

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

County of Champaign, Urbana, Illinois

Thursday, February 5, 2015 - 6:30 p.m.

Lyle Shields Meeting Room

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

### **Committee Members:**

Aaron Esry – Chair

Pattsi Petrie

C.Pius Weibel – Vice-Chair

Jon Schroeder

Astrid Berkson

Stan Harper

### Pages

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
  - A. ELUC Committee meeting – January 8, 2015 1 - 3
- IV. Approval of Agenda/Addenda
- V. Public Participation
- VI. Communications
- VII. **Items to Receive & Place on File by ELUC Committee to allow for 30 day Review Period**
  - A. Case 791-AT-14: Amend standard conditions and special provisions for ‘helicopter restricted landing area’ and ‘restricted landing area’ in Section 6.1.3 of the Champaign County Zoning Ordinance to correct and make permanent the amendment adopted in Case 768-AT-13 regarding ‘helicopter restricted landing area’ and ‘restricted landing area’ 4 – 8
- VIII. **Items to be Approved by ELUC for Referral to ZBA**
  - A. Direction to Zoning Administrator to Amend the Zoning Ordinance to implement Land Resource Management Plan Policy 6.1.1 as Authorized in the FY2014 RPC Work Plan 9 – 34
- IX. **Items to be Recommended to the County Board**
  - A. Proposed amendment to Ordinance No. 55 Regulation of Businesses Offering Recreation or Entertainment 35 – 44
  - B. Amending the FY15 RPC Planning Contact 45 – 54
- X. **Items to be Approved by ELUC**
  - A. A timeline for prosecuting current dangerous structures cases
  - B. Provide an inter-committee memo to the Finance Committee in support of a Future Operational Change for the Property Clearance line item in the Department of Planning and Zoning Budget including an estimated \$63,100 in FY2016. 55 – 56

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

February 5, 2015

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- XI. Item for Discussion Only
  - A. A proposed leaf burning ordinance for the unincorporated area
  - B. Fixes Needed to the Electronics Products Recycling and Reuse Act 57 – 58
- XII. Monthly Reports
  - A. December 2014 59 – 75
- XIII. Other Business
- XIV. Chair’s Report
- XV. Designation of Items to be Placed on Consent Agenda
- XVI. Adjournment

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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

DATE: Thursday, January 8, 2015

TIME: 6:30 p.m.

PLACE: Lyle Shields Meeting Room

Brookens Administrative Center

1776 E Washington, Urbana, IL 61802

**Committee Members**

Present	Absent
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
Stan Harper	
John Jay	
Patti Petrie	
	Jon Schroeder

**County Staff:** Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Brian Nolan (Recording Secretary)

**Others Present:** Susan Monte (Regional Planning Commission), Jamie Hitt (Planning and Zoning), Joel Fletcher (State’s Attorney)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:35 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 – October 9, 2014

**MOTION** by Ms. Berkson to approve the minutes of the October 9, 2014 ELUC meeting as distributed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

Mr. Esry requested to move Item IX. to become Item X. and Item X to become Item IX. in order to improve the flow of discussion. The committee agreed with this change.

**MOTION** by Ms. Berkson to approve the agenda as amended; seconded by Mr. Jay. Upon vote, the **MOTION CARRIED** unanimously.

**Mr. Harper entered the meeting.**

1 **V. Public Participation**

2 None

3  
4 **VI. Communications**

5 None

6  
7 **VII. Items to be Approved by ELUC**

8 A. Annual Renewal of Recreation and Entertainment Licenses

- 9 1. Alto Vineyards Champaign, 4210 North Duncan Road, Champaign 1/1/15 – 12/31/15
- 10
- 11 2. Lake of the Woods Bar and Liquors, Inc., 204 South Prairieview Road, Mahomet 1/1/15 – 12/31/15

12 Ms. Berkson inquired about the status of each business due to licenses being approved a week into the

13 new year. Mr. Hall explained that businesses are covered once they have submitted their applications.

14 Ms. Petrie asked Mr. Hall if the application fee is required by state statute or if the County implements

15 the fee.

16  
17 **Mr. Weibel entered the meeting.**

18 Mr. Hall explained that the fee is limited by state statute.

19  
20  
21 **MOTION** by Mr. Jay to approve the Recreation and Entertainment Licenses for Alto Vineyard Champaign

22 and Lake of the Woods Bar and Liquors, Inc.; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**

23 unanimously.

24  
25 B. Annual Review of Hotel/Motel Licenses

- 26 1. Motel 6, 1906 North Cunningham, Urbana 1/1/15 – 12/31/15

27  
28  
29 **MOTION** by Ms. Berkson to approve the Hotel/Motel Licenses for Motel 6; seconded by Ms. Petrie. Upon

30 vote, the **MOTION CARRIED** unanimously.

31  
32 **VIII. Items to be Approved by ELUC at the February 5, 2015 Meeting**

33 A. Proposed amendment to Ordinance No. 55 Regulation of Business Offering Recreation or Entertainment

34  
35 **MOTION** by Ms. Berkson to approve Item VIII. at the February 5, 2015 ELUC Meeting; seconded by Ms. Petrie.

36 Ms. Monte reported that the Champaign County Sheriff is satisfied with the proposed amendments regarding

37 public safety. The aggregate amount of liability insurance needs to be changed from \$3 million to \$2 million

38 based on advice from the county's insurance specialist. The board is also asked to consider giving additional

39 notice to current license holders.

40  
41 Mr. Weibel asked Mr. Hall if the establishment in question on Rt. 53 had previous licenses or if it was on

42 private property. Mr. Hall explained it is a property that was rezoned during the 1990's and licensing was not

43 discussed at the time of rezoning. Mr. Weibel asked if events have been previously held on the property. Mr.

44 Hall confirmed and noted that the property owner should have a Recreation and Entertainment License along

45 with a Liquor License. Ms. Petrie asked about the timeline of getting this item passed by the board and if

46 there is time for further reflection on the item. Ms. Monte asked the board to hold the item for consideration

47 until February's meeting. Ms. Petrie noted that there should be a change in the motion reflecting the item's

48 movement to the February agenda.

49  
50  
51 **AMENDED MOTION** by Mr. Weibel to defer Item VIII. to the February 5, 2015 ELUC agenda; seconded by Mr.

52 Harper. Upon vote, the **MOTION CARRIED** unanimously.

53  
54 **IX. Closed Session pursuant to 5 ILCS 120/2(11) to discuss litigation that is pending and litigation that is**

55 **probable or imminent on behalf of Champaign County**

1  
2 **MOTION** by Mr. Jay to enter closed session pursuant to 5 ILCS 120/2(11) to discuss litigation that is  
3 pending and litigation that is probable or imminent on behalf of Champaign County and have the  
4 following individuals remain present: Joel Fletcher, John Hall, Jamie Hitt, County Administrator and  
5 recording secretary; seconded by Mr. Weibel.  
6

7 Roll call vote:

8 Aye: 7 – Berkson, Esry, Harper, Jay, Petrie, Weibel

9 Nay: 0

10 **MOTION CARRIED**

11  
12 The Champaign County Environmental and Land Use Committee entered into Closed Session at 6:46  
13 p.m.

14  
15 The Champaign County Environmental and Land Use Committee resumed Open Session at 6:59 p.m.

16  
17 **X. Items to be Approved by ELUC for Recommendation to the County Board**

18 A. Contract for Engineering Service

19  
20 B. Contract for Appraisal Services

21  
22 **OMNIBUS MOTION** by Mr. Weibel to approve items X. A, X. B: Contract for Engineering Services and Contract for  
23 Appraisal Services; seconded by Ms. Berkson.

24  
25 Ms. Busey noted that upon approval, Planning and Zoning's 2015 Budget does not have adequate funds  
26 budgeted for these contacts. Based on the board's approval, a budget amendment will be prepared for the  
27 Finance Committee to approve.  
28

29 Upon vote, the **MOTION CARRIED** unanimously.

30  
31 **XI. Monthly Reports**

32 A. October 2014

33  
34 B. November 2014

35  
36 **MOTION** by Mr. Weibel to receive and place on file the Planning & Zoning Monthly Reports for October and  
37 November 2014; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.  
38

39 **XII. Other Business**

40 None

41  
42 **XIII. Chair's Report**

43 None

44  
45 **XIV. Designation of Items to be Placed on Consent Agenda**

46 X. A, X. B

47  
48 **XV. Adjournment**

49 **MOTION** by Ms. Berkson to adjourn; seconded Mr. Jay. Upon vote, the **MOTION CARRIED** unanimously.  
50 There being no further business, Mr. Esry adjourned the meeting at 7:03 p.m.  
51  
52

Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Susan Monte**, RPC Planner

Date: **January 26, 2014**

RE: **Zoning Ordinance Text Amendment Case 791-AT-14**

Request: **Amend standard conditions and special provisions for ‘helicopter restricted landing area’ and ‘restricted landing area’ in Section 6.1.3 of the Champaign County Zoning Ordinance to correct and make permanent the amendment adopted in Case 768-AT-13 regarding ‘helicopter restricted landing area’ and ‘restricted landing area’**

Petitioner: **Zoning Administrator**

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## **BACKGROUND**

Ordinance No. 944 (Zoning Case 768-AT-13) amended the requirements for ‘helicopter restricted landing area’ and ‘restricted landing area’ and was adopted by the County Board on April 24, 2014. Ordinance No. 944 was only intended as a temporary provision (to be replaced by a permanent amendment) and included a one-year time limit and that amendment will expire on April 24, 2015. Case 791-AT-14 is intended to be the permanent amendment to replace Ordinance No.944.

The Zoning Board of Appeals voted 5 to 0 (with two members absent) to RECOMMEND ENACTMENT of this amendment at the January 15, 2015, public hearing.

The amendment recommended by the ZBA is substantially the same as Ordinance No. 944 although some minor corrections have been made. The attached amendment indicates the changes made to the existing Ordinance.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation (this meeting) and then make a recommendation to the County Board at the next regularly scheduled Committee meeting (March 6, 2015, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

## **ATTACHMENTS**

- A Summary Finding of Fact
- B Proposed Amendment (Annotated)

## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **January 15, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):
  - A. **Regarding Goal 8:**
    - Objective **8.5 requiring the County to encourage the maintenance and enhancement of aquatic and riparian habitats** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal it, will *HELP ACHIEVE* the following:
      - Policy **8.5.1 requiring discretionary development to preserve existing habitat, enhance degraded habitat and restore habitat (see Item 18.A.(2)).**
      - Policy **8.5.2 requiring discretionary development to cause no more than minimal disturbance to the stream corridor environment (see Item 18.A.(3)).**
    - Objective **8.6 that avoids loss or degradation of habitat** because it will *HELP ACHIEVE* the following:
      - Policy **8.6.2 requiring new development to minimize the disturbance of habitat or to mitigate unavoidable disturbance of habitat (see Item 18.B.(2)).**
    - Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will *HELP ACHIEVE Goal 8 Natural Resources.*
  - B. The proposed amendment will *NOT IMPEDE* the following LRMP goal(s):
    - **Goal 1 Planning and Public Involvement**
    - **Goal 2 Governmental Coordination**
    - **Goal 3 Prosperity**
    - **Goal 4 Agriculture**
    - **Goal 5 Urban Land Use**
    - **Goal 6 Public Health and Safety**
    - **Goal 7 Transportation**
    - **Goal 9 Energy Conservation**
    - **Goal 10 Cultural Amenities**
  - C. Overall, the proposed map amendment will *HELP ACHIEVE* the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment will *HELP ACHIEVE* the purpose of the Zoning Ordinance because:
  - The proposed text amendment *WILL* conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY (Purpose 2.0 (b); see Item 16.B.).
  - The proposed text amendment *WILL* promote the public health, safety, comfort, morals, and general welfare (Purpose 2.0 (e); see Item 16.E.).

## **Attachment A. Summary Finding of Fact**

FEBRUARY 24, 2014

- The proposed text amendment **WILL** regulate and limit the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structures (Purpose 2.0 (h); see Item 16.H.).
- The proposed text amendment **WILL** classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses (Purpose 2.0 (i); see Item 16.I.).
- The proposed text amendment **WILL** divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance (Purpose 2.0 (j); see Item 16.J.).
- The proposed text amendment **WILL** fix regulations and standards to which buildings, structures, or uses therein shall conform (Purpose 2.0 (k); see Item 16.K.).
- The proposed text amendment **WILL** prohibit uses, buildings, or structures incompatible with the character of such districts (Purpose 2.0 (l); see Item 16.L.).
- The proposed text amendment **WILL** protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses (Purpose 2.0 (n); see Item 16.N.).
- The proposed text amendment **WILL** protect natural features such as forested areas and watercourses (Purpose 2.0 (o) see Item 16.O.).

**Attachment B. Proposed Amendment (Annotated)**  
JANUARY 26, 2015

---

**1. Revise the standard conditions and special provisions in Section 6.1.3 for a ‘Heliport or Heliport-Restricted Landing Area’ to read as follows:**

- \*1. Must meet the requirements for “Approach and Departure Protection Areas” of Paragraph 25 of the Federal Aviation Administration Circular Number 150/5390-2 and requirements of the Illinois Department of Transportation, Division of Aeronautics. HELIPORTS atop BUILDINGS are exempt from the minimum area standard.

~~The following standard conditions apply only to a HELIPORT/RESTRICTED LANDING AREA and shall be in effect for a limited time not to exceed 365 days from the date they are adopted (April 24, 2014).~~

2. The following standard conditions apply only to a HELIPORT-RESTRICTED LANDING AREA:

A. The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 800 linear feet measured outward from the side edge of the Final Approach and Takeoff Area in the approach/takeoff path, and 500 linear feet measured outward from the side edge of the Final Approach and Takeoff Area.

B. No part of a Final Approach and Take Off (FATO) Area may be closer than 1,320 feet from the nearest dwelling under different ownership than the HELIPORT- RESTRICTED LANDING AREA.

C. No part of a Final Approach and Take Off (FATO) Area may be closer than 280 feet from the nearest property under different ownership than the HELIPORT- RESTRICTED LANDING AREA.

- ~~3. The requirement of Section 4.3.8. notwithstanding, a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT or any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located in the following required separation distances without being subject to the requirement for a SPECIAL USE Permit:~~

~~A. No part of the runway may be closer than 1, 320 feet from the nearest DWELLING under different ownership than the RESTRICTED LANDING AREA.~~

~~B. No part of the runway may be closer than 280 feet from the nearest PROPERTY under different ownership than the RESTRICTED LANDING AREA.~~

D. The requirement of Section 4.3.8 notwithstanding, any DWELLING or LOT established after a HELIPORT- RESTRICTED LANDING AREA is established is not required to comply with Standard Conditions 2.B. or 2.C. for a HELIPORT- RESTRICTED LANDING AREA and no Special Use Permit shall be required.

**2) Revise the existing standard conditions and special provisions in Section 6.1.3 for a ‘Restricted Landing Area’ to read as follows:**

- \*1. Must meet the requirements of the Federal Aviation Administration and Illinois Department of Transportation, Division of Aeronautics.
2. The RESTRICTED LANDING AREA shall provide for a runway plus a runway safety area both located entirely on the LOT. The runway safety area is an area centered 120 feet wide and extending 240 feet beyond each end of the runway.
3. No part of a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT nor any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located: 1) within the Primary Surface, an area 250 feet wide centered on the runway centerline and extending 200 feet beyond each end of the runway; or 2) the Runway Clear Zones, trapezoidal areas centered on the extended runway centerline at each end of the primary surface 250 feet wide at the end of the primary surface and 450 feet wide at a point 1,000 feet from the Primary Surface.
4. After a RESTRICTED LANDING AREA is established, the requirements in Section 4.3.7 4.3.8 and ~~Table 5.3~~ ~~note (12)~~ Footnote 11 in Section 5.3 shall apply.

## Attachment B. Proposed Amendment

FEBRUARY 24, 2014

~~The following standard conditions shall be in effect for a limited time not to exceed 365 days from the date they are adopted (April 24, 2014):~~

5. The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 1,500 linear feet measured outward from the end of the runway and 500 linear feet measured outward from the side edge of the runway extended by 1,500 feet.
6. No part of a runway may be closer than 1,320 feet from the nearest dwelling under different ownership than the RESTRICTED LANDING AREA.
7. No part of a runway may be closer than 280 feet from the nearest property under different ownership than the RESTRICTED LANDING AREA.
6. ~~The requirement of Section 4.3.8 notwithstanding, a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT or any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located in the following required separation distances without being subject to the requirement for a SPECIAL USE Permit:~~
  - ~~A. No part of the runway may be closer than 1,320 feet from the nearest DWELLING under different ownership than the RESTRICTED LANDING AREA.~~
  - ~~B. No part of the runway may be closer than 280 feet from the nearest PROPERTY under different ownership than the RESTRICTED LANDING AREA.~~
8. The requirement of Section 4.3.8 notwithstanding, any BUILDING or STRUCTURE or USE or LOT established after a RESTRICTED LANDING AREA is established is not required to comply with Standard Conditions 6 or 7 for a RESTRICTED LANDING AREA and no Special Use Permit shall be required provided there is compliance with Standard Condition 3 for a RESTRICTED LANDING AREA.

DATE:	January 26, 2015
TO:	Environment and Land Use Committee (ELUC)
FROM:	John Hall, Zoning Administrator, Susan Monte, RPC Planner
RE:	Proposed Text Amendment to Champaign County Zoning Ordinance to implement Policy 6.1.1 of the Champaign County Land Resource Management Plan (LRMP)
ACTION REQUEST:	Direction to Zoning Administrator to Amend the Zoning Ordinance to Implement Land Resource Management Plan Policy 6.1.1 as Authorized in the FY2014 RPC Work Plan

Introduction

This request is that ELUC authorize a proposed text amendment to the Zoning Ordinance to include minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems. If authorized, the proposed text amendment will proceed to a public hearing at the Zoning Board of Appeals, with a subsequent review by ELUC, and final action by the County Board.

The request is based on FY2014 County Planning Contract Work Plan, Item 9 with regard to LRMP Priority Item 6.1.1c:

Amend the Campaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa, as they pertain to Policy 6.1.1: The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems.

Attachment A describes the context of LRMP Policy 6.1.1 under the LRMP Public Health and Public Safety Goal.

Background

The proposed text amendment updates zoning provisions that pertain to lots having a private sewage disposal system. The proposed text amendments contain minimum lot requirements and a change in procedure with regard to issuance of a zoning use permit and zoning compliance certificate for such lots.

The Clean Water Act is the primary federal law in the United States governing water pollution. Based on this law, the U.S. Environmental Protection Agency determined that the surface discharge of

Background (continued)

wastewater, regardless of the size, is subject to federal regulation under the National Pollutant Discharge Elimination System (NPDES).

In Illinois, the NPDES permit requirement is administered by the Illinois Environmental Protection Agency. Attachment B is a copy of IEPA online information regarding Illinois Surface Discharge Permit ILG62, effective February 10, 2014, which applies to point source discharges of pollutants from new or replacement individual wastewater treatments systems to federally protected waters in Illinois. The NPDES requirement alters the local approval process for a surface discharging septic system, e.g., the NPDES permit must be issued before making application to the local health department.

The Private Sewage Disposal Code (77 Ill. Adm. Code 905) was amended on August 28, 2013 to include standards to be followed by local health departments in the permitting of new and replacement private sewage disposal systems. Attachment C is a summary of amendments to the Code, effective August 28, 2013.

The NPDES permit requirement alters local health department review and approval procedure for a new or replacement surface discharging septic system, e.g., the NPDES permit must be issued before making application to the local health department. The NPDES permit requirement, along with provisions of the Private Sewage Disposal Code as amended, may prohibit a local health department from issuing a construction permit for private sewage disposal systems that discharge to an underground drainage tile, a natural drainageway, or a body of water. Attachment D is a copy of frequently asked questions regarding the new NPDES permit requirements in Illinois from the IEPA webpage. Attachment E is a draft copy of Champaign County Department of Planning & Zoning handout 'Example Zoning Use Permit Site Plan for a New Home on a Typical Rural Lot.'

Proposed Text Amendment to Zoning Ordinance

Attachment F contains a legal description of the proposed text amendment, which includes the following proposed zoning requirements:

- That an area for both an active subsurface private sewage disposal (septic) system and a reserve subsurface private sewage disposal (septic) system and no other construction may occur in that part of the lot.
- For new homes, that a septic permit must be approved by the County Health Department before a Zoning Use Permit can be approved for the new home.
- For an older property with a septic system for which there is no record of Champaign County Health Department approval, that any Zoning Use Permit Application for new construction (such as a garage) must include a brief description of the septic system and the site plan must indicate the major parts of the septic system (septic tank, lateral lines, etc.) and the new construction must not reduce the contiguous open space on the lot to less than either 12,000 square feet with a minimum dimension of 90 feet or no less open space than existed on the lot on January 1, 2013.

Attachments

- A LRMP Policy 6.1.1 Shown in Context
- B Copy of IEPA online information regarding Illinois Surface Discharge Permit ILG62, effective February 10, 2014
- C Summary of Amendments to Private Sewage Disposal Code (77 Ill. Adm. Code 905) effective August 28, 2013
- D Frequently Asked Questions on EPA's NPDES General Permit for New and Replacement Surface Discharging Systems in Illinois updated August 25, 2014
- E Draft Copy of Champaign County Department of Planning and Zoning Handout 'Example Zoning Use Permit Site Plan for a New Home on a Typical Rural Lot' dated December, 2014
- F Legal Description of Proposed Text Amendment
- G Strikeout Version of Proposed Text Amendments to the Zoning Ordinance

LRMP Policy 6.1.1 Shown in Context

<p>Goal 6: Public Health &amp; Public Safety</p> <p>Champaign County will ensure protection of the public health &amp; public safety in land resource management decisions.</p>	
	<p>Objective 6.1 Protect Public Health &amp; Safety</p> <p>Champaign County will seek to ensure that development in unincorporated areas of the County does not endanger public health or safety.</p>
	<p>Policy 6.1.1</p> <p>The County will establish minimum lot location &amp; dimension requirements for all new rural residential development that provide ample &amp; appropriate areas for onsite wastewater &amp; septic systems.</p>



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## Illinois Surface Discharge Permit (ILG62)

EPA has made a final decision to issue the NPDES general permit for point source discharges of pollutants from new or replacement individual wastewater treatment systems to federally protected waters in Illinois. This General Permit will become effective on Feb. 10, 2014.

[Frequently Asked Questions on EPA's NPDES General Permit for New and Replacement Surface Discharging Systems in Illinois \(PDF\)](#) (9 pp, 204 K) Aug. 25, 2014

[Do's and Don'ts of Your Septic System Fact Sheet \(PDF\)](#) (1pp, 295 K) Sept. 2014

[Additional Do's And Don'ts For An Advanced Treatment Unit \(PDF\)](#) (1pp, 458K) Sept. 2014

### Approval process

- Sept. 17, 2012 - EPA published a draft general permit for public comment and accepted comments through Nov. 15, 2012.
- EPA has responded to all significant comments received during the public comment period and revised the permit where necessary in response to those comments. (see Response to Public Comments under Documents)

### Who can be covered under the General Permit?

People who are eligible for the final General Permit will be able to discharge pollutants from septic systems to waters of the United States in accordance with the terms and conditions of the General Permit.

The permit sets discharge limits and requires periodic inspection, monitoring and reporting.

Anyone not eligible for the General Permit may apply to the Illinois Environmental Protection Agency for an individual NPDES permit.

### How do I obtain coverage under the General Permit?

- You must submit a notice of intent (NOI) and the supplemental information required in the General Permit.
- Send your NOI via certified mail to:
  - U.S. Environmental Protection Agency  
Region 5 Water Division  
NPDES Programs Branch (WN-16J)  
General Permit ILG62 NOI  
77 W. Jackson Blvd.  
Chicago, IL 60604-3590
- EPA will review the NOI and make a decision 30 calendar days from the date it receives your NOI.

#### Contact Information

r5npdes@epa.gov - Use ILG62 in the subject field

**Mark Ackerman**

ackerman.mark@epa.gov  
312-353-4145

#### What is a discharge permit?

Wastewater from homes or businesses that are not connected to a municipal sewer system is generally treated by individual wastewater treatment systems. In most cases, that means a septic system. Nearly one in four households in the United States uses an individual septic system to treat wastewater.

What comes out of the septic system is called discharge. Discharge usually goes into the ground around the system, but it may also be released onto the ground surface and potentially into nearby bodies of water. The Clean Water Act and the Illinois Environmental Protection Act require permits for septic systems that discharge into federally protected waters.

EPA issues the permit under the National Pollutant Discharge Elimination System (NPDES).

- Unless coverage is denied, you are eligible to discharge in accordance with the General Permit 30 calendar days after EPA receives your NOI.
- Although not specified in the final permit, EPA will also send a coverage letter to you and the applicable county health department.

## What if I am denied coverage under the General Permit?

If coverage under the General Permit is denied, EPA will notify both the applicant and the applicable county health department of EPA's decision to deny permit coverage. EPA will notify both parties by telephone and follow up with a formal letter on the decision.

## Documents

### 2013

- [Final NPDES Permit No. ILG62 \(PDF\)](#) (52 pp, 1.3MB) Dec. 31, 2013
- [Appendix II-Notice of Intent \(NPDES Form ILG62 NOI\) \(PDF\)](#) (6 pp, 308K)
- [Response to Public Comments \(PDF\)](#) (59 pp, 558K) Dec. 31, 2013
- [Economic Feasibility Calculator \(Excel spreadsheet\)](#) (138K) Dec. 31, 2013
- [Notice of Final Decision](#) Dec. 31, 2013

### 2012

- [Draft NPDES General Permit No. ILG62 \(PDF\)](#) (43 pp, 856K) September 2012
- [EPA to Issue General Permit for Septic System Discharge - fact sheet \(PDF\)](#) (2 pp, 106K) September 2012
- [Technical Fact Sheet for General Permit No. ILG62 \(PDF\)](#) (94 pp, 1.2MB) September 2012
- [Federal Register Notice](#) Sept. 17, 2012
- [Public Notice of EPA Open House and Public Hearing \(PDF\)](#) (1 pg, 101K) September 2012

## Notice of final decision - December 31, 2013

### Final National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from New and Replacement Septic Systems Illinois

This notice announces the decision made by the United States Environmental Protection Agency to issue the final NPDES general permit for point source discharges of pollutants from new or replacement individual wastewater treatment systems to federally protected waters in Illinois. This action is effective on February 10, 2014.

EPA published a draft general permit for public comment on September 17, 2012 and accepted comments on the draft permit through November 15, 2012. 77 FR 57084. Pursuant to federal regulations at 40 CFR 124.17, EPA has responded to all significant comments received during the public comment period and revised the permit where necessary in response to comments. Please refer to the response summary document to review all significant comments, responses, and a summary of revisions made to the NPDES general permit.

People who are eligible for the final general permit will be able to discharge from septic systems under the permit. The permit sets discharge limits and requires periodic inspection, monitoring and reporting. Anyone not eligible for the general permit may apply for an individual permit from the Illinois EPA.

In accordance with 40 C.F.R. Part 23, this permit shall be considered issued for the purpose of judicial review on February 10, 2014. Under section 509(b) of the Clean Water Act, judicial review of this general permit can be had by filing a petition for review in the United States Court of Appeals within 120 days after the permit is considered issued for purposes of judicial review. Under section 509(b)(2) of the Clean Water Act, the requirements in this permit may not be challenged later in civil or criminal proceedings to enforce these requirements. In addition, this permit may not be challenged in other agency proceedings.

To see the final permit, response summary, and related documents, go to

[www.epa.gov/region5/water/npdestek/surfacedischarge](http://www.epa.gov/region5/water/npdestek/surfacedischarge) or visit the EPA's Chicago regional office to view the full administrative record. To schedule an appointment at the Chicago office, contact Mark Ackerman at 312-353-4145.

You may call EPA toll-free at 800-621-8431, 8:30 a.m. – 4:30 p.m. Central time, weekdays.

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<http://epa.gov/region5/water/npdestek/surfacedischarge/index.html>  
[Print As-Is](#)

Last updated on Monday, September 22, 2014

Summary of Amendments to Private Sewage Disposal Code (77 Ill. Adm. Code 905)  
effective August 28, 2013

<b>Section</b>	<b>Topic</b>	<b>Amendments: 37 Ill. Reg. 14994 (effective Aug. 28, 2013)</b>
905.10	Definitions	Provides new definitions and clarification to existing definitions
905.15	Incorporated and Referenced Materials	Provides additional references and updates to standards and guides for the design and performance of private sewage disposal systems
905.20	General Requirements	Provides updates and clarification on prohibited influent, water softeners, pipe sizing, electrical devices and alarms. Provides site restrictions for areas to be used for a subsurface component of a private sewage disposal system
905.40	Septic Tanks	Incorporated NSF Standard 46 requirements for filters and provides grammatical updates and clarifications
905.55	Subsurface Seepage System Design Requirements	Provides amendments for the use of soil investigations for determining soil suitability on a site and restrictions on percolation tests; soil identification for determining the size and type of private sewage disposal system to be used.
905.60	Subsurface Seepage System Construction Requirements	Provides amendments on using soil information to size a subsurface seepage system, evaluation of a site, use of artificial drains, addition of subsurface drip irrigation systems and clarifications.
905.110	Effluent Discharges	Provides language for compliance for surface discharging private sewage disposal system with an NPDES permit, limitations on common collectors, discharges to a 2/3 size subsurface seepage field and effluent limitations.
905.115	NPDES Permit Compliance	Provides language for the compliance with an NPDES permit when one is required
905.120	Disinfection	Provides amendments that all surface discharges be disinfected, NSF Standard 46 compliant and location of disinfection devices
905.140	Holding Tanks	Provides amendments on when a holding tank can be used as well as grammatical updates and clarifications
905.190	Installation Approval	Provides amendments acknowledging by signature the requirements of maintenance for a private sewage disposal system and grammatical updates and clarifications.
905 App. A	Illustration C	Provides updates to ASTM standards
905 App. A	Illustration D	Provides amendments to vertical separation distances for discharging points and Class V systems
905 App. A	Illustration I, Exhibit E	Provides amendments on the limitations of the design chamber systems in a subsurface seepage system.

Updated August 25, 2014

**Frequently Asked Questions on EPA's NPDES General Permit for****New and Replacement Surface Discharging Systems in Illinois**

- 1. What is the relationship of the NPDES general permit ILG62 to construction permits for surface discharging systems issued by local county health departments prior to the February 10, 2014 effective date of the general permit?**

The general permit authorizes a discharge (emphasis added) of pollutants from new and replacement surface discharging systems to waters of the United States, not the actual systems themselves. The following guidance regarding construction permits for surface discharging systems that will discharge pollutants to waters of the United States, issued by local county health departments prior to the effective date of the general permit is provided below.

Local county health departments may continue to issue construction permits for surface discharging systems up until the general permit becomes effective on February 10, 2014. However, any construction permit issued by a local county health department for a surface discharging system that will discharge pollutants to a water of the United States must be installed and operational before the February 10, 2014 effective date of the general permit to avoid being classified as a discharge from a new or replacement system.

Even though a construction permit for a surface discharging system could be approved by a local county health department prior to the effective date of the general permit, this does not mean that the system can be installed on or after the February 10, 2014 general permit effective date, thus circumventing the need for a permit to discharge.

EPA would also like to point out that surface discharging systems that receive a construction permit prior to the effective date of the general permit but are installed on or after the effective date may not qualify for coverage under the general permit retroactively and could potentially be out of compliance with the Clean Water Act. That is because these surface discharging systems may not qualify under the technological or economic feasibility criteria of the general permit. These applicants would be faced with taking out their non-compliant surface discharging system, and installing a compliant soil-based system, or operating out of compliance with the general permit. Applicants who have received a construction permit prior to the effective date but will not have an operational system until after the effective date of the general permit should be made aware of this risk.

**2. Who is responsible for making the determination about whether a discharge of pollutants from a surface discharging system will enter waters of the United States?**

Following is a response from the response to comments document that addresses this question and also provides additional information on waters of the United States. The response indicates that the homeowner is responsible for making the determination. EPA expects that the homeowner will make the decision based on information provided by the person who conducts the soil investigation. The response from the response to comments document is as follows:

Congress, in Section 502 of the CWA, defined “navigable waters” broadly as encompassing all “waters of the United States.” EPA has issued a regulatory definition of the term “waters of the United States” at 40 CFR § 122.2. EPA’s definition includes, among other things, traditional navigable waters, tributaries of traditional navigable waters, and wetlands that are adjacent to traditional navigable waters or their tributaries. The Supreme Court has determined the scope of Congress’ intent to regulate “waters of the United States” in several opinions of the Court, most recently in the case of Rapanos v. United States, 126 S. Ct. 2208 (2006).

EPA has provided guidance to individuals and companies impacted by the Rapanos decision; that guidance and other materials are set forth at <http://water.epa.gov/lawsregs/guidance/wetlands/CWAwaters.cfm>. This guidance discusses EPA’s jurisdiction over traditional navigable waters, relatively permanent non-navigable streams, non-navigable streams that are not relatively permanent, and wetlands adjacent to those waters to help EPA and the Corps of Engineers, as well as citizens, identify whether particular surface waters are “waters of the United States.”

It is the responsibility of the potential discharger to determine whether or not his or her system might discharge to a water of the United States. EPA realizes, though, that the Rapanos guidance may be difficult for the average person to apply. As a common sense way of evaluating whether you are required to be covered by a permit, if you were to install a new or replacement surface discharging system on your land, would effluent or pollutants (even diluted ones) from your system end up in a water of the United States or a conveyance, such as a ditch, drainage pipe, channel, tunnel, conduit, discrete fissure or other means that leads to a water of the United States? In evaluating this question, consider that rain water, irrigation activities, lawn sprinkling systems and any other ways that water can carry pollutants to waters of the United States. If so, even though pollutants would not be carried to waters of the United States unless your area experienced an exceptionally wet season, you are still required to obtain coverage under a permit. Only if you are sure that your system would not discharge pollutants to a water of the United States or a conveyance that leads to a water of the United States should you forego obtaining a permit for a surface discharging

system. If you do not obtain a permit, but actually discharge, you may be subject to an enforcement action under the CWA.

**3. How does an applicant apply for coverage under the NPDES general permit ILG62? What additional information needs to be submitted with the Notice of Intent when applying for coverage?**

Anyone who wants to apply for coverage under the NPDES general permit will need to fill out the Notice of Intent (NOI) form which can be downloaded from EPA's website <http://www.epa.gov/region5/water/npdestek/surfacedischarge/>. Either the applicant or his or her septic contractor can fill out the NOI and for owner-occupied residential property; the NOI must be signed by one of the adults whose name appears on the title to the property. For rental property and non-residential applicants, someone other than the contractor must sign the NOI, but it depends upon whether the owner is an individual, partnership, or corporation, etc.; the eligible signatories are defined in the permit. By signing the NOI, the owner is responsible for what the contractor writes on the NOI.

In order to be covered under the NPDES general permit for new and replacement surface discharging systems in Illinois (ILG62), the applicant will need to demonstrate eligibility. Applicants will need to demonstrate that all alternatives to a surface discharging system are technically or economically not feasible.

In order to be eligible, an applicant must not be precluded from coverage based on the limitations on coverage (See Part I.C, pages 5-6 of the general permit); the system must receive and process domestic sewage only; flow through the system must be less than 1,500 gallons per day; connection to a sanitary sewer must be greater than 300 feet away from the property; and all alternatives to a surface discharging system must be technologically or economically not feasible, as determined in accordance with Part I.B paragraphs 2 through 4 (soil analysis, site evaluation, and economic analysis--see pages 1-5 of the general permit).

As indicated above, an applicant will need to demonstrate eligibility to be covered under the permit. Simply filling out the NOI and applying for permit coverage does not guarantee that an applicant will be eligible for coverage under the general permit. In order to establish coverage, an applicant will need to demonstrate that a surface discharging system is necessary. In other words, an applicant will need to demonstrate that his or her site cannot support any alternative to a surface discharging system (technically not feasible), or his or her site can support an alternative to a surface discharging system but installation of the alternative system is not affordable (economically not feasible).

In addition to submitting the NOI, the applicant will also need to submit a technical feasibility determination. The technical feasibility determination is comprised of two parts: a soil investigation, and a site evaluation. Together, the soil investigation and site evaluation will allow the Site Evaluator to ultimately conclude whether a particular site

will support any alternative to a surface discharging system. The two components (soil investigation and site evaluation) are described below.

#### Soil Investigation

The soil investigation must be conducted and signed by a qualified Soil Classifier. A qualified Soil Classifier means one of the following:

1. A certified professional soil classifier (CPSC) of the Illinois Soil Classifiers Association (ISCA) or a CPSC or a certified professional soil scientist (CPSS) with the Soil Science Society of America (SSSA), formerly the American Registry of Certified Professionals in Agronomy, Crops and Soils
2. Junior staff members working under direct supervision of either a CPSC or CPSS as defined in 1, above. The supervising CPSC or CPSS must accompany the junior staff member on at least 25% of the soil investigations completed by the junior staff member and must review and sign all of that person's soil investigation reports.

The soil investigation will document an array of soil properties and the loading rate that will be used by the Site Evaluator for the purpose of conducting the site evaluation.

#### Site Evaluation

The site evaluation must be conducted and signed by a Site Evaluator. A Site Evaluator means one of the following:

1. Illinois Licensed Environmental Health Practitioner
2. Individuals working under direct supervision of a Illinois Licensed Environmental Health Practitioner
3. Illinois Licensed Professional Engineer
4. An individual holding either the basic or advanced Certified Installer of Onsite Wastewater Treatment Systems certification from the National Environmental Health Association.

The site evaluation evaluates various treatment technologies and concludes whether a specific site can support any alternative to a surface discharging system in conjunction with the soil analysis, the PSD Code design requirements, and additional design parameters included in the permit.

If an applicant has questions on the NOI process or what information is required, you may direct them to contact Mark Ackerman by phone (312) 353-4145 or email [ackerman.mark@epa.gov](mailto:ackerman.mark@epa.gov).

- 4. If the homeowner determines that he or she will NOT discharge to the waters of the United States, does the applicant even need to contact EPA before applying for a septic construction permit from the local health department?**

EPA has indicated that the burden whether a discharge of pollutants will enter waters of the United States is with the homeowner/system owner. If a construction permit applicant/homeowner makes a determination that his or her discharge will not discharge pollutants to waters of the United States, the applicant is not required to notify EPA. However, construction permit applicants should be encouraged to work with a soil scientist/classifier so that the applicant can make an informed decision, and be made aware that should the applicant forego obtaining coverage under an NPDES permit and actually discharge pollutants to waters of the United States, then the applicant is potentially subject to enforcement action under the Clean Water Act.

- 5. If a complaint is received by a local health department on an existing surface discharging system, does EPA get involved in the complaint investigation process?**

EPA's involvement depends upon the definition of an existing surface discharging system. EPA considers existing surface discharging systems to be those surface discharging systems that were installed and operational prior to the February 10, 2014 effective date of EPA's NPDES general permit for new and replacement surface discharging systems in Illinois. Therefore, to the extent that a local health department receives a complaint for an existing surface discharging system as described above, those particular systems are not covered by EPA's permit, and, thus, EPA would not get involved in a complaint investigation process.

If the complaint is for a system covered under EPA's general permit, then EPA will only get involved in a complaint investigation process to the extent that the complaint involves alleged non-compliance with the NPDES general permit. If NPDES permit non-compliance is alleged, EPA would welcome the local health department's sharing of all information that it has regarding the complaint and any information the department has as the result of its own investigation.

- 6. If a property is so limited in area (due to well setback, space consumed by the building and driveways) that it is not physically possible to install any subsurface system, will a soils evaluation still be required? This could also apply to a site which is completely in a floodway. In such cases, I believe that the site evaluator could attest that there is no value to a soils evaluation being done, and therefore a soils evaluation should be waived.**

The final general permit requires that any NOI submitted include a technical feasibility analysis which is comprised of both the site evaluation and soil analysis. Even though there may be situations as described where there is limited area, a technical feasibility determination, which includes a soil analysis, is required for anyone seeking coverage under the general permit.

**7. Does EPA see any difference between treated effluent discharged from an NSF Standard 40 treatment plant and an NSF Standard 350 treatment plant as far as NPDES requirements or monitoring?**

The general permit has effluent limitations that dischargers must achieve regardless of what technology is used. Therefore, all permit requirements and monitoring are the same regardless of whether the effluent is discharged from an NSF Standard 40 treatment plant, NSF 350 treatment plant or any other type of treatment system.

**8. If a site contains only fill material, is a soil-based system exempted from such a site, or is the suitability totally based on the soil classifier's report?**

The general permit would allow the use of a soil-based system at a site containing fill material only. As at all sites, the site containing fill material would have to be evaluated to determine whether it can support various soil-based alternatives through completing the technical feasibility analysis (soil analysis and site evaluation).

**9. I believe that the property owner is the legally responsible person to determine if they need coverage under the NPDES general permit ILG62. However, he or she is the least qualified to make that decision compared to a contractor, soil classifier, or site evaluator. Is the owner responsible only because that person has to be the applicant?**

The general permit defines "Owner or Operator" to mean the owner or operator of any facility or activity subject to regulation under the NPDES program. For purposes of this permit, an "operator" means a party, including a character by demise, who

1. Has operational control over the Surface Discharging System, including the ability to modify those activities; or
2. Has day-to-day operational control of those activities that are necessary to ensure compliance with the permit or to hire, or direct workers to carry out activities required to comply with the permit.

Since it will be either the Owner or Operator that applies for coverage by submitting an NOI and supplemental information, the burden as to whether there will be a discharge of pollutants to waters of the United States is with the Owner or Operator, which in most cases will be the owner of the property. EPA expects that the property owner will make his or her decision upon becoming informed by a soil scientist/classifier regarding the characteristics of the particular site.

- 10. With regard to the 30 day wait period, if the applicant does not hear anything from the EPA, then the applicant knows that he or she can install a surface discharging system, and the local county health department can issue a construction/installation permit. Will the EPA call a local health department once EPA has made a decision whether to grant or deny coverage if that decision is made prior to 30 days upon EPA's receipt of the NOI?**

Although it is not specified in the permit, and the final permit does not require it, EPA will send a coverage letter to the applicant and copy the applicable local county health department. EPA will notify both the applicant and the applicable county health department by telephone and/or email, and follow up with a formal letter regarding the decision. Should EPA reach a decision prior to 30 calendar days following receipt of an NOI, EPA will notify the applicant and applicable county health department upon reaching its decision.

- 11. Some properties in our county are very small and the only choice is to install an aeration unit. In these particular instances, why is it necessary to go thru the Notice of Intent process?**

It is the applicant's decision whether or not to apply for coverage under the general permit, but if the applicant chooses the general permit, he or she must comply with the established application/NOI process. EPA's NPDES general permit does not allow for an abbreviated application process for instances when particular sites, upon cursory inspection, appear to be inadequate to support an alternative to a surface discharging system. An abbreviated process could result in a premature decision ruling out a site's ability to support an alternative to a surface discharging system. Requiring everyone who applies for coverage under the general permit to submit a notice of intent and the required supplemental information ensures that each site, regardless of size, soil type, or other restrictive features are consistently evaluated based upon the technical and economic criteria established in the final permit.

- 12. When a subsurface system requires an artificial drain to lower the seasonal high water table (to achieve sufficient vertical separation), must the discharge from that drain be covered under EPA's general permit?**

The National Pollutant Discharge Elimination System program does not regulate discharges of groundwater from artificial drainage systems (also known as perimeter drains). If the discharge from the artificial drain is made up entirely of ground water, then coverage under EPA's general permit is not required.

However, if pollutants from the subsurface wastewater treatment system migrate into the artificial drain, discharges of pollutants from that drain that enter waters of the United States would need coverage under EPA's general permit. In other words, the artificial drain will be classified as a surface discharging system, which is defined in the general permit to mean a system that releases treated domestic sewage onto the ground, into any kind of drain or conveyance, or into surface waters.

Under certain conditions (e.g. slowly permeable soil, a drain installed at a depth that is too shallow) artificial drainage systems will not function as they are intended (i.e. they will not lower the seasonal high water table to provide the vertical separation necessary for subsurface treatment). The lack of design standards for artificial drains in the Private Sewage Disposal Code reinforces this concern. To avoid a potential discharge of pollutants via artificial drainage systems to waters of the United States in Illinois, other measures to combat challenges posed by a seasonal high water table such as at grade or mound systems should be considered.

If it is determined that an artificial drain will act as a conduit for discharge of pollutants from a wastewater treatment system to waters of the United States in Illinois, then the applicant must seek coverage under the general permit. It is the homeowner's responsibility to make this determination. In making this determination the homeowner should utilize information provided by his or her soil scientist/classifier, and contractor. The same application process described in response to question 3 above will apply.

The Clean Water Act makes it unlawful to discharge pollutants to waters of the United States without an NPDES permit. Therefore, it is important that homeowners considering installation of a subsurface waste water treatment system in combination with an artificial drain diligently explore options available to address their needs.

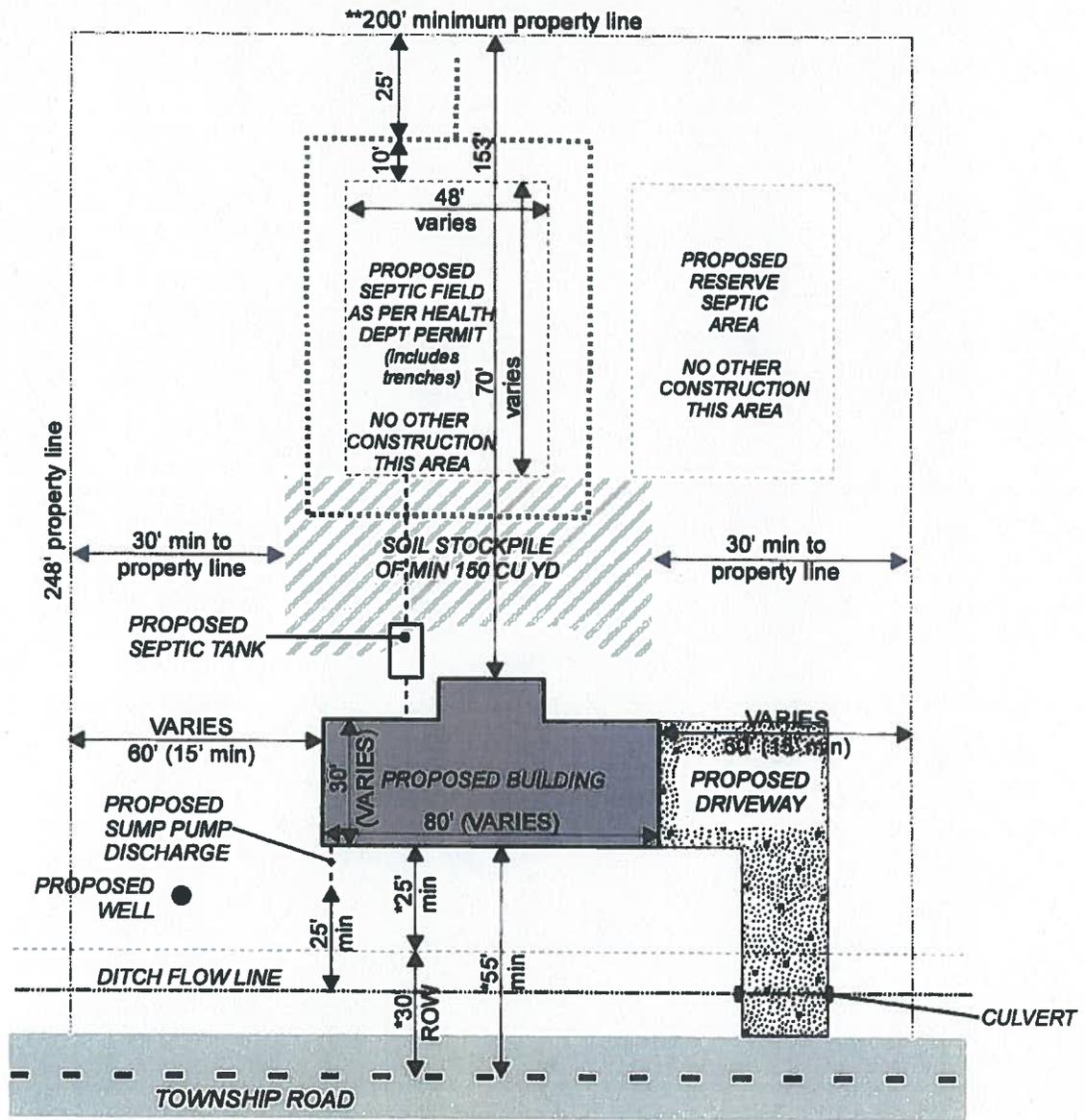
References to the following studies are included to provide information about the likelihood of pollutants from wastewater treatment systems migrating into, and being discharged through artificial drainage systems, and the effectiveness of artificial drains to lower the water table:

1. Assessment of the Use of Selected Chemical and Microbiological Constituents as Indicators of Wastewater in Curtain Drains From Home Sewage Treatment Systems in Medina County, Ohio, Denise H., Dumouchelle, United States Geological Survey Scientific Investigations Report 2006-5183.  
[http://pubs.usgs.gov/sir/2006/5183/pdf/SIR\\_2006\\_5183.pdf](http://pubs.usgs.gov/sir/2006/5183/pdf/SIR_2006_5183.pdf)
2. Seasonally High Water Tables and Septic Systems, Brad Lee, Don Franzmeier, Phillip Owens, and Don Jones, Department of Agronomy and Department of
3. Agricultural and Biological Engineering Purdue University.  
<https://www.extension.purdue.edu/extmedia/henv/henv-12-w.pdf>
4. High Water Tables and Septic System Perimeter Drains, Brad Lee, and Don Franzmeier, Department of Agronomy Purdue University.  
<https://www.extension.purdue.edu/extmedia/RW/RW-1-W.pdf>

**13. An aeration treatment unit meeting the requirements for a 2/3 seepage field was installed and the seepage field failed. If the property does not have enough area available to replace the seepage field and must convert the system to a surface discharging system, does the homeowner need to obtain coverage under EPA's general permit?**

The homeowner will need to obtain coverage under EPA's general permit if the treatment system will discharge pollutants to waters of the U.S. in Illinois. This is true whether the site in question is served by an aeration treatment unit meeting the requirements for a 2/3 seepage field, or another type of system that does not meet the requirements for a reduced seepage field. Discontinued use of the seepage field due to failure, and being unable to replace the field due to site restrictions or other factors will cause the system to be characterized as a replacement system. This is due to the fact that the zero discharge system is being replaced with a surface discharging system. If the seepage field were being replaced instead of abandoned, the system would be considered a replacement system under the definitions set forth in the general permit.

# Example Zoning Use Permit Site Plan for a New Home on a Typical Rural Lot



\* minimum setback varies depending on street classification  
 \*\* minimum lot width in AG-1 and CR Districts



## Legend

- ..... Curtain Drain
- Septic Field
- Reserve Septic Field
- //// Soil Stockpile Area
- ▨ Proposed Driveway
- ▭ Residence
- ▭ Property Line
- ▭ Township Road

Champaign County  
 Department of  
 PLANNING &  
 ZONING  
 DRAFT Dec 201

Legal Description of Proposed Text Amendment

1. Add the following definitions:  
 “PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM”; and  
 “AREA FOR PRIVATE SEWAGE DISPOSAL, TOTAL”  
 “AREA FOR PRIVATE SEWAGE DISPOSAL, ACTIVE”; and  
 “AREA FOR PRIVATE SEWAGE DISPOSAL, RESERVE”.
2. Amend Paragraph 4.3.4(B) by requiring that any new LOT created after January 1, 2013 that is not served by a connected PUBLIC SANITARY SEWER SYSTEM but with a connected PUBLIC WATER SUPPLY SYSTEM must be at least 30,000 square feet in area.
3. Amend Subsection 4.3.5 by adding the following:
  - a. Add a requirement that each lot that does not access a connected PUBLIC SANITARY SEWER SYSTEM shall contain a TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL that is to be used only for the PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM and that shall be no less than the following:
    - (1) 12,000 square feet with a minimum dimension of 90 feet; or
    - (2) the largest contiguous OPEN SPACE with uniform dimensions of length and width that existed on the LOT as of January 1, 2013; or
    - (3) a minimum area that is twice the area and no less than the minimum dimension as determined by the Champaign County Health Department and documented in an approved Champaign County Health Department permit.
  - b. Add the following requirements for any Zoning Use Permit Application on any PREMISES or LOT that is not served by a connected PUBLIC SANITARY SEWER SYSTEM:
    - (1) For any Zoning Use Permit Application for a new principal USE or PRINCIPAL BUILDING or to replace an existing PRINCIPAL BUILDING shall include the following:
      - (a) a true and correct (ie. valid at the time of application) copy of an approved Champaign County Health Department permit for construction of a PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM; and
      - (b) a TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL based on the approved COUNTY Health Department permit and including a RESERVE AREA FOR PRIVATE SEWAGE DISPOSAL; and
      - (c) prohibit construction of anything other than an authorized PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM on that portion of the LOT or PREMISES.

- (2) Any Zoning Use Permit Application for other than a new principal USE or PRINCIPAL BUILDING or to replace an existing PRINCIPAL BUILDING shall include the following:
- (a) If there is a record of approval of the existing PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM, a true and correct (ie. valid at the time of Zoning Use Permit Application) copy of that record of approval and the proposed CONSTRUCTION shall not reduce the OPEN SPACE on the LOT to less than the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL based on both the record of approval and the requirement of Paragraph 4.3.5(B).
  - (b) If there is no record of approval of the existing PRIVATE SEWAGE DISPOSAL SYSTEM, a brief description of the PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM and the location of the major parts of that system shall be indicated on the site plan for the Zoning Use Permit Application and the proposed CONSTRUCTION shall not reduce the contiguous OPEN SPACE on the LOT to less than required in Paragraph 4.3.5(B).
- c. Require applications for either a Variance or Special Use Permit when the principal USE or PRINCIPAL BUILDING will not be served by a PUBLIC SANITARY SEWER SYSTEM to include the same information about the PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM that is required by 4.3.5(C)(1) for any Zoning Use Permit that will be required for the CONSTRUCTION or USE authorized in the Variance or Special Use Permit except that an application for a Rural Residential Development Special Use Permit shall only require soil investigation results for each proposed lot and a statement from the Champaign County Health Department regarding the feasibility of each proposed LOT for construction of a private sewage disposal (septic) system.
4. Amend 9.1.2 (B)(1)(e)(7) to require that the site plan with any Zoning Use Permit Application include the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL and a true and correct copy of any permit required by the COUNTY Health Department or Illinois Department of Public Health or Environmental Protection Agency approving such facilities.
5. Amend 9.1.3(B) to require a true and correct (ie. valid at the time of application) copy of any required COUNTY Health Department Certificate of Approval for use for a private sewage disposal system shall be submitted to the Zoning Administrator prior to issuance of a Zoning Compliance Certificate as authorized in 9.1.3.

## Strikeout Version of Proposed Text Amendments to Zoning Ordinance

1. Add the following definitions to Section 3:

AREA FOR PRIVATE SEWAGE DISPOSAL, ACTIVE: that part of a LOT or PREMISES not served by a connected PUBLIC SANITARY SEWER SYSTEM that is a single contiguous OPEN SPACE and that has never been paved or constructed upon and that either contains a private sewage disposal (septic) system or that has been approved for installation of a private sewage disposal (septic) system by the Champaign County Health Department.

AREA FOR PRIVATE SEWAGE DISPOSAL, RESERVE: that part of a LOT or PREMISES not served by a connected PUBLIC SANITARY SEWER SYSTEM that is a single contiguous OPEN SPACE with uniform minimum dimensions of length and width that has never been paved or constructed upon and that is available for any future required replacement private sewage disposal (septic) system.

AREA FOR PRIVATE SEWAGE DISPOSAL, TOTAL: that part of a LOT or PREMISES not served by a connected PUBLIC SANITARY SEWER SYSTEM that is a single contiguous OPEN SPACE of uniform minimum dimensions of length and width that contains or could contain both an ACTIVE AREA FOR PRIVATE SEWAGE DISPOSAL and a RESERVE AREA FOR PRIVATE SEWAGE DISPOSAL.

PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM: A private sewage disposal (septic) system designed, constructed, operated and maintained in conformity with the *Illinois Private Sewage Disposal Code* (77 Ill. Admin. Code Part 905) and the *Champaign County Health Ordinance*.

2. Amend paragraph 4.3.4 B. by adding the following footnote:
2. Any new LOT created after January 1, 2013, that is not served by a connected PUBLIC SANITARY SEWER SYSTEM but with a connected PUBLIC WATER SUPPLY SYSTEM must be at least 30,000 square feet in area.

(NOTE: Also revise the title of the fourth column in the Table to read “created after September 1, 1993 but before January 1, 2013”)

23. Amend Section 4.3.5 to read as follows:

#### 4.3.5 Private Sewage Disposal Systems

- A. In all DISTRICTS, established by this Ordinance or by amendments that may be later adopted, any new installation of private sewage disposal (septic) systems shall be designed, constructed, operated and

maintained in conformity with the *Illinois Private Sewage Disposal Code* (77 Ill. Admin. Code Part 905) and the *Champaign County Health Ordinance*.

- B. Each PREMISES or LOT not served by a connected PUBLIC SANITARY SEWER SYSTEM shall have a TOTAL AREA FOR PRIVATE SEWAGE that is to used only for the PRIVATE SEWAGE DISPOSAL SYSTEM, that shall be of the following minimum area and dimensions:
1. If the LOT or PREMISES is 30,000 square feet or larger in area the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL shall be as follows:
    - a. the larger of either 12,000 square feet with a minimum dimension of 90 feet or twice the total area and not less than the minimum width as approved by the COUNTY Health Department in an approved permit for a PRIVATE SEWAGE DISPOSAL SYSTEM, whichever is larger; however
    - (b) for LOTS or PREMISES that existed on January 1, 2013, the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL shall not be larger than the largest contiguous OPEN SPACE on the LOT with the same uniform dimensions of length and width as existed on January 1, 2013. ; or
  2. If the LOT or PREMISES is smaller than 30,000 square feet in area the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL shall be the largest contiguous OPEN SPACE on the LOT with the same uniform dimensions of length and width as existed on January 1, 2013. ; or
  - ~~3. A minimum area that is at least twice the total area and not less than the minimum width as approved by the COUNTY Health Department in an approved COUNTY health department permit for a PRIVATE SEWAGE DISPOSAL SYSTEM.~~
- C. Requirements for Zoning Use Permit Application when the PREMISES or LOT is not served by a connected PUBLIC SANITARY SEWER SYSTEM shall include the following:
1. A Zoning Use Permit Application for the establishment of a new principal USE or PRINCIPAL BUILDING or to replace an existing PRINCIPAL BUILDING shall include the following:
    - a. A true and correct copy (ie. valid at the time of application for Zoning Use Permit) of an approved COUNTY Health Department PERMIT for construction of a PRIVATE SEWAGE DISPOSAL SYSTEM.

- b. The site plan for the Zoning Use Permit Application shall include the TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL as follows:
- (1) indication of the identical area for the PRIVATE SEWAGE DISPOSAL SYSTEM as approved in the COUNTY Health Department PERMIT and only the PRIVATE SEWAGE DISPOSAL SYSTEM approved by the COUNTY Health Department may occupy that portion of the LOT or PREMISES; and
  - (2) indication of a second area identical in size and dimension and that shall be the RESERVE AREA FOR PRIVATE SEWAGE DISPOSAL, reserved for a future replacement PRIVATE SEWAGE DISPOSAL SYSTEM and nothing else may occupy that portion of the LOT or PREMISES.
2. A Zoning Use Permit Application for other than the establishment of a new principal USE or PRINCIPAL BUILDING shall include the following:
- a. If there is a record of the approval of the existing PRIVATE SEWAGE DISPOSAL SYSTEM, a true and correct copy of that record of approval shall be submitted with the Zoning Use Permit Application and the proposed CONSTRUCTION shall not reduce the ~~OPEN SPACE on the LOT to less than the minimum required~~ TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL ~~based on both the record of approval and the requirement of~~ to less than required by paragraph 4.3.5 B. ~~or~~
  - b. If there is no record of approval of the existing PRIVATE SEWAGE DISPOSAL SYSTEM, the Application shall include a brief description of the PRIVATE SEWAGE DISPOSAL SYSTEM and the location of the major parts of that system shall be indicated on the site plan for the Zoning Use Permit Application and the proposed CONSTRUCTION shall not reduce the contiguous OPEN SPACE on the LOT to less than required in paragraph 4.3.5 B.
- D. Requirements for application for either Variance or Special Use Permit. Applications for either Variance or Special Use Permit when the principal USE or PRINCIPAL BUILDING will not be served by a PUBLIC SANITARY SEWER SYSTEM shall include the same information about the PRIVATE SEWAGE DISPOSAL SYSTEM that is required by 4.3.5 C. ~~(4)~~ for any Zoning Use Permit that will be required for the

CONSTRUCTION or USE authorized in the Variance or Special Use Permit except as follows:

1. An application for a Rural Residential Development Special Use Permit shall only require soil investigation results for each proposed lot and a statement from the Champaign County Health Department regarding the feasibility of each proposed LOT for construction of a PRIVATE SEWAGE DISPOSAL SYSTEM.

E. Requirements for Zoning Compliance Certificate.

A true and correct copy of any COUNTY Health Department Certificate of Approval required for a PRIVATE SEWAGE DISPOSAL SYSTEM pursuant to a Zoning Use Permit shall be submitted to the Zoning Administrator prior to issuance of a Zoning Compliance Certificate as authorized in 9.1.3.

3 4. Amend 9.1.2 B.1.e.(7) to read as follows:

9.1.2 B. Application for Zoning Use Permit

1. Applications for Zoning Use Permits shall be filed in written form with the Zoning Administrator on such forms as the Zoning Administrator shall prescribe, and shall:
  - a. state the location, including township, street number, lot, block, and/or tract comprising the legal description of the PROPERTY;
  - b. state the name and address of the OWNER, the applicant, and the contractor, if known;
  - c. state the estimated cost;
  - d. describe the USES to be established or expanded;
  - e. be accompanied by a plan in duplicate, or duplicate prints thereof, drawn approximately to scale, at a size no larger than 11” by 17” (reduced copy if necessary), showing the:
    - (1) actual dimensions of the LOT to be built upon;
    - (2) size, shape, and locations of the USE to be established on the STRUCTURE or ACCESSORY STRUCTURE to be CONSTRUCTED;
    - (3) size, shape, and location of all existing

STRUCTURES, ACCESSORY STRUCTURES,  
and USES on the LOT;

- (4) minimum floor elevations and highest known flood level, where applicable;
  - (5) ACCESS;
  - (6) off-street PARKING SPACES and LOADING BERTHS;
  - (7) water supply and sewage disposal facilities, including the minimum required TOTAL AREA FOR PRIVATE SEWAGE DISPOSAL, and a true and correct copy of any permit required by the COUNTY Health Department or Illinois Department of Public Health or Environmental Protection Agency approving such facilities;
  - (8) other information as may be necessary to provide for the proper administration and enforcement of this ordinance.
- f. include any ACCESSORY STRUCTURE or USE established or CONSTRUCTED at the same time the MAIN or PRINCIPAL STRUCTURE, or main or principal USE is established or CONSTRUCTED;
  - g. each Zoning Use Permit for a MAIN or PRINCIPAL STRUCTURE, or main or a principal USE shall also cover any ACCESSORY STRUCTURE or ACCESSORY USE established or CONSTRUCTED at the same time on the same LOT or tract of land.

4 5. Amend 9.1.3 B. to read as follows:

B. Issuance of a Zoning Compliance Certificate

- 1. When all work as described on the Zoning Use Permit is complete the applicant shall notify the Zoning Administrator in writing and provide the Zoning Administrator with a true and correct copy of any COUNTY Health Department Certificate of Approval required for a private sewage disposal system pursuant to the Zoning Use Permit.
- 2. The Zoning Administrator shall issue the Zoning Compliance

Certificate after examination of the PREMISES to ascertain that all work described on the Zoning Use Permit has been conducted in compliance with the regulations and standards of this ordinance

23. Except in the case of the USE of land as specified in Section 9.1.2 D3, or in the case of a temporary partial Zoning Compliance Certificate, the issuance of the Zoning Compliance Certificate shall invalidate the Zoning Use Permit issued for work conducted in connection with the PREMISES involved.
34. The Zoning Administrator shall retain the original copy of the Zoning Compliance Certificate.
45. One copy shall be returned to the applicant, duly signed.
56. On each successive date of inspection of land, the USE of which does not involve a STRUCTURE or on which land a STRUCTURE is ACCESSORY to the main or principal USE, such main or principal USE, not involving any STRUCTURE, and for which the Zoning Use Permit does not expire, the Zoning Administrator shall issue a Zoning Compliance Certificate if such USE has been conducted in conformance with the regulations and standards of this ordinance and shall be effective only until the next required date of inspection.

DATE:	January 27, 2015
TO:	Environment and Land Use Committee (ELUC)
FROM:	John Hall, Zoning Administrator, Susan Monte, RPC Planner
RE:	Proposed Amendments to Ordinance No. 55 Regulation of Businesses Offering Recreation or Entertainment
ACTION REQUEST:	For approval at the February 5, 2015 ELUC Meeting

### Background

Earlier this year, Zoning Administrator John Hall and RPC Planner Susan Monte met with Sheriff Dan Walsh to discuss a variety of concerns regarding administration and enforcement of *Champaign County Ordinance No. 55: Regulation of Businesses Offering Entertainment and/or Recreation*.

### Concerns Reviewed

- 1) The Sheriff's Office was called in the fall of 2013 due to drunken people walking in the roadway on U.S. Route 150, this on the weekend of a private party involving liquor attended by hundreds of persons, generally university or college students, at a business adjacent to U.S. Route 150. The Sheriff expressed concerns that no Recreation & Entertainment license for the event had been issued by the County and that likely there was a lack of supervision, security and parking, or insurance for the event.
- 2) The County presently issues Recreation and Entertainment licenses, but there are no provisions that allow denial or set any ground rules for size of crowd, security, or traffic issues. The Sheriff requested staff to review how these concerns could be effectively addressed.

### Proposed Amendments

Staff reviewed a series of proposed amendments intended to address concerns noted above, with both Sheriff Walsh and with Assistant State's Attorney David DeThorne. As a result of investigating amendments related to the Sheriff's concerns it became apparent that Ordinance No. 55 could benefit from other amendments not related to public safety. The draft amendments proposed to Champaign County Ordinance No. 55 (Recreation & Entertainment License Requirements) at this time include the following:

- 1) clarify types of businesses required to apply for a Champaign County Recreation and Entertainment License;
- 2) require site plan and building floor plan information similar to the premises diagram required for a Liquor License (and in fact could be same diagram used by applicants for the Liquor License application);

Proposed Amendments (continued)

- 3) require a certificate of insurance for general liability be provided with minimum acceptable coverage for bodily injury of \$1,000,000 per occurrence, and \$2,000,000 for aggregate;
- 4) adjust license fee; and
- 5) update legal citations and provide text to clarify portions of the ordinance.

The Draft Ordinance will apply to any license that is approved after adoption of the amendment.

Attachment A contains a strikeout copy of the proposed amendments to Champaign County Ordinance No. 55.

Public Comments

Amendments to Ordinance No. 55 simply require review at ELUC before being recommended to the County Board. Licensees have not been made aware of this proposed amendment. At the Committee's direction, copies of the proposed amendment could be mailed to all licensees to provide notice of the opportunity to comment on the proposed amendment at some future ELUC meeting (presumably February 5, 2015).

Attachment

- A Strikeout Copy of Proposed Amendments to Champaign County Ordinance No. 55, Regulation of Businesses Offering Entertainment and/or Recreation, updated as of 01/27/15

ORDINANCE NO. 55  
SUPERCEDES ORDINANCE NO. 55 4 and ~~ORDINANCE NO. 38~~

REGULATION OF BUSINESSES OFFERING ENTERTAINMENT  
AND/OR RECREATION

WHEREAS, the Illinois General Assembly has authorized the County Board to license and regulate persons engaged in the business of providing entertainment or recreation; and

WHEREAS, the County Board finds that it would be in the public interest to license and regulate persons engaged in the business of providing entertainment or recreation; and

WHEREAS, the County Board deems it necessary to revoke the County Ordinances which now pertain to entertainment and recreation licenses:

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Champaign that persons and businesses engaged in the business of providing entertainment or recreation in the County of Champaign be and are hereby subject to licensing and regulation as follows:

ARTICLE I. ENTERTAINMENT AND RECREATION LICENSE

Section 1. No person, firm, corporation or unincorporated association shall engage in the business of providing entertainment or recreation within the limits of the County of Champaign, but outside the limits of incorporated cities and villages without first obtaining a license therefore.

Section 2. Such businesses shall include, but not be limited to dance halls, roller skating rinks, amusement parks, baseball parks, circuses, rodeos, fairs, race tracks, ~~motion picture~~ theatres, drive-in ~~motion picture~~ theatres, golf driving ranges, skeet shooting ranges, tractor pulls, music festivals, and similar establishments except those covered by other ordinances or resolutions. Such businesses shall also include places or premises which are rented to others for private parties, reunions, weddings, retreats, receptions, meeting sites for organizations or corporations, or similar functions.

Section 3. Dance Halls and Road Houses. This Ordinance adopts and incorporates the standards and provisions of Division 5-10 of the Counties Code, 55 ILCS 5/5-10001 et seq., Illinois Revised Statutes Chapter 34, Sections 6301-6309 (1975), and as amended ~~hereafter. Each application must be accompanied by a \$25.00 license fee.~~

~~Within two (2) business days of the receipt of a completed application, the County Clerk shall forward the application to the Chairman of the Environment and Land Use Committee of the Champaign County Board. Within thirty (30) days of the filing of the application with the County Clerk, the Environment and Land Use Committee shall report its recommendation to the County Board, and the Board shall render its decision.~~

Section 4. Race Tracks. Motor vehicle races and motor vehicle stunt events shall be licensed under provisions of Division 5-9 of the Counties Code, 55 ILCS 5/5-9001 et seq., Chapter 34, Section 6101-6102, Illinois Revised Statutes, 1975, and ~~under specific conditions for Champaign County as provided in County Resolution No. 950 (adopted May 8, 1973).~~ as amended.

ARTICLE II. PROCEDURES FOR COUNTY REVIEW OF APPLICATION FOR ENTERTAINMENT AND RECREATION LICENSE

Section 1. The County Clerk shall prepare and make available for the public application forms for the entertainment and recreation licenses issued pursuant to this Ordinance. The County Clerk shall receive the applications and application fees for licenses under this ~~Ordinance and, upon approval as required in Article II, Section 5, shall issue the license to the applicant.~~ The Ordinance. The County Clerk shall send the original license application to the ~~Chairman~~ Chairperson of the Environment and Land Use Committee of the Champaign County Board within two ~~(2)~~ days of the receipt thereof.

Section 2. Within ~~forty (40)~~ days of the filing of a complete application with the County Clerk, the Environment and Land Use Committee shall hold an open meeting at such time and place as the committee shall determine; ~~the committee may accept from any source whatsoever oral, written, or any other information concerning the application.~~ An applicant for an entertainment and recreation license is entitled to ~~oral or~~ written notice of the time and place of such meeting; notice shall be presumed upon a showing that written notice was mailed five ~~(5)~~ days prior to the open meeting to the residential address of the applicant provided in the license application. The committee may accept from any source whatsoever oral, written, or any other information concerning the application. If oral, written, or any other information is supplied to the committee by a source other than the applicant, either before or at the open meeting, the committee shall give the applicant an opportunity to examine this information and orally explain or comment on the information at the same open meeting. In its discretion, the committee may allow the applicant to file a written response within such time as the committee shall determine. The committee may require an applicant to answer oral or written questions concerning his or her application at the open meeting provided herein.

Section 3. All meetings, appeals, and hearings concerning applications for licenses under this Ordinance shall be informal and no applicant shall have the right to cross-examine witnesses or a transcript of the proceedings.

Section 4. The open meeting required in Section 2 of this Article may, in the committee's discretion, be any general meeting at which the committee conducts other committee business.

Section 5. Within ~~thirty (30)~~ days of the open meetings held pursuant to Section 2 of this Article or within ~~thirty (30)~~ days of the filing of a permitted response with the ~~Chairman~~ Chairperson of the Environment and Land Use Committee, whichever later occurs, the committee shall either grant or deny an application for an entertainment and recreation license.

Within the same ~~thirty (30)~~ day period the committee may hold additional open meetings to discuss or receive additional information on an application for a license upon similar notice as stated in this Article.

Section 6. In determining whether to issue an entertainment and recreation license the committee may consider the following factors:

- (1) the information contained in the application for a license;
- (2) the applicant's answer to oral and written questions concerning the application;
- (3) the truthfulness, completeness, and accuracy of the information provided by the applicant;
- (4) the purposes for which the applicant wishes to secure a license; and
- (5) all other oral, written, or any other information received by the committee at an open meeting held pursuant to this Ordinance.

Section 7. The Sheriff of Champaign County shall ~~, upon request of the Environment and Land Use Committee of the Champaign County Board,~~ investigate and report upon the accuracy of information supplied by an applicant for a license.

Section 8. The committee shall direct the County Clerk to issue an entertainment and recreation license if all provisions of this Ordinance have been complied with. However, if the committee shall find that the applicant has not been accurate, complete or truthful in his application or that he intends to use the license for illegal or fraudulent purposes, a license shall not issue. If the committee shall deny an application for an entertainment and recreation license, the committee shall set forth its decision and reasons therefore in a written registered letter to the applicant.

Section 9. The license issued under this Ordinance shall be effective until December 31st of the year in which the license is issued. Temporary licenses may be obtained for periods of less than one year.

### ARTICLE III. SUBMITTALS REQUIRED UPON APPLICATION FOR LICENSE

An applicant for an entertainment or recreation license to operate a business within Champaign County as covered by this Ordinance, shall furnish the following information to the County Clerk (in addition to specific requirements required by other ordinances or by statute):

- (1) name (including any alias), date of birth, and social security number;
- (2) all residential addresses of the applicant in the ~~three (3) years~~ three years prior to the application date, including the applicant's current residence;

- (3) the business, occupation, or employment of the applicant for the four-~~(4)~~ years immediately preceding the date of the application for a license under this Ordinance;
- (4) if the applicant is a corporation, or a partner of a partnership, the name of the corporation or business exactly as shown in its Articles of Incorporation or Partnership Agreement and the names of all officers of the corporation or partners of the partnership, and their dates of birth and social security numbers;
- (5) a description of the business activities to be licensed, including the following:
  - i. duration (start and end times) of the activity/event;
  - ii. anticipated number of persons attending the activity/event;
  - iii. means of transportation attendees are expected to use arriving at and departing from the activity/event venue;
  - iv. whether liquor will be permitted at the activity/event venue;
  - v. whether attendees will be allowed to bring their own liquor to the activity/event;
  - vi. if liquor will be permitted at the activity/event venue, how the venue operator will prevent the sale or distribution of liquor to individuals under the age of 21;
  - vii. if liquor will be permitted at the activity/event venue, whether attendees will be able to remove alcoholic beverages from the venue; and
- ~~(6) the corporate or business name of the enterprise to be licensed;~~
- ~~(67)~~ the location of the proposed business to be licensed;
- ~~(7)~~ i. a site plan and/or floor plan, to include the following information:
  - a. specifications for each existing and proposed structure to include: height; number of stories; number of dwelling units, area in square feet of all interior areas (including basement and attached garage) and all exterior covered porches; number of parking spaces, source of water supply; and means of disposal;
  - b. actual shape and size of lot or property (including overall dimensions);

- c. adjacent streets and roads (labeled by number or name);
  - d. location and dimensions of any known easements and water bodies;
  - e. location, ground area, dimensions, and identification of use of all (existing and proposed) buildings, structure, driveways, parking areas, with residential accessory buildings more than 1,000 square feet in area having a floor plan or indication of interior wall locations;
  - f. dimensions of front, side, and rear yards;
  - g. location of well and septic system (if any); and
  - h. if a commercial project, a signed, sealed set of set of plans indicating IEBA/ADA compliance;
    - ii. with the exception that a site plan and/or floor plan submitted previously is acceptable if there have been no changes.
- (8) the zoning classification of the premises upon which the proposed business is to be located;-
- ~~(19)~~ if applicable, a Champaign County Liquor License pursuant to the Champaign County Liquor Control Ordinance; and.
- (10) the applicant shall provide a Certificate of insurance issued by an insurance carrier authorized to do business with the State of Illinois insuring the business for general liability, which includes:
- i. the applicant named as the insured;
  - ii. the County listed as additional insured if the event is to be held on county property or with county supervision;
  - iii. address of the activity/event;
  - iv. dates of coverage; and
  - iv. the general liability insurance coverage limits, with minimum acceptable coverage for bodily injury of \$1,000,000 per occurrence, and \$2,000,000 for aggregate.

#### ARTICLE. IV. LICENSE FEES

Section 1. Fees. The fees for license issued under this Ordinance shall be as follows:

(1) Dance Halls and Roadhouses                      ~~\$25.00~~ \$50.00

(2) Motor Vehicle Races and Stunts                ~~-\$200.00~~ \$100.00  
~~An additional permit fee is required per event in this category of \$100.00 per event (refer to County Resolution No. 950 and to Illinois Revised Statutes, 1975, Chapter 34, Section 6102).~~

(3) Other places of recreation or entertainment as listed under Article I of this Ordinance, but not limited to these places, and other businesses covered under this Ordinance \$100.00.

A temporary license may be obtained for events other than motor vehicle races and stunts at a fee of ~~\$10.00~~ \$50.00 per day.

## ARTICLE V. RULES AND REGULATIONS

### Section 1. Hours of operation.

A. All ~~motion picture~~ theatres and drive-in ~~motion picture~~ theatres shall be closed between the hours of 2:00 A.M. and 7:00 A.M. All other businesses as aforesaid shall be closed between the hours of 1:00 A.M. and 7:00 A.M., except as provided in specific ordinances regulating a specific business.

B. Upon written application and for good cause shown, the Environment and Land Use Committee of the Champaign County Board may modify the hours of operation ~~hereinabove~~ set forth in this Article, for particular occasions when it finds such modification is justified. The granting of such a modification shall not modify the hours of operation ~~hereinabove~~ set forth in this Article other than for the particular occasion for which such modification has been granted.

Section 2. All businesses included hereunder shall comply with all applicable rules and regulations promulgated by the State Fire Marshall. All new or remodeled buildings housing any business listed in this Ordinance shall conform with any duly adopted state and county building codes. All businesses included hereunder shall comply with all regulations and restrictions set forth in the County Zoning Ordinance. Proof of all such compliances and conformities shall be filed with the Champaign County Clerk ~~designated licensing committee~~ prior to issuance of a license under this Ordinance.

Section 3. Lighting. All business buildings and establishments for which a license is required under this Ordinance shall be well-lighted during business hours, except for theatres, ~~or~~ or motion picture theatres during the showing of the film only.

Section 4. All such businesses licensed hereunder shall be operated so as not to create traffic hazards, ~~or~~ or public nuisance, or other public safety hazards:

(1) Adequate facilities shall be provided for the parking of motor vehicles and movement of

pedestrians so as not to create traffic hazards ~~from the movement of motor vehicles from~~  
~~or to~~ on any public highway, street, or road.

- (2) Adequate security personnel shall be provided so as to maintain public safety based on anticipated crowd size, and in accordance with all condition(s) of license approval, as stipulated by the County Sheriff's Office prior to issuance of the recreation and entertainment license.

## ARTICLE VI. REVOCATION AND SUSPENSION

Section 1. The license issued hereunder does not relieve the applicant from compliance with all laws of the State of Illinois and as hereafter amended.

Section 2. The conduct of any business included under this Ordinance without the license required hereunder, is a petty offense and shall be punishable according to statute.

Section 3. Violation of any provisions of this Ordinance or of other ordinances applicable to the specific businesses or establishments described in this Ordinance, shall be grounds for suspension or revocation of a license. The Environment and Land Use Committee shall revoke or suspend a license issued under this Ordinance whenever it shall find that the license holder or his agent has violated any ordinance of the County of Champaign or maintained a public nuisance on the licensed premises and that the revocation or suspension is required to secure compliance with any county ordinance or prevent a public nuisance.

Before any license may be suspended or revoked, written notice must be given the licensee at least three ~~(3)~~ days prior to suspension or revocation. Notice shall be presumed upon a showing that written notice of the pending action was mailed by registered mail four ~~(4)~~ days prior to the suspension or revocation to the business address or residence of the applicant. The licensee shall be provided an opportunity prior to suspension or revocation to examine the evidence against him and present evidence to the Environment and Land Use Committee. The committee may accept and consider evidence from other sources at the same time it hears the licensee's response. Any decision of the committee to suspend or revoke a license shall be stated in a written letter to the licensee together with the reasons therefore.

Section 4. Any licensee may appeal an adverse decision of the committee within ten ~~(10)~~ days to the county board by filing a petition with the County Clerk stating the alleged grounds. The county board must decide an appeal within ~~forty (40)~~ days of the filing of the petition. The county board may consider evidence concerning the revocation or suspension from whatever source derived. The board ~~should~~ shall provide an opportunity to the licensee to present evidence or explain his position. The county board may by motion alter or reverse the decision of the Environment and Land Use Committee as it deems necessary for the health, welfare and morals of the people of the County of Champaign.

### Section 5. Acts of Agent or Employee - Liability of Licensee

Knowledge: Every act or omission of whatsoever nature constituting a violation of any of the provisions of this Ordinance, by any officer, director, manager or other agent or employee of

any licensee, shall, for purposes of suspension or revocation, be deemed and held to be the act of such employer or licensee, and the license shall be revoked or suspended in the same manner as if said act or omission had been done or omitted by said licensee personally.

Section 6. The State's Attorney for the County of Champaign may enforce this Ordinance through criminal prosecutions and civil actions seeking injunctive relief.

ARTICLE VII. CONSTRUCTION AND REPEAL

Section 1. Effect of Headings. Article and Title headings contained in this Ordinance shall not be deemed to govern, limit, or modify or in any manner affect the scope, meaning, or intent of the provisions of any Article of Section hereof.

Section 2. Partial invalidity. The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

Section 3. Ordinance No. ~~554, adopted November 25, 1975, and Ordinance No. 38, adopted December 20, 1977, -8, 1976, are hereby~~ is hereby superceded and rescinded upon the effective date of this Ordinance.

Section 4. All licenses issued prior to the effective date of this Ordinance shall be valid for the period from which they were originally issued.

Section 5. All references herein to the male gender shall be construed to indicate the male and female genders and all business entities.

Section 6. This Ordinance shall be effective on and after \_\_\_\_\_, \_\_, ~~2015~~ January 5, 1978.

PRESENTED, PASSED, APPROVED and RECORDED this \_\_\_\_ day of \_\_\_\_\_, ~~2015~~ December, 1977.

\_\_\_\_\_  
Chairman, County Board of the  
County of Champaign, Illinois

ATTEST: \_\_\_\_\_  
Dennis R. Bing, County Clerk  
and ex-Officio Clerk of the  
County Board

DATE: January 27, 2015  
 TO: Environment and Land Use Committee  
 FROM: Rita Morocoima–Black, RPC Planning and Community Development Director  
 Susan Monte, RPC Planner  
 RE: Amending the RPC FY15 County Planning Contract  
 ACTION  
 REQUEST: Approve Replacement of 100 Contract Hours

**Background**

The County Board approved the RPC FY15 County Planning Contract [enclosed] in August, 2014. The contract includes 100 hours, totaling \$6,960, allocated towards “Assistance to Gifford.” That item includes providing grant research, planning and technical services to Gifford.

During 2014, former RPC employee Susan Chavarria provided planning assistance to the Village of Gifford. As of January 2015, Ms. Chavarria is now serving as County Senior Planner. In order to keep staff point-of-contact continuity for the Village of Gifford, Ms. Chavarria will provide 100 hours of planning assistance previously included in the RPC FY15 County Planning Contract to them during 2015, working from the County Department of Planning & Zoning instead. This arrangement effectively displaces the “Assistance to Gifford” task from the RPC FY15 County Planning Contract.

**Request**

RPC recommends that the Environment and Land Use Committee approve replacement of the previously approved 100 contract hours for “Assistance to Gifford” with the following tasks, both timely:

10 hours	\$ 696	<u>Recycling Events Coordination</u> Explore and coordinate, as feasible, a local government tire recycling event for areawide residents in 2015. (It may be possible to use funds from a West Nile Virus grant to C-U Public Health Department.)
90 hours	\$ 6,264	<u>Champaign County Land Resource Management Priority Item 6.4a</u> Add LRMP Priority Item 6.4a as Work Plan Item 15-14: Submit proposal to ELUC and County Board regarding the comprehensive update of the <i>Champaign County Waste Management Plan</i> . (This is a mid-term Priority Item for implementation during or prior to 2015 based on LRMP Objective 6.4.)

The proposed changes do not affect the total amount of the RPC FY15 County Planning Contract.

**Attachment** Strikeout Version of RPC FY15 County Planning Contract approved August 21, 2015



*Proposed Line Item Adjustment*  
**FY15 County Planning Contract – As Approved**  
**January 1, 2015 through December 31, 2015**

	<u>Hours</u>	<u>Cost</u>
<b>LRMP Implementation</b>	<del>785</del> <b>875</b>	<del>\$ 43,350</del> <b>\$ 49,614</b>
Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources.		
<del>Assistance to Gifford – grant research, planning, technical services</del>	<del>100</del>	<del>\$ 6,960</del>
<del>Assistance to Wilber Heights and Dobbins Downs – grant research, writing, technical services, income surveys</del>	<del>80</del>	<del>\$ 5,568</del>
<b>Recycling Events Coordination</b>	<del>150</del> <b>160</b>	<del>\$ 8,398</del> <b>\$ 9,094</b>
Countywide recycling collection initiatives in coordination with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collection.  <i>Typical activities: recycling events coordination and other initiatives intended to maximize awareness regarding materials management reduce, re-use or recycling opportunities in Champaign County.</i>		
<b>General Planning Services Requests</b>	<b>100</b>	<b>\$ 6,960</b>
County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or County administration. <i>Typical activities: 2007 Hazard Mitigation Plan grant application, search for county facilities improvement funding, residential TIF research, Wilber Heights facilitation.</i>		
<b>Administration</b> (budgeting, work plan, project management)	<b>25</b>	<b>\$ 1,740</b>
<b>Non-staff expenses</b> (supplies, services, capital outlay)		<b>\$ 1,814</b>
<i>Typical expenses: printing finished documents, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.</i>		
<b>Total</b>	<b>1,240</b>	<b>\$ 74,790</b>

**Comment [SM1]:** Propose to add 90 hours toward completion of additional LRMP Priority Item 15-4. (Attached page contains Priority Item description).

**Comment [SM2]:** 100 hours to be removed from RPC FY15 County Planning Contract. (S. Chavarria to complete Assistance to Gifford item via Department of P&Z.)

**Comment [SM3]:** Propose to add 10 hours to followup and coordinate potential multiple jurisdiction tire recycling event for residents in 2015.

*Proposed Adjustment to* **Approved LRMP FY 15 Work Plan**

**Overview**

The following table provides an overview of the FY15 LRMP Implementation work plan. More specific information on the implementation items is available on subsequent pages. Items 15-1 through 15-6 are annual update items that have been ongoing. Item 15-7 is continuing the work started in FY14 to bring the County into compliance with NPDES regulations. Items 15-8 through 15-12 were in the FY14 contract, but postponed to reallocate funds for Gifford assistance and the County Hazard Mitigation Plan Update. Priority -items not previously approved by the County Board are 15-13 and 15-14.

Work Plan ID	Priority Item	LRMP Objective/Priority Item	Hours	Cost
15-1	various	Monitor and pursue potential funding opportunities to achieve provisions of GOPs.	50	\$2,800
15-2	1.2.1	Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.	30	\$1,680
15-3	1.3.1	Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.	30	\$1,680
15-4	2.1.1	Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.	30	\$1,680
15-5	7.2.4b	Participate in the Greenways and Trails Committees that are coordinated by CCRPC.	5	\$280
15-6	8.4.5a	Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.	30	\$1,590
15-7	8.4.5b	Administer the provisions of the updated Phase II NPDES Storm Water Management Program.	170	\$9,000
15-8	5.1.1c	Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: The County will encourage new urban development to occur within the boundaries of incorporated municipalities.	20	\$1,120
15-9	5.2.1b	Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.	20	\$1,120
15-10	5.3.1c 5.3.2c	5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.  5.3.2c: Amend relevant Champaign County ordinances to include	120	\$6,720

		provisions of Policy 5.3.2: The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.		
15-11	4.3.4c	Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.	80	\$4,480
15-12	8.3.1	Amend Champaign County Zoning Ordinance to include provisions of Policy 8.3.1: The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if: a) the operation poses no significant adverse impact to existing land uses; b) the operation creates no significant adverse impact to surface water quality or other natural resources; and c) provisions are made to fully reclaim the site for a beneficial use.	120	\$6,720
15-13	1.1b	Amend relevant Champaign County ordinances to include provisions of Objective 1.1: Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.	80	\$4,480
<u>15-4</u>	<u>6.4a</u>	<u>Submit proposal to ELUC and County Board regarding the comprehensive update of the Champaign County Waste Management Plan</u>	<u>90</u>	<u>\$6,264</u>
<b>Total</b>			<del>785</del> <b>875</b>	<del>\$43,350</del> <b>\$49,614</b>

## **ANNUAL MONITORING TASKS**

### **1. Monitor and pursue potential funding opportunities to achieve provisions of GOPs.**

Estimated planner hours to implement: 50  
Estimated cost to implement: \$2,800

Description: Research funding sources and respond to one grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval by the County Board.

Estimated hours to administer once implemented: Unknown  
Estimated cost to administer: A portion of an awarded grant is usually set aside for administration  
Resources needed to administer: Potential budget amendment and setting up account. This is a permanent item in the work plan.

Significance: There are about a dozen themes in the LRMP for which there is a need to search for funding opportunities related to local foods, greenways and trails, public infrastructure, historic/scenic/cultural amenities, animal habitats, groundwater, drainage improvements, environmental stewardship, educational programs and sustainability. There are no current county staff resources to consistently monitor such funding opportunities.

### **2. Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.**

Estimated planner hours to implement: 30  
Estimated cost to implement: \$1,680

Description: Conduct key person interviews with county and municipal agencies and prepare the report.  
Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: This task gives the most up to date information available on best practices, new trends in development that could impact our rural areas, and new initiatives taking place amongst development related agencies in Champaign County. The LRMP action items can be better prioritized and implemented with this information.

### **3. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.**

Estimated planner hours to implement: 30  
Estimated cost to implement: \$1,680  
Description: Revise LRMP maps for approval by County Board.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None. This is a permanent item in the work plan.

Significance: This update highlights changes which may impact decisions made at the County level.

**4. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.**

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,680

Description: Collect data from area municipalities, county clerk, and others to establish most recent boundaries. Update maps and present to County Board for approval.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the work plan.

Significance: This update highlights changes to corporate limits and other boundaries which may impact decisions made at the County level, especially regarding zoning cases.

**5. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC.**

Estimated planner hours to implement: 5

Estimated cost to implement: \$280

Description: Attend meetings and serve as a County representative for Greenways and Trails planning and implementation.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: The Greenways and Trails plan includes the Forest Preserve Districts and potential bicycle and pedestrian linkages to those areas. Land use planning and zoning cases could be impacted by the plan.

**6. Priority Item 8.4.5a – Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.**

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,590

Description: Illinois EPA requires annual reporting on NPDES.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: County-level annual reporting is required statewide for NPDES.

**NEW TASKS**

**7. Priority Item 8.4.5b – Administer the provisions of the updated Phase II NPDES Storm Water Management Program.**

Estimated planner hours to implement: 170  
Estimated cost to implement: \$9,000

Description: Illinois EPA has various requirements with which the County must maintain compliance.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: Compliance is required for the statewide NPDES.

**8. Priority Item 5.1.1c: Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.***

Estimated planner hours to implement: 20  
Estimated cost to implement: \$1,120

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will allow the Zoning Department to encourage urban rather than rural development in its zoning cases.

**9. Priority Item 5.2.1b: Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.***

Estimated planner hours to implement: 20  
Estimated cost to implement: \$1,120

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will provide the background research necessary for the Zoning Department to decide how to amend the zoning ordinance regarding development on brownfield and greenfield sites.

- 10. Priority Item 5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: *The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.***

**Priority Item 5.3.2c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.2: *The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.***

Estimated planner hours to implement: 120  
Estimated cost to implement: \$6,720

Description: Research “undue public expense” and case studies. Draft ordinance and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: Larger developments and developments which could substantially impact local budgets because they need infrastructure should be considered in light of potential public costs for that infrastructure. This research will help determine who assumes the financial burden for such infrastructure and services.

- 11. Priority Item 4.3.4c: Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: *The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.***

Estimated planner hours to implement: 80  
Estimated cost to implement: \$4,480

Description: Draft an ordinance which requires a Traffic Impact Analysis to be completed for discretionary review developments.

Estimated hours to administer once implemented: Case-by-case basis  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: There have been concerns that requests for Traffic Impact Analyses by the Zoning Department need to be consistently applied for zoning cases. This amendment would outline when they would be required and who would be responsible for their costs.

**12. Priority Item 8.3.1: Amend Champaign County Zoning Ordinance to include provisions of Policy 8.3.1: *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if: a) the operation poses no significant adverse impact to existing land uses; b) the operation creates no significant adverse impact to surface water quality or other natural resources; and c) provisions are made to fully reclaim the site for a beneficial use.***

Estimated planner hours to implement: 120  
Estimated cost to implement: \$6,720

Description: Draft ordinance language and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: In light of nearby mineral extraction developments, such an amendment would help protect our County's natural resources more than our existing ordinance does.

**13. Priority Item 1.1b: Amend relevant Champaign County ordinances to include provisions of Objective 1.1: Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.**

Estimated planner hours to implement: 80  
Estimated cost to implement: \$4,480

Description: Draft ordinance language and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: This amendment seeks to better align the policies in the LRMP with County Ordinances.

**14. Priority Item 6.4a: Submit proposal to ELUC and County Board regarding the comprehensive update of the Champaign County Waste Management Plan.**

Estimated planner hours to implement: 90  
Estimated cost to implement: \$6,264

Description: Develop a proposal to update the Champaign County Waste Management Plan. Such plan update is likely to address topics and recommendations from the recent Illinois Task Force on the Advancement of Materials Recycling and include recommendations for implementation. This task includes proposal drafting and revision hours, and ELUC and County Board review and approval meetings.

Estimated hours to administer once implemented: Unknown at present  
Estimated cost to administer: “  
Resources needed to administer: “

Significance: The proposal to be developed seeks to allow for the comprehensive update the County Waste Management Plan originally written in 1991. The Solid Waste Planning and Recycling Act requires that each

County Solid Waste Coordinator intermittently provide Plan updates to IEPA regarding: recommendations and implementation schedule in the adopted plan; current plan implementation efforts; recycling program status; current needs assessment data; and new recommendations and implementation schedule.

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**

Date: **January 23, 2015**

Request: **A. Adopt a timeline for prosecuting current dangerous structures cases**  
**B. Provide an inter-committee memo to the Finance Committee in support of a Future Operational Change for the Property Clearance line item in the Department of Planning and Zoning Budget including \$63,100 in FY2016.**

## **BACKGROUND**

There are 21 Dangerous Structures in the unincorporated area that are the subject of current enforcement cases. The Jones Building and the seven buildings at Cherry Orchard Apartments have received most of the attention. The majority (12 buildings) of dangerous structures are in Urbana Township. That number of dangerous structure cases in one township poses atypical challenges that merit careful consideration particularly given that some of the property owners are willing to convey the properties to the County.

Recent preliminary estimates of the cost of demolition for even modest residential structures are in the range of \$11,000 to \$21,000 so a program to deal with this number of dangerous structures needs to be carefully managed for considerations of budget and available staffing.

## **RECOMMENDED TIMELINE**

Table 1 lists the 12 most significant Dangerous Structures and includes the address and the year of the first complaint and includes very rough estimates of the cost of demolition and related costs as well as the likelihood of recovering any of the demolition costs. The Structures are listed by fiscal year in the recommended order of prosecution.

The Recommended Timeline anticipates the State's Attorney's Office initiating two to four cases per year for the next five years with an average demolition cost of \$54,020 per year but note that in 2018 the demolition costs could be \$85,000.

The properties at 3304 South Pine Circle and 3306 South Pine Circle, Urbana are recommended for legal action in 2016 and will require an estimated \$63,100 for appraisal, engineering inspection, and demolition. Based on the value of lots in the Yankee Ridge Subdivision, the County may be able to recover the costs of demolition but probably not in FY2016.

## **ALTERNATIVE TIMELINE**

The timeline for resolving these 21 Dangerous Structures could probably be shortened to three years by rearranging the order of some of the cases and provided that adequate staffing is available.

**Recommended Approach for Dangerous Structures**  
 JANUARY 23, 2015

**Table 1. Recommended Timeline and Approximate Cost for Dangerous Structure Cases**

<b>Recommended Timeline and Cost</b>	<b>Property Address</b>	<b>Date of First Complaint</b>	<b>Estimated Demolition Cost</b>	<b>Notes</b>
FY2016 <b>\$63,100</b>	3304 South Pine Circle, Urbana	8/17/00	\$31,550*	Same owner as 3306 S. Pine Circle; recovery of all costs may be possible;
	3306 South Pine Circle, Urbana	2/02/12	\$31,550*	Same owner as 3304 S. Pine Circle; Recovery of all costs may be possible
FY2017 <b>\$38,000</b>	210½ Brady Lane, Urbana	8/08/12	\$16,000**	Owner willing to deed property to the County; some cost recovery possible
	504 South Dodson, Urbana	4/27/10	\$22,000**	
FY2018 <b>\$88,100</b>	2303 Brownfield Road, Urbana	3/08/07	\$22,025**	Same owner on all four properties; some cleanup was accomplished previously.
	2305 Brownfield Road, Urbana	3/08/07	\$22,025**	
	2402½ Johnson Lane, Urbana	7/07/09	\$22,025**	
	2312 Johnson Lane, Urbana	7/07/09	\$22,025**	
FY2019 <b>\$48,000</b>	1208 North Eastern Avenue, Urbana	5/22/06	\$17,000**	
	303 North Main Street, Seymour	1/01/09	\$31,000**	Former gas station; underground tanks may be left as is
FY2020 <b>\$42,000</b>	1301 East Perkins Road, Urbana	9/13/14	\$18,000**	
	1101 Carroll Avenue, Urbana	12/9/09	\$24,000**	Owner willing to deed property to the County but there is too much debt against the property
<b>TOTAL COST</b> <b>\$279,200</b> <b>\$55,840 / yr. ave.</b>				
*includes title search, appraisal and engineering inspection costs				
**includes title search and appraisal costs				

Shortening the timeline should decrease the total cost but will increase the average yearly cost to approximately \$92,733 and with a cost of \$79,100 in FY2016.

**RECOMMENDED ACTION**

The Committee should either **adopt the Recommended 5-Year Timeline** or an Alternative Timeline (specifying years) and **send a recommendation to the Finance Committee regarding funding for Property Clearance in future Department of Planning and Zoning budgets.**

DATE: January 28, 2015  
TO: Environment and Land Use Committee  
FROM: Susan Monte, RPC Planner  
RE: Fixes Needed to the Electronics Products Recycling and Reuse Act  
ACTION REQUEST: Item for Discussion Only

For the first time since 2008, local governments in Illinois who hold a residential electronics collection are being charged a fee by electronics recycling companies. This year, the County, Cities of Champaign, Urbana, and Village of Savoy expect to pay (via a pending cost-share agreement) the amount of \$5,200 so that two residential electronics collections can be held at Parkland College. This memorandum contains an explanation about why local governments are now being asked to pay for residential electronics collections, and information about pending short- and long-term fixes to the State electronics recycling law.

### Background

The Electronics Products Recycling and Reuse Act, as currently written in Illinois State law, requires manufacturers to pay electronics recyclers a negotiated amount based on a percentage of the sales or weight sold by them in Illinois two years prior (i.e., 2012 sales/weight is used for 2014). The manufacturers are required to set an adequate amount of funds aside when selling an electronic item to cover the cost of recycling and work through legitimate recycling firms to collect electronics for recycling. The percentage goals required by law have been too low (e.g. currently 50 percent by weight), which has been further aggravated recently by a large influx of CRT/TV leaded glass, which is quite heavy and costly to recycle due to limited options.

The weight of electronics sold into the marketplace continues to become lighter, and consequently the State goal continues to decline (from 47 million pounds in 2013 to 36.7 million pounds in 2015). As the State recycling goal goes down, so does the level of funding by the manufacturers, further restricting the program.

There is a lack of reasonable markets for cathode-ray-tube (CRT) glass from televisions or monitors—CRT glass comprises approximately 60% or more of electronics collected by weight. This causes processors to look to the collectors to cover the cost of managing the CRT glass. This is seen as a fundamental problem with the law, as the manufacturers should be responsible for this cost, but have been able to enter into contracts with the processors where they do not cover the full costs of the CRT glass. Now processors are going bankrupt and the issue is getting more serious as numerous government sponsored collection events are being shut down as the government collectors are now expected to pay for events, and most do not have the resources to fund the collection.

### Short-Term Fix

Local government recycling coordinators expect that House Bill 4042 will be reintroduced this February. HB 4042 will help to correct the problem by raising the goal percentages (funding level) and allowing a cost effective method of CRT/TV glass treatment/storage in an Illinois landfill for future recycling.

The short term fix for 2015 will be to increase the goal to meet the demand for programs at a level that is expected to be collected in Illinois that year. If goals aren't increased most local government residential electronics collection programs in Illinois can expect to be closed by July or August of 2015.

This is a problem that needs a more long term solution but short-term raising of the goal will help meet consumer demand.<sup>1</sup>

### Long-Term Fix

The law has provisions in it for the IEPA to engage stakeholders to comment on the law and its implementation status. IEPA will initiate this process during 2015, including holding a public hearing to elicit comments. IEPA must prepare a final report to the General Assembly by February, 2016. I will inform ELUC and County Board as long-term fixes are proposed by IEPA.

- 
1. When the General Assembly amended the Act in 2011 a primary reason was to increase the goal for the manufacturers to meet the demand from consumers for collection programs. The amendment was successful and raised the goal from approximately 28 million pounds in 2011 to 39.1 million in 2012 and 47.5 million in 2013. Since that time the goal has decreased to 36.7 million pounds projected for 2015, a decrease of over 10 million pounds or 23% since 2013. The goal is going down drastically as our collection programs are more robust than ever, and we are collecting more than the goals established in the law.

The goal is going down due to the lighter weight of material sold into the market on average for the two prior calendar years, which the goal is based on.

# MONTHLY REPORT for DECEMBER 2014<sup>1</sup>

Champaign County  
Department of

**PLANNING &  
ZONING**

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in December and four zoning cases were filed in December 2013. The average number of cases filed in December in the preceding five years was 1.6.

No ZBA meeting was held in December and no cases were finalized. One ZBA meeting was held in December 2013 and one case was finalized. The average number of cases finalized in December in the preceding five years was .6.

By the end of December there were 8 cases pending. By the end of December 2013 there were 10 cases pending.

Brookens Administrative  
Center  
1776 E. Washington Street  
Urbana, Illinois 61802  
  
(217) 384-3708  
zoningdept@co.champaign.il.us  
www.co.champaign.il.us/zoning

**Table 1. Zoning Case Activity in December 2014 & December 2013**

Type of Case	December 2014 No ZBA meetings		December 2013 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
	Variance	1	0	1
SFHA Variance	0	0	0	0
Special Use	1	0	1	0
Map Amendment	0	0	1	0
Text Amendment	0	0	1	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
Total cases filed (fiscal year)	24 cases		34 cases	
Total cases completed (fiscal year)	22 cases		40 cases	
Case pending*	8 cases		10 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

## **Planning & Zoning Monthly Report**

DECEMBER 2014

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<sup>1</sup> Note that approved absences, sick days, the loss of the Associate Planner, supplemental help by Susan Chavarria, and two part-time interns resulted in an average staffing level of 81% or the equivalent of 4.0 staff members (of the 5 authorized) present on average for each of the 20 work days in December.

## Planning & Zoning Monthly Report

DECEMBER 2014

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### Subdivisions

No County subdivision application was received in December. No municipal subdivision plats were reviewed for compliance with County zoning in December.

### 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 December can be summarized as follows:

- 9 permits for 9 structures were approved in December compared to 4 permits for 4 structures in December 2013. The five-year average for permits in December in the preceding five years was 8.0.
- 21 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, September 2011, February 2011, and January 2011).
- 6.3 days was the average turnaround (review) time for complete initial residential permit applications in December.
- \$1,611,500 was the reported value for the permits in December compared to a total of \$59,500 in December 2013. The five-year average reported value for authorized construction in December is \$1,025,706.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including December 2014, October 2014, June 2014, May 2014, March 2014, February 2014, 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, and April 2011).
- \$1,738 in fees were collected in December compared to a total of \$772 in December 2013. The five-year average for fees collected in December is \$1,505.
- 21 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, and June 2011).
- There were also 4 lot split inquiries and 250 other zoning inquiries in December.
- Two rural addresses were issued in December and six other addresses were changed. Notifications were provided to other relevant County Departments, service providers, and Postmaster.

**Planning & Zoning Monthly Report**

DECEMBER 2014

**Table 2. Zoning Use Permits Approved in December 2014**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	0	337,000	8	0	1,774,000
Other	1	0	65,000	18	0	948,442
SINGLE FAMILY Resid.:						
New - Site Built	3	753	668,000	39	18,826	10,607,124
Manufactured				5	1,308	543,975
Additions	2	499	33,500	29	4,479	977,700
Accessory to Resid.	1	193	30,000	55	14,427	1,462,741
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>	6.25 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				2	66	0
Neighborhood				13	0	0
COMMERCIAL: New				1	3,974	390,000
Other	1	293	478,000	11	5,376	4,728,865
INDUSTRIAL: New				1	1,283	147,255
Other				1	881	200,000
OTHER USES: New						
Other						
SIGNS				4	710	44,427
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				16	1,408	20,700
<b>TOTAL APPROVED</b>	<b>9</b>	<b>\$1,738</b>	<b>\$1,611,500</b>	<b>203/172</b>	<b>\$52,738</b>	<b>\$21,845,229</b>

\* 9 permits were issued for 9 structures in December 2014; 9 permits require inspection and Compl. Certif.

◇ 203 permits have been issued for 172 structures since December 1, 2013 (FY2014)

**NOTE:** Home occupations and other permits (change of use, temporary use) total 31 since December 1, 2013, (this number is not included in the total # of structures).

There were 6 Zoning Use Permit Apps. *received* in December 2014 and 5 were *approved*.

4 Zoning Use Permit App.s *approved* in December 2014 were *received* in prior months.

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Zoning Use Permits (continued)

- Scanning archival copies of permit files from 1997 onward came to a halt in December due to equipment problems.
- In the absence of an Associate Planner, miscellaneous activities for Permitting staff in December included assisting applicants for new zoning cases.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

**Table 3. Best Prime Farmland Conversion**

	December 2014	FY 2014 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case December authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board, a subdivision approval December authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.0 acre	0.0 acre
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit December authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	12.6 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
<b>TOTAL</b>	0.0 acres	12.6 acres
<b>NOTES</b> 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 17 zoning compliance inspections were made in December for a total of 371 compliance inspections in FY2014.
- 52 zoning compliance certificates were issued in December for a total of 241 compliance certificates in FY2014 for an average of 4.2 certificates per week. The FY2014 budget anticipated a total of 246 compliance inspections and certificates for an average of 4.7 certificates per week.

## Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for December 2014 and can be summarized as follows:

- 4 new complaints were received in December compared to 1 complaint that was received in December 2013. One complaint was referred to other agencies in December and no complaints were referred to another agency in December 2013.
- 20 enforcement inspections were conducted in December compared to 2 in December 2013. None of the December 2014 inspections were for the new complaints received in December 2014.
- No contacts were made prior to written notification in December and none were made in December 2013.
- 20 initial investigation inquiries were made in December for an average of 4.4 per week in December and 8.7 per week for the fiscal year. The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- 1 First Notice and No Final Notices were issued in December compared to no First Notices and no Final Notices in December 2013. The FY2014 budget anticipated a total of 32 First Notices.
- No case was referred to the State's Attorney in December and no case was referred in December 2013.
- No cases were resolved in December and 3 cases were resolved in December 2013.
- 311 cases remain open at the end of December compared to 400 open cases at the end of December 2013.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in December included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with the State's Attorney's Office regarding (a) preparing for an Administrative Search Warrant for a long standing dangerous building complaint at a rural multiple building multi-family facility by taking weekly photographs and securing cost estimates for a structural inspection and an appraisal, and (b) enforcement cases that have become court cases.
  3. Coordinated with land owners and complainants regarding enforcement cases that have been referred to the State's Attorney's Office.
  4. Coached Department Interns regarding compliance inspections in the month of December.

## APPENDICES

### A Zoning Use Permit Activity During December 2014

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**B Zoning Compliance Certificates Issued in December 2014**

**Table 4. Enforcement Activity During December 2014**

	FY2013 TOTALS <sup>1</sup>	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS <sup>1</sup> FY2014
Complaints Received	61	1	2	1	3	8	10	4	13	5	9	6	2	4	68
Initial Complaints Referred to Others	5	0	0	1	1	1	1	3	1	3	2	0	0	1	14
Inspections	484	2*	8*	8*	10*	54	34	147	62	48	42	42	8	20 <sup>4*</sup>	485 <sup>5</sup>
Phone Contact Prior to Notice	5	0	0	1	0	3	3	0	1	1	1	0	0	0	10
First Notices Issued	28	0	3	0	0	5	0	2	1	4	3	0	3	1	22
Final Notices Issued	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Referrals to State's Attorney	4	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Cases Resolved <sup>2</sup>	99	3	0	1	0	8	18	64	29	13	9	7	7	0 <sup>6</sup>	159 <sup>7</sup>
Open Cases <sup>3</sup>	402	400	402	402	405	405	397	337	321	313	313	312	307	311	311 <sup>8</sup>

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. No inspections of the 20 performed were for the 4 complaints received in December, 2014.
  5. 94 inspections of the 485 inspections performed in 2014 were for complaints received in 2014.
  6. None of the cases resolved in December, 2014, were for complaints received in December, 2014.
  7. 17 of the 159 cases resolved in FY 2014 were for complaints that were also received in FY 2014 (109 of the 159 cases resolved in FY 2014 were for complaints from 1990-2009).
  8. Total open cases include 21 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
- \* Months in which there was extensive coordination with the State's Attorney and consultants regarding a court ordered inspection at one enforcement case property.

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**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING DECEMBER 2014**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
328-14-01 AG-1	A tract of land located in the S ½ of Fractional Section 3, Stanton Township; 2108 CR 2300N, St. Joseph, Illinois PIN: 27-16-03-300-001	Darrin Flessner / Karen Onnen	11/24/14 12/09/14	Construct a detached storage shed for agriculture equipment
328-14-02 R-1	Lot 15, Wildwood Estates Subdivision, Section 17, Mahomet Township; 1105 Olen Drive, Mahomet, IL PIN: 15-13-17-176-015	Frank Howard	11/24/14 12/15/14	Construct breezeway and front porch additions to an existing single family home
328-14-03 AG-1	Part of the East ½ of Section 18, East Bend Township; 687 CR 3400N, Foosland, IL PIN: 10-02-18-200-023	John Cender	11/24/14 12/09/14	Place a manufactured home with attached garage on the subject property
329-14-01 CR	Lot 102, Sjuts Rural Subdivision, Section 2, St. Joseph Township; 1757 CR 2275E, St. Joseph, Illinois PIN: 28-22-02-200-011	Casey and Kathy Hug	11/25/14 12/11/14	Construct a single family home with attached garage
337-14-01 AG-1	The W 287' of the E 671' of the N 273.2' of the NW ¼ of Section 28, Philo Township; 1439 CR 800N, Tolono, IL PIN: 19-27-28-100-008	Julie A. Horan	12/03/14 12/11/14	Construct a single family home with attached garage (previous home destroyed by fire)
342-14-01 AG-1	A tract of land located in the SE ¼ of Section 31, Raymond Township; 1860 CR 1550N, Villa Grove, IL PIN: 21-34-31-400-004	Justin and Sarah Davis	12/08/14 12/11/14	Construct a single family home with attached garage (previous home destroyed by fire)
344-12-01 AG-1	Lot 8, Hensley Country Estates, Section 21, Hensley Township; 3405 W. Hensley Road, Champaign, Illinois PIN: 12-14-21-200-022	Rick Stone	12/10/14 12/15/14	Construct a garage addition to an existing single family home and authorize a previously constructed in-ground swimming pool
353-14-01 B-1	Two tracts of land comprising 11.06 acres located in the SW ¼ of Section 33, Harwood Township; 3020 CR 2000E, Rantoul, Illinois PIN: 11-04-33-300-023	Premier Cooperative, Inc.	12/19/14 12/31/14	Construct a grain storage bin

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**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING DECEMBER 2014**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
*356-14-01	Need additional information			
357-14-01  AG-1	Tract 9 of Blackbird Meadows Development, Section 22, Newcomb Township; 366C CR 2650N, Mahomet, Illinois PIN: 16-07-22-251-004	Frank (Jr.) & Katherine Young	12/23/14 12/31/14	Construct a detached garage

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**12/05/14	88-08-03	Lot 15 of Lincolnshire Fields NW, Section 21, Champaign Township; 4009 Golf Creek Dr., Champaign, IL PIN: 03-20-21-153-005	A room addition and a screened porch addition to an existing single family home
**12/05/14	295-09-02	A tract of land located in the NE Corner of the SW ¼ of Section 6, Stanton Township; 1850 CR 2300N, Urbana, Illinois PIN: 27-16-06-300-010	An equipment/maintenance shed for an existing radio transmission tower
**12/05/14	275-09-01	Part of the NW ¼ of the NE ¼ of Section 2, Philo Township; 4003 E. Old Church Road, Urbana, Illinois PIN: 19-27-02-200-002	A detached garage
**12/08/14	36-08-01	Lot 8 of Linbry Estates, Section 3, St. Joseph Township; 1777F CR 2200E, St. Joseph, Illinois PIN: 28-22-03-283-008	A single family home with attached garage
**12/08/14	253-99-01	4.80 acres in the SE Corner of the SE ¼ of Section 33, Harwood Township; 3007 CR 2100E, Rantoul, Illinois PIN: 11-04-33-476-004	A detached storage shed
**12/09/14	155-07-03	Lot 110 of Lincolnshire Fields NE Subdivision, Section 21, Champaign Township; 3337 Stoneybrook Drive, Champaign, Illinois PIN: 03-20-21-401-011	A four seasons room addition to an existing single family home
**12/10/14	153-04-01	Lot 57, Lincolnshire Fields SE, Section 21, Champaign Township; 3108 Meadow Brook Drive, Champaign, Illinois PIN: 03-20-21-477-014	Front and rear additions to an existing single family home
**12/08/14	187-09-01	A tract of land comprising 6.62 acres in the W ½ of the S ½ of the N ½ of Section 21, Newcomb Township; 2674 CR 200E, Mahomet, Illinois PIN: 16-07-21-100-008	An addition to an existing single family home
**12/10/14	182-09-01	Lot 128 of Lincolnshire Fields NE, Section 21, Champaign Township; 3101 Stoneybrook Dr., Champaign, IL PIN: 03-20-21-427-009	A second story addition to an existing single family home

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
12/16/14	180-09-01	Lot 78, Cherry Hills 3 <sup>rd</sup> Subdivision, Section 27, Champaign Township; 2721 Lakeview Drive, Champaign, IL PIN: 03-20-27-108-031	An addition to an existing single family home
**12/17/14	259-09-01	A tract of land being the SE ¼ of the NW ¼ of Section 11, Condit Twp.; 1038 CR 2850N, Dewey, Illinois PIN: 07-08-11-100-003	A detached storage shed for agriculture equipment
**12/17/14	183-09-01	A tract of land located in Part of the E ½ of the NW ¼ of Section 9, East Bend Township; 837 CR 3500N, Dewey, Illinois PIN: 10-02-09-100-004	A single family home with attached garage
**12/17/14	207-05-03	Lot 35, Yankee Ridge Subdivision, Section 29, Urbana Township; 206 E. Sherman Drive, Urbana, Illinois PIN: 30-21-29-402-017	A sunroom addition to an existing single family home
**12/17/14	100-12-03	Lot 2, Hobbs Subdivision, Section 32, East Bend Township, 3078 CR 700E, Fisher, Illinois PIN: 10-02-32-101-002	An above ground swimming pool
**12/08/14	148-13-01	A tract of land located in the E ½ of the NE ¼ of Section 28, Ogden Twp.; 2786 CR 1350N, Homer, Illinois PIN: 17-24-28-200-006	A detached garage
**12/03/14	299-12-01	Two tract of land comprising 13 acres in the NE ¼ of Section 1, Ludlow Twp.; 1729 CR 3600N, Ludlow, IL PIN: 14-03-01-100-002 & 005	A detached garage
**12/05/14	297-12-01	An 80 acre tract of land being the E ½ of the NE ¼ of Section 31, Compromise Township; 2455 CR 2600E, Penfield, Illinois PIN: 06-12-31-200-009	A single family home with attached garage
12/16/14	289-12-02	Lot 70, Windsor Park Subdivision, Section 25, Champaign Township; 2514 Stanford Drive, Champaign, IL PIN: 03-20-25-103-007	A detached storage shed

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**12/05/14	283-12-03	Two tracts of land located in the SW Corner of the SW ¼ of Section 12, Compromise Township; 2316 CR 2800N, Gifford, Illinois PIN: 06-10-12-300-006 & 016	A detached garage
**12/03/14	271-12-01	A tract of land located in the NW ¼ of the SE ¼ of Section 20, Somer Township; 17174 E. Leverett Road, Urbana, Illinois PIN: 25-15-17-400-013	A detached garage
**12/03/14	270-12-01	A 20 acre tract of land being the S ½ of the SE ¼ of the SW ¼ of Section 20, Sidney Township; 1926 CR 800N, Sidney, Illinois PIN: 24-28-20-300-005	A detached agricultural storage shed
**12/05/14	59-12-01	Lot 35, Timberhills 2 <sup>nd</sup> Subdivision, Section 5, Urbana Township; 406 G. H. Baker Drive, Urbana, Illinois PIN: 30-21-105-404-018	A detached garage
12/16/14	10-12-01	Lot 2, Prairiewest Subdivision, Section 32, Champaign Township; 4306 Prairiewest Dr., Champaign, IL PIN: 03-20-32-326-015	A detached garage
**12/05/14	227-11-01	Two tracts of land located in the SW corner of the NW ¼ of Section 16, Kerr Township; 3342 Cr 2700E, Penfield, Illinois PIN: 13-06-16-100-005 & 300-003	A storage shed for agriculture equipment
**12/03/14	103-11-01	The N ½ of the E 66' of the W 264' of Tract 62 of Fred C. Carroll's 1 <sup>st</sup> Subdivision of the E ½ of the NW ¼, Section 9, Urbana Township; 1207 E. Kerr Avenue, Urbana, Illinois PIN: 30-21-09-176-006	A single family home by Change of Use with attached an attached garage and a room addition
**12/18/14	63-13-03	The West ½ of the NE ¼ of Section 1, Harwood Township; 2473 CR 3600N, Paxton, Illinois PIN: 11-04-01-200-002	A single family home with attached garage

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**12/18/14	63-13-02	A tract of land being the SE ¼ of the Fractional SW ¼ of Section 31, Scott Township; 30 CR 1200N, White Heath, Illinois PIN: 23-19-31-300-003	A detached agriculture storage shed
**12/18/14	71-13-01	Tracts 2 and 3 of a Plat of Survey of Part of the SE ¼ of Section 35, Sadorus Township; 478 CR 0N, Sadorus, Illinois PIN: 22-31-35-400-027 & 028	A single family home with attached garage
12/18/14	309-13-01	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	An addition to an existing agricultural shed
**12/18/14	171-13-01	A tract of land located in the E ½ of the NW ¼ of Section 13, Stanton Township; 2329 CR 2200N, St. Joseph, Illinois PIN: 27-16-13-100-005	A storage shed for agriculture equipment
**12/18/14	64-13-01	Lot 10, O.L. Johnson's 4 <sup>th</sup> Subdivision, Section 3, Urbana Township; 2405 Marylou Drive, Urbana, Illinois PIN: 30-21-03-328-008	A sunroom addition to an existing single family home
**11/19/14	249-13-02	A 1.5 acre tract of land in the W ½ of the SW ¼ of Section 8, Crittenden Township; 436 CR 1300E, Tolono, IL PIN: 08-33-08-300-004	Additions to an existing single family home
**11/19/14	282-13-02	Lot 78, Wiltshire 6 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1403 Brunswick Court, St. Joseph, IL PIN: 28-22-13-304-025	A detached garage
**11/19/14	225-13-01	Lot 66, Wiltshire 5 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1421 Peters Drive, St. Joseph, IL PIN: 28-22-13-304-016	A detached garage
**11/04/14	189-04-01	A tract of land located in the NE ¼ of Section 27, Crittenden Township; 175 CR 1600E, Villa Grove, Illinois PIN: 08-33-27-200-023	A single family home with attached garage

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**10/29/14	314-11-01	A tract of land located in the SE ¼ of Section 10, Mahomet Township; 600 N. Lombard Street, Mahomet, IL PIN: 15-13-10-476-006	An addition to an existing museum
11/05/14	94-11-01	Lot 40, Timberview 5 <sup>th</sup> Subdivision Plat, Section 16, Mahomet Township; 1204 West Dianne, Mahomet, Illinois PIN: 15-13-16-102-003	A detached garage/storage shed, and also to relocate a garden shed
11/03/14	89-10-01	Lot 30, Timber Hills Subdivision, Section 5, Urbana Township; 109 E. G.H. Baker Drive, Urbana, Illinois PIN: 30-21-05-401-006	An addition to an existing single family home
**11/24/14	269-12-01	A tract of land located in the NE ¼ of Section 20, immediately south of River Oaks Subdivision, Mahomet Township; 2086 CR 125E, Mahomet, Illinois PIN: 15-13-20-100-029	A detached storage building for personal storage
**11/24/14	207-12-02	A tract of land located in the E ½ of the SW ¼ of Section 8, East Bend Township; 741 CR 3450N, Foosland, Illinois PIN: 10-02-08-300-008	A sunroom addition to an existing single family home
**11/24/14	110-10-01	A tract of land located in the NW ¼ of the SE ¼ of Fractional Section 19, Ogden Township; 2455 CR 2050N, St. Joseph, Illinois PIN: 17-17-19-400-005	Garage, breezeway and carport additions to an existing single family home
10/29/14	215-09-02	A tract of land located in the NW Corner of the NE ¼ of Section 24, Hensley Township; 1 E. Hensley Road, Champaign, Illinois PIN: 12-14-24-300-004	A wall sign on the west side of an existing building
**11/24/14	194-09-01	Part of the SE ¼ of Section 3, St. Joseph Township; 2152 CR 1700N, St. Joseph, Illinois PIN: 28-22-03-400-004	A breezeway and attached garage additions to an existing single family home

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**11/19/14	198-01-01	The N 180' of the E 50' of the W 198' of Lot 62, Fred Carroll's Sub of the E ½ of the NW ¼ of Section 9, Urbana Township; 1205 E. Kerr Avenue, Urbana, Illinois PIN: 30-21-09-176-004	An addition to an existing single family home
**11/24/14	108-00-01	The SW Corner of the SW ¼ of Section 4, St. Joseph Township; 1718 CR 2000E, St. Joseph, Illinois PIN: 28-22-04-300-005	A detached storage building for farm machinery
**11/24/14	272-99-01	A tract of land in the NE Corner of the S ½ of the SW ¼ of Section 36, Somer Township; 1749 CR 1850N, Urbana, Illinois PIN: 25-15-36-300-004	A single family home with attached garage
**11/19/14	152-99-03	The North 104' of the East 100' and the North 48' of the West 175' of Lot 13 of Homer Abram's Subdivision, Section 8, Champaign Township; 228 S. Rising Road, Champaign, Illinois PIN: 03-20-08-301-015	A single family home with attached garage
**11/24/14	146-99-02	Lot 6, Block 1 of S. H. Busey's 4 <sup>th</sup> Addition, Section 4, Compromise Township; 221 East St., Penfield, IL PIN: 06-12-04-308-010	A room addition to an existing single family home
**11/19/14	134-99-01	Lot 2, Prairie Timber Subdivision, Section 22, Brown Township; 3388 CR 300E, Foosland, Illinois PIN: 02-01-22-100-011	A single family home (manufactured) with detached garage
**11/19/14	120-99-02	The South 165' of the West 40' of the NW ¼ of Section 27, Somer Township; 5010 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-27-100-003	A covered porch addition to an existing single family home
**11/19/14	82-99-01	Lot 109 of Thor-O-Bred Acres, Section 14, Hensley Township; 1001 Churchill Downs Dr., Champaign, IL PIN: 12-14-14-351-012	A detached garage

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
**11/19/14	75-99-01	Lot 12 of Block 6 of the Original Town of Seymour, Section 17, Scott Township; 306 W. Center Street, Seymour, Illinois PIN: 23-19-17-278-008	An addition to an existing single family home

\*Inspections conducted in previous months

\*\*2014 aerial photograph reviewed for compliance