permit levels are used to clarify the requirement framework. First, one must determine if a permit is required for an activity, and which level of permitting. The requirements can then be identified based on the type of permit.</p>
<p>A complication in the definition of key terms is apparent in the definitions of stormwater and runoff. Storm water is defined as: Rain runoff, snow melt runoff, and surface runoff and drainage. Runoff is defined as: Rainfall, snowmelt, or irrigation water flowing over the ground surface. Therefore, stormwater appears to be regarded as synonymous with runoff. It may be beneficial to define stormwater as runoff of high velocity associated with high precipitation amounts and intensity during periodic storm events.</p>	<p>The Draft ordinance is a regulatory document that is intended to first and foremost fulfill Champaign County's obligations under the NPDES Phase II Storm Water Program. The definitions of 'storm water' and 'runoff' are consistent with the NPDES program but we will evaluate this further to see if changes would help.</p>
<p>Put definitions in alphabetical order.</p>	<p>Agreed. The Draft will be revised accordingly.</p>
<p>On page F-6, third line, the word “com” should be changed to “corn”.</p>	<p>Agreed. The Draft will be revised accordingly.</p>
<p>On page F-6, the abbreviation for Best Management Practices should be “BMPs” without an apostrophe.</p>	<p>Agreed. The Draft will be revised accordingly.</p>
<p>On page F-6, CPESC is the abbreviation for Certified Professional in Erosion and Sediment Control not Certified Professional Erosion Control Specialist.</p>	<p>Thank you. The Draft will be revised accordingly.</p>

Comment [AL1]: Should more information about the ESCP be included in appendix d? 12.2b refers to ESCP consistent with the appendix but there only construction details presently.

Comment [AL2]: I think this is a valid issue and should be evaluated further.

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

Draft Ordinance Definitions (continued)	
About halfway down page F-6, in the definition of Common Plan of Development or Sale the word "overly" should be "overlay".	Agreed. The Draft will be revised accordingly.
On page F-7, first line, "BMPs" should not have an apostrophe.	Agreed. The Draft will be revised accordingly.
On page F-7, in the definition of Floodplain, the word "change" should be changed to "chance".	Agreed. The Draft will be revised accordingly.
On page F-7, ION stands for "Incidence of Non-compliance". It is used to report non-compliances, provide information about the cause of the non-compliance, and describe the measures taken to prevent further non-compliances with the ILR10 permit. See the attached document from our website.	Thank you. The Draft will be revised accordingly.

Comment	Staff reply
On page F-7, you might want to add the following to the definition ILR10 Permit: or a construction site less than one acre of total land that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one or more acres total land area.	Thank you. The Draft will be revised accordingly.
On page F-9, in the definition for Use, the word "and" should be "any".	Agreed. The Draft will be revised accordingly.
On page F-9, in the definition for Washout Facility, there should be a comma between the words "concrete" and "asphalt".	Agreed. The Draft will be revised accordingly.

Draft Ordinance Section 4

Comment	Staff reply
4.1.A.2 refers to a nonexistent 4.2 A.1	The reference should be to 4.1 A.1. The Draft will be revised accordingly.
On page F-10, in Section 4.1.A.2, is the reference to Section 4.2.A.1 correct? I don't see a "1" in section 4.2.A.	The reference should be to 4.1 A.1. The Draft will be revised accordingly.
In Section 4.1, I would eliminate the A, and make the current A.1 and 2 A and B, respectively, and change the current B to C.	Your recommendation will be considered but there seems some value in retaining the proposed structure.
I am not sure how to read this. All sections (but those specified) apply to the rest of the county, or only the parts of the rest of the county described in 4.1.A.2.a and b?	This should make sense when 4.2 A.1 is changed to 4.1 A.1 (see above).
In section 4.1 B, begin first sentence with "Sections 6 and 7..." Delete everything prior	
In Section 4.2 B, how will historic impervious surface be determined? Building permits? Why not use 10,000 square foot addition to current imperviousness	
This section refers to a nonexistent 4.2.A.5.	Should be 4.2 E
Use a period instead of a colon at the end of the first sentence.	Agreed. The Draft will be revised accordingly.
In Section 4.3 F, rewrite to "Activities on LOTS and SUBDIVISIONS subject to annexation agreements, unless municipal authority is not exercised."	Agreed. The Draft will be revised accordingly.

Comment [AL3]: I think this section can be revised.

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
12/30/13 and Staff Reply
DECEMBER 30, 2013**

Draft Ordinance Section 5

Comment	Staff reply
Add Champaign County Soil and Water Conservation District to reviewing authorities. It is the state law that we should be reviewing land changes for water issues.	The Champaign County Soil and Water Conservation District is certainly involved in all relevant reviews but this "reviewing authorities" actually means (more or less) "relevant approval authority" and the SWCD has no approval authority in regards to the Champaign County Zoning Ordinance. This will be revised to add clarity.
I recommend that 5.3.A and B change the order of the clauses, so that each reads like this: "When a... required by this Ordinance, project termination shall..."	Agreed. The Draft will be revised accordingly.

Comment [AL4]: Rephrase response "This will be revised to add clarity."

Draft Ordinance Section 6

Comment	Staff reply
Why are sump pumps included under the Natural Drainage section?	Section 6 of the proposed Draft ordinance (in concert with Section 4) establishes minimum water pollution prevention requirements proposed to apply throughout the entire unincorporated area and sump pump discharges have long been a problem not only related to pollution but also to nuisance drainage conditions.
Suggest changing the setback requirement of 10 feet to 25 feet. This is the new IDPH standard for waste water treatment systems.	Agreed. The Draft will be revised accordingly.
I really like sections 6.2 C, 6.2 D, 6.4 C and 6.4 D. These need to be enforced.	Please let us know if there are any similar requirements that should be added.
Regarding section 6.3, it is recognized that agricultural drainage can affect drainage and discharges in MS4s, but MS4s in urban areas are deemed to contribute non-agricultural, point-sources of pollution. How do you reconcile this? Can discharges into ditches be a combination of non-point agricultural and point-source development activities?	These two sources of pollution do not have to be reconciled in the Draft ordinance. The Draft ordinance is a regulatory document that is intended to first and foremost fulfill Champaign County's obligations under the NPDES Phase II Storm Water Program.
Sections 6.3 G through I are not related to Agricultural Drainage Improvements. Would these be appropriate to locate under 6.1 General Requirements?	
Regarding section 6.4 A, all CONSTRUCTION or LAND DISTURBANCE shall be provided with EROSION and SEDIMENT controls as necessary to prevent EROSION on any adjacent property or prevent SEDIMENT from being deposited on any adjacent property or any adjacent street or adjacent drainage ditch, roadside ditch, or stream. However, stormwater control seems to apply only to storm events and it is likely that runoff from less-than-5-year or 50-year storm events will exit developments with some erosive velocity and will carry pollutants. And the Purpose of the Ordinance in 2H is to Control the rate of	Agreed. The final document needs to be carefully edited to ensure consistency. The intent in Section 6 (and 4) is to prevent significant erosion or sedimentation on adjacent properties throughout the unincorporated area and the intent of Sections 11 through 15 is to comply with the NPDES requirements.

Comment [AL5]: Champaign County government's portion of point source pollution are the highway drainage ditches and are monitored through the MS4 program. Other MS4 partners (Champaign, Savoy, Urbana, U of I) regulate their stormwater systems in compliance with EPA standards. The draft ordinance is meant to deal with non-point source pollution specifically for land disturbance activities.
<http://www.epa.state.il.us/water/watershed/publications/nps-pollution/nps-management-program.pdf>

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
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Draft Ordinance Section 6 - continued	
<p>release of STORM WATER RUNOFF and in 2C to reduce property damage - - not to prevent stormwater runoff or to prevent property damage. Similarly in 11.2 procedures are provided to Minimize Soil Erosion - not eliminate soil erosion. And in 9.1. in determining the maximum allowable release rate for the 50-year event, it is recognized that some release of stormwater is to be allowed. And in 9.1. an undeveloped site is stated to be equivalent to agricultural row crops with an appropriate release rate. And in 11.3, "the following practices shall be applied to LAND DISTURBANCE activities to minimize SEDIMENT." The goal is to minimize sediment movement, not prohibit it totally. As all runoff and stormwater contain some sediment and pollution, it would seem appropriate to use the term "reduce" or "control" erosion, sedimentation and storm water runoff throughout the document, rather than terms such as "prohibit" or "prevent". The greatest erosion and discharge of sediment is likely to occur with greater-than-50-year storm events. Floodplains are managed according to 100 year events - the 100 year floodplain. Why are 100 year events not used in stormwater and erosion management? It is stated (9.1.E.) that "The entire STORM WATER storage facility shall be designed and constructed to FULLY protect the public health, safety, and welfare."</p>	
<p>On page F-16, item 2, I suggest that you add the words "or more" after the word "yards" and add a letter "s" to the word "control".</p>	<p>Agreed. The Draft will be revised accordingly.</p>
<p>I think we might need to work on 6.4 E we spend a lot of time fixing streams, swales and ditches. This would mean we are breaking the rules?</p>	<p>We are happy to discuss this and if the text can be improved it will be, but we assume your work is always consistent with these requirements.</p>
<p>For 6.4 F, why not just say sidewalks & public areas to look forward to the future. Hope to keep you from needing to make a change down the road.</p>	<p>Your recommendation seems reasonable. The Draft will be revised accordingly.</p>

Draft Ordinance Section 8

Comment	Staff reply
<p>In section 8.3, change numbering to letter for consistency with the rest of the document.</p>	<p>Agreed. The Draft will be revised accordingly.</p>
<p>Needs matching parentheses to make clear what the examples are.</p>	<p>Agreed. The Draft will be revised accordingly.</p>

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
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Draft Ordinance Section 9

Comment	Staff reply
For Section 9.1 B.3, instead of only requiring the largest detention volume, can this be adjusted if specific stormwater management practices are used? The largest detention volume and overall impact of the detention space may be reduced if other BMP's are used	
In Section 9.2 A, I would like to see the following added: no trees, shrubs or deep rooting plant material. The deep rooting plant material destroys the clay liner and make the retention are useless.	We are happy to discuss this and if the text can be improved it will be.
I like Section 9.2 I. This needs to be done more!!	
In Section 9.3, I would like to see something about Dry hydrants added as local fire districts feel are needed. I would also like one more added that states that the area may not have a dam height over 5 feet. Any dam over 5 feet requires permitting from IDOA, IEPA, and the Army Cor.	We are happy to discuss this and if the text can be improved it will be.
In Section 9.5, add a requirement to the Stormwater Drainage Plan as follows "Clearly indicate the location and size of all landscaped and vegetated areas, green roofs, rain water storage systems, and areas of permeable surfacing intended to provide stormwater treatment or other control facilities."	
In Section 9.5 are you asking for the SWPPP?	No. See Sec. 12.3 D. for the SWPPP.
Is the TR-55 method defined in the Ordinance? I see a few references but I don't see a definition.	9.12.b. makes clear that "TR-55" is a methodology developed and promulgated by the former "Soil Conservation Service" that has been renamed to "Natural Resources Conservation Service" for about two decades now. This is another fix. Thanks again.

Draft Ordinance Section 11

Comment	Staff reply
In section 11.1 A, revise spacing for "and/or"	<u>Agreed. The Draft will be revised accordingly.</u>
In section 11.1B, I would remove the Green Book and the paper copy of the Illinois Urban Manual. The new Illinois Urban Manual is on line at www.aiswcd.org/iум and a field guild can be found at www.aiswcd.org/iум/field-manual/ . We are always updating the Manual now.	Could you provide a complete and correct citation for the Illinois Urban Manual? Is there any harm in retaining the reference to the Green Book?
In the last sentence of section 11.1 B, how does one know which standard to apply? If there is a mechanism that informs the permittee the selected standard is not the correct one before he/she gets very far, that may not be a problem.	This is confusing and I think it can be made clear. The previous sentence makes clear the hierarchy and then the last sentence just tosses that in the wind. Thanks Again.
On page F-22, Section 11.1.B, the Illinois Urban Manual (1995) is referenced. The IUM is a dynamic document and is being updated frequently. It is available at this link: http://www.aiswcd.org/iум/ Also, the new IUM supersedes the Green Book.	We would appreciate a complete and correct citation for the Illinois Urban Manual.

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
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Draft Ordinance Section 11 (continued)	
In section 11.2 B, stop the sentence after “Installed”	Is it harmful to retain the sentence as is? Section 11 applies to even the Minor Land Disturbance Erosion Control Permit which has to be submitted by lay folk who may not be familiar with erosion control practices.
On page F-22, Section 11.2.C, the temporary stabilization requirement has been changed. Please see Part IV. D.2.b on page 5 of the attached ILR10 permit.	Agreed. The Draft will be revised accordingly.
In Section 11.2 E, stop the sentence after “Stabilized” some areas need rock not just grass etc. you don’t want to get into having to list all of them.	We are happy to discuss this and if the text can be improved it will be however, the proposed text makes it clear that there is a minimum acceptable stabilization. Section 11 applies to even the Minor Land Disturbance Erosion Control Permit which has to be submitted by lay folk who may not be familiar with erosion control practices.
In section 11.3 D, maybe think of saying “Private and Public Areas” this would just cover more without having to type it all out. Right now you say Street but what happens when a sidewalk is installed?	We are happy to discuss this and if the text can be improved it will be.

Draft Ordinance Section 12

Comment	Staff reply
On page F-24, Section 12.B, I believe the word “depends” should be changed to “depend”.	Agreed. The Draft will be revised accordingly.
On page F-24, Section 12.B.2, the hyphen should be removed from ILR-10.	Agreed. The Draft will be revised accordingly.
On page F-24, Section 12.1, the word “Application” should be plural.	We are happy to discuss this and if the text can be improved it will be.
I think you should have Section 12.2 D follow Section 5.1 on Page 51	This is consistent but we are happy to discuss this to see if it can be improved.
On page F-25, Sections 12.3.B, C, and D, the hyphen should be removed from ILR-10.	Agreed. The Draft will be revised accordingly.
Regarding Section 12.3 F, I think this should be changed to the rain gauge on site or local rain report source. I prefer rain gage on site it’s only a few dollars to install one.	We are happy to discuss this and if the text can be improved it will be.
Regarding Section 12.3 F, Revise the statement. The use of the word nearest makes the first sentence redundant.	Agreed. The Draft will be revised accordingly.
On page F-27, Section 12.3.G, the hyphen should be removed from ILR-10.	Agreed. The Draft will be revised accordingly.
Regarding Section 12.8, need to put in that land owner must continue up keep after construction. I referenced this back in definitions.	Your comment seems consistent with the NPDES requirements and the Draft will be revised accordingly

**Attachment B. Comments on Draft Storm Water Management and Erosion Control Ordinance as of
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Draft Ordinance Section 13

Comment	Staff reply
Regarding Section 13.1 C, I would remove “before, during and after construction”. I read that it sounds to me like the site will only get inspected three times. I don’t think that is what you want.	We are happy to discuss this and if the text can be improved it will be.
Regarding Section 13.4 C and 13.5 A, stay consistent with Section 5.1.	This is consistent but we are happy to discuss this to see if it can be improved.
13.5.C.1 “Until approval” should probably be “until approved.”	Agreed. The Draft will be revised accordingly.

Draft Ordinance Section 15

Comment	Staff reply
On page F-30, Section 15-3, I recommend changing the first sentence to read: Any incidence of noncompliance (ION) shall be reported to the IEPA as required by the ILR10 permit and to the Zoning Administrator.	OK. The Draft will be revised accordingly.



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MONTHLY REPORT for NOVEMBER 2013¹

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in November and none were filed in November 2012. The average number of cases filed in November in the preceding five years was 2.4.

One ZBA meeting was held in November and one case was finalized. One ZBA meeting was held in November 2012 and no cases were finalized. The average number of cases finalized in November in the preceding five years was 1.4.

By the end of November there were 6 cases pending. By the end of November 2012 there were 17 cases pending.

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

Type of Case	November 2013 1 ZBA meeting		November 2012 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	0
SFHA Variance	0	0	0	0
Special Use	1	0	0	0
Map Amendment	1	1	0	0
Text Amendment	1	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	1	0	0
Total cases filed (fiscal year)	29 cases		33 cases	
Total cases completed (fiscal year)	39 cases		27 cases	
Case pending*	6 cases		17 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences, sick days, and the loss of the Associate Planner resulted in an average staffing level of 81% or the equivalent of 4.0 staff members (of the 5 authorized) present for each of the 18 work days in November. The average staffing level for FY2013 was 4.1 staff members (of the 5 authorized) present for each work day.

Subdivisions

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

Zoning Use Permits

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

- 17 permits for 10 structures were approved in November compared to 10 permits for 9 structures in November 2012. The five-year average for permits in November in the preceding five years is 12.8.
- 15 months out of the last 38 months have equaled or exceeded the five-year average for number of permits (including November 2013, 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).
- 5.8 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$3,598,397 was the reported value for the permits in November compared to a total of \$1,024,110 in November 2012. The five-year average reported value for authorized construction in November is \$1,371,072.
- 22 months in the last 58 months have equaled or exceeded the five-year average for reported value of construction (including November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 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).
- \$1,429 in fees were collected in November compared to a total of \$1,264 in November 2012. The five-year average for fees collected in November is \$1,604.
- 15 months in the last 54 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 5 lot split inquiries and 209 other zoning inquiries in November.
- Minutes were completed for three ZBA meetings.

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Table 2. Zoning Use Permits Approved in November 2013

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				4	N/A	1,190,000
Other	3	N/A	347,863	23	N/A	2,485,818
SINGLE FAMILY Resid.: New - Site Built				11	8,861	3,417,662
Manufactured				1	269	115,088
Additions	3	211	79,834	27	3,940	795,254
Accessory to Resid.	1	261	1700	39	8,436	726,154
TWO-FAMILY Residential						
Average turn-around time for permit approval			5.8 days			
MULTI – FAMILY Resid.						
HOME OCCUPATION: Rural				1	33	0
Neighborhood	5	N/A	0	12	N/A	0
COMMERCIAL: New				7	7,028	6,730,000
Other	3	553	3,169,000	8	2,960	3,831,352
INDUSTRIAL: New				1	1,513	407,380
Other						
OTHER USES: New				1	0	5,900,000
Other				1	0	932,000
SIGNS				1	66	200
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	404	0	20	1,934	531,000
TOTAL APPROVED	17/10	\$1,429	\$3,598,397	157/124	\$35,040	\$27,061,908

*17 permits were issued for 10 structures during November 2013; 10 permits will require Compliance Certificates (and inspections)

◇157 permits have been issued for 124 structures since December 1, 2012 (FY2013)

NOTE: Home occupations and other permits (change of use, temporary use) total 33 since December, 2012, (this number is not included in the total number of structures).

Of the 9 Zoning Use Permits *received* in November 2013, 9 were *approved*.

There were 8 Zoning Use Permits *approved* in November 2013 that was *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

	November 2013	FY 2013 to date
Zoning Cases authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	0.0 acres	5.5 acres
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.	0.0 acre	1.0 acre
Agricultural Courtesy Permits	0.0 acre	2.0 acre
TOTAL	0.0 acres	8.5 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 28 compliance inspections were made in November for a total of 85 compliance inspections so far in FY2013.
- 33 compliance certificates were issued in November for a total of 72 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 November 2013 and can be summarized as follows:

- 1 new complaint was received in November compared to 1 new complaint in November 2012. No complaints were referred to other agencies in November and none were referred to other agencies in November 2012.
- 16 enforcement inspections were conducted in November compared to 24 in November 2012. None of the November 2013 inspections were for the 1 new complaint received in November.

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- No contacts were made prior to written notification in November and none were made in November 2012.
- 16 initial investigation inquiries were made in November for an average of 12.0 per week in November and 9.3 per week for the fiscal year. The FY2013 budget had anticipated an average of 8.4 initial investigation inquiries per week.
- No First Notices and No Final Notice were issued in November compared to no First Notices and 4 Final Notices in November 2012. The FY2013 budget anticipated a total of 30 First Notices.
- No cases were referred to the State's Attorney in November and none were referred in November 2012.
- 4 cases were resolved in November (none of the resolved cases were received in November) and 2 cases were resolved in November 2012.
- 402 cases remain open at the end of November compared to 440 open cases at the end of November 2012.
- Miscellaneous activities for enforcement in November included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; and coordinated 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 November 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	3	2	1	61
Initial Complaints Referred to Others	10	0	0	1	0	0	1	1	2	0	0	0	0	5
Inspections	515	35	49	29	29	43	38	18	46	57	69	55	16 ⁴	484 ⁵
Phone Contact Prior to Notice	13	0	0	0	0	0	1	2	0	1	1	0	0	5
First Notices Issued	24	0	7	1	2	0	1	2	6	2	2	5	0	28
Final Notices Issued	8	0	1	2	0	1	0	0	0	0	1	2	0	7
Referrals to State's Attorney	5	2	0	0	0	2	0	0	0	0	0	0	0	4
Cases Resolved ²	69	0	8	9	2	7	11	6	2	7	28	15	4 ⁶	99 ⁷
Open Cases ³	440	441	442	439	439	436	430	429	442	443	418	405	402	402 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 0 inspections of the 16 performed were for the 1 complaint received in November, 2013.
5. 120 inspections of the 484 inspections performed in 2013 were for complaints received in 2013.
6. None of the resolved cases for November, 2013, were received in November, 2013.
7. 30 of the 99 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 PERMITS ACTIVITY DURING NOVEMBER 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
320-07-01FP CR	Lot 5, Leonard's Farmettes, Section 2, Urbana Township; 3313 E. Airport Road, Urbana, Illinois PIN: 30-21-02-101-005	Steve an Chris Wayman	11/14/07 11/14/13	Construct a detached storage building
200-10-01 B-3	Two tracts of land consisting 25.52 acres located in the NW ¼ of Section 11, St. Joseph Township; 1676 CR 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 &002	Champaign County Seed Co. LLC	07/19/10 11/07/13	Authorize a previously constructed detached storage shed for seed storage
30-13-01 CR	A 5.2 acre tract of land being a part of the SE ¼ of the NE ¼ of Section 36, Newcomb Township; 2453 CR 600E, Dewey, Illinois PIN: 16-07-36-200-006	Dan Williams dba Firemark Paintball	01/30/13 11/14/13	Change of Use to authorize an Outdoor Commercial Recreational Enterprise, <i>Firemark Paintball</i> , and to authorize 3 storage buildings CASES: 707-S-12 & 725-V-12
267-13-01 B-3	Two tracts of land consisting 25.52 acres located in the NW ¼ of Section 11, St. Joseph Township; 1676 CR 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 &002	Champaign County Seed Co. LLC	09/24/13 11/07/13	Construct a detached storage building for seed storage
298-13-02 I-1	Lots 1, 2, 3, 4, 5, 6 and B of Block 3 of the Original Town of Foosland, Section 17, Brown Township; 200 Main Street, Foosland, IL PIN: 02-01-17-407-003	Wachstetter Farms	10/25/13 11/01/13	Construct a grain bin for personal grain storage CASE: 753-V-13
301-13-01 CR	Lot 1 of Geil 5 Acre Tracts in the N ½ of the SW ¼ of Section 20, Mahomet Township; 2040 CR 125E, Mahomet, Illinois PIN: 15-13-20-300-011	Robert Wolf	10/28/13 11/05/13	Construct an addition to an existing single family home

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING NOVEMBER 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
303-13-01 AG-1	A tract of land comprised of 35.39 acres located in the SW ¼ of the SW ¼ of Section 3, Philo Township; 1102 CR 1500E, Urbana, IL PIN: 19-27-03-300-011	Matt & Bonnie Stanton	10/30/13 11/13/13	Construct a sunroom addition to an existing single family home
303-12-02 R-1	Lot 227, Minor Lake West 2 nd Subdivision, Section 21, Champaign Township; 1804 Oak Park Drive, Champaign, Illinois PIN: 03-20-21-252-019	Michael and Carla Palazzolo	10/30/13 11/13/13	Construct a sunroom addition to an existing single family home
308-13-01 CR	Lot 5, Leonard's Farmettes, Section 2, Urbana Township; 3313 E. Airport Road, Urbana, Illinois PIN: 30-21-02-101-005	Steve and Chris Wayman	11/04/13 11/14/13	Construct a two-story deck addition to an existing single family home
308-13-02 I-1	The NE ¼ of Section 34 and the NE ¼ of the NW ¼ of Section 34, Tolono Township, lying North of the North Right-of-Way line of the Norfolk and Southern Railway, Section 34, Tolono Township; 949 CR 700N, Tolono, Illinois PIN: 29-26-34-100-006	Premier Cooperative, Inc.	11/04/13 11/13/13	Construct two grain bins, one 70' diameter by 132' tall; one 60' diameter by 132' tall. CASE: 752-S-13
309-13-01 AG-1	A 73.67 acre tract of land located in the W ½ of the SE ¼ of Section 28, Philo Township; 1460 CR 700N, Tolono, Illinois PIN: 19-27-28-400-009	Linda L. Holzhausen	11/05/13 11/13/13	Construct an addition to an existing agriculture shed
316-13-01 AG-2	A tract of land located in the SE Corner of the SE ¼ of Section 33, Harwood Township; 3007 CR 2100E, Rantoul, Illinois PIN: 11-04-33-476-004	Gail and Barbara Stanberry	11/12/13 11/26/13	Change the Use of an existing structure proposed to be a single family home to a detached storage shed

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
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Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/13/13	313-12-02	A tract of land being the W ½ of the NE ¼ of Section 23, Scott Township; 469 CR 1500N, Champaign, Illinois PIN: 23-19-23-200-001	An addition to an existing single family home
11/13/13	307-11-01	A tract of land located in the SW ¼ of Section 19, Scott Township; 1410 CR 0E, White Heath, Illinois PIN: 23-19-19-300-002	A single family home with attached garage
11/13/13	44-12-01	A tract of land located in the North ½ of the SE ¼ of Section 11, Scott Township; 1365 CR 500E, Bondville, Illinois PIN: 23-19-11-401-001	A single family home
11/13/13	136-12-01	Two tracts of land comprising 3.74 acres located in Part of the NE ¼ of the NW ¼ of Section 3, Colfax Township; 345 CR 1200N, Seymour, Illinois PIN: 05-25-03-100-007 & 009	Two additions to an existing single family home
11/13/13	319-12-02	A tract of land being the North 17.86 acres of the NE ¼ of Section 15, Sadorus Township; 390 CR 400E, Sadorus, Illinois PIN: 22-31-15-200-005	A detached agriculture equipment storage shed
11/13/13	318-11-01	Lot 1, Moraine View Subdivision, Section 5, Tolono Township; 1197 CR 800E, Champaign, Illinois PIN: 29-26-05-201-001	A detached garage
11/13/13	277-12-01	Part of the NE ¼ of the NW ¼ of Section 30, Pesotum Township; 639 CR 200N, Pesotum, Illinois PIN: 18-32-30-100-020	An attached garage to an existing single family home
11/13/13	156-13-01	A tract of land located in the NE ¼ of Section 22, Tolono Township; 887 CR 1000E, Tolono, Illinois PIN: 29-26-22-200-008	A detached garage
11/13/13	77-11-02	A 2.24 acre tract of land located in the SE ¼ of Section 29, Tolono Township; 780 CR 700N, Tolono, IL PIN: 29-26-29-400-003	An addition to an existing single family home

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
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Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/13/13	155-13-02	Lot 9, Jones 2 nd Subdivision, Section 16, Tolono Township; 915 CR 900E, Champaign, Illinois PIN: 29-26-16-402-002	A detached garage
11/13/13	283-12-02	Lot 8, Jones 2 nd Subdivision, Section 16, Tolono Township; 921 CR 900E, Champaign, Illinois PIN: 29-26-16-402-001	A detached garage
11/13/13	166-11-01	A tract of land located in the SW Corner of the SW ¼ of the SW ¼ of Section 27, Tolono Township; 702 CR 900E, Tolono, Illinois PIN: 29-26-27-300-002	Two garage additions to an existing single family home CASE: 69V-11
11/13/13	285-11-01	A 5 acre tract of land located in the S ½ of the S ½ of the NE ¼ of Section 9, Pesotum Township; 455 CR 900E, Tolono, Illinois PIN: 18-32-09-200-002	A single family home with attached garage
11/13/13	118-12-01	A tract of land located in the NE ¼ of the SE ¼ of Section 36, Tolono Township; 651 CR 1200E, Tolono, IL PIN: Pt. of 29-26-36-400-002	A 394' radio transmission tower with equipment building CASES: 698-S-11 & 706-V-12
11/13/13	250-12-01	Lot 3 of Walter Sandwell's 2 nd Subdivision, Section 33, Philo Township; 1480 CR 600N, Tolono, IL PIN: 19-27-33-400-016	A single family home with attached garage
11/13/13	320-12-01	A tract of land located in the SE ¼ of the NE ¼ of Section 11, Pesotum Township; 465 CR 1100E, Tolono, IL PIN: 18-32-11-200-005	A single family home with attached garage
11/13/13	09-13-01	A 199.19 acre parcel located in the W ½ of Section 7, Crittenden Township; 484 CR 1200E, Tolono, Illinois PIN: 08-33-07-100-001	An addition to an existing agriculture storage shed
11/13/13	361-11-01	A tract of land located in the NE Corner of the NE ¼ of the SE ¼ of Section 24, Pesotum Township; 249 CR 1200E, Pesotum, Illinois PIN: 18-32-24-400-001	A detached garage
11/13/13	356-12-01	Lot 1, E. E. Rogers Subdivision, Section 27, Crittenden Township; 177N 1600E, Villa Gove, Illinois PIN: 08-33-27-200-005	A detached garage/storage shed

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
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Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/13/13	230-11-01	A tract of land being a part of the North ½ of the SW ¼ of Section 23, Crittenden Township; 250 CR 1600E, Tolono, Illinois PIN: 08-33-23-300-007	A single family home with attached garage
11/13/13	349-12-01	Two tracts of land comprising 7.687 acres located in the S ½ of the SE ¼ of Section 35 and the S ½ of the SW ¼ of Section 36, Crittenden Township; 1694 CR 0N, Villa Grove, Illinois PIN: 08-33-35-400-014 & -36-300-004	An addition to an existing agriculture storage shed
11/13/13	193-13-02	A tract of land located in the SE Corner of the E ½ of the SW ¼ of Section 23, Raymond Township; 2246 CR 200N, Longview, Illinois PIN: 21-34-23-300-004	A covered porch addition to an existing single family home and a detached garage
11/13/13	74-12-02	A tract of land located in the SW Corner of the SE ¼ of Section 4, Sidney Township; 2072 CR 1100N, Sidney, Illinois PIN: 24-28-04-400-003	An addition to an existing single family home
11/13/13	177-12-01	Tract III of a Plat of Survey of the NE ¼ of Section 9, Sidney Township; 2069 CR 1100N, Sidney, Illinois PIN: 24-28-09-200-028	A detached garage
11/13/13	311-11-02	A tract of land located in the NW Corner of the NW ¼ of Section 7, Sidney Township; 1096 CR 1800E, Urbana, Illinois PIN: 24-28-07-100-007	A barn for horses and horse equipment
11/13/13	46-13-01	A tract of land being a Part of the NW ¼ of the SW ¼ of Section 24, Sadorus Township; 239 CR 525E Pesotum, IL PIN: 22-31-24-300-012	A detached storage building for agriculture equipment
11/13/13	25-13-01	Lot 2, Silver Trio Subdivision, Section 3, Philo Township; 1588 CR 1100N, Urbana, Illinois PIN: 19-27-03-400-011	A single family home with attached garage
11/13/13	215-09-03	A tract of land located in the NW Corner of the E ½ of the W ½ of the NE ¼ of Section 12, Pesotum Township; 1163 CR 500N, Tolono, IL PIN: Pt. of 18-32-12-200-005	An addition to an existing single family home

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
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Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/13/13	308-11-01	The NE ¼ of Section 16, Tolono Township; 983 CR 900E, Champaign, Illinois PIN: 29-26-16-200-001	A solar array
11/01/13	298-13-02	Lots 1, 2, 3, 4, 5, 6 and B of Block 3 of the Original Town of Foosland, Section 17, Brown Township; 200 Main Street, Foosland, Illinois PIN: 02-01-17-407-003	A grain bin for personal grain storage
11/26/13	316-13-01	A tract of land located in the SE Corner of the SE ¼ of Section 33, Harwood Township; 3007 County Road 2100E, Rantoul, Illinois PIN: 11-04-33-476-004	A detached storage shed
11/14/13	320-07-01FP	Lot 5, Leonard's Farmettes, Section 2, Urbana Township; 3313 E. Airport Road, Urbana, Illinois PIN: 30-21-02-101-005	A detached storage building
11/14/13	308-13-01	Lot 5, Leonard's Farmettes, Section 2, Urbana Township; 3313 E. Airport Road, Urbana, Illinois PIN: 30-21-02-101-005	A two-story deck addition to an existing single family home