



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

County of Champaign, Urbana, Illinois

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

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

C.Pius Weibel – Vice-Chair

Astrid Berkson

Stan Harper

Pattsi Petrie

Jon Schroeder

Sam Shore

	<u>Pages</u>
I. Call to Order	
II. Roll Call	
III. Approval of Minutes	1 - 5
A. ELUC Committee meeting – February 5, 2015	
IV. Approval of Agenda/Addenda	
V. Public Participation	
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VII. <u>Items for Information Only</u>	
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A. Case 797-AM-15: Recommendation to approve a Zoning Map Amendment to change the zoning district designation from the AG-2 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District in order for the Zoning Board of Appeals to approve a Special Use Permit authorizing the construction and use of two 24,000 gallon bulk fuel storage tanks in addition to the existing grain storage facility in related Case 794-S-14. Premier Cooperative Inc.	31 – 39
B. Case 791-AT-14: Amend standard conditions and special provisions for ‘heliport 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 ‘heliport restricted landing area’ and ‘restricted landing area’	40 - 42

Champaign County strives to provide an environment welcoming to all persons regardless of disabilities, race, gender, or religion. Please call 217-384-3776 to request special accommodations at least 2 business days in advance.

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

March 5, 2015

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- X. Monthly Reports 43 - 51
 - A. January 2015
- XI. Other Business
 - A. Approval of Closed Session Minutes – January 8, 2015
- XII. Chair’s Report
- XIII. Designation of Items to be Placed on Consent Agenda
- XIV. Adjournment

Committee Meeting is broadcast on Comcast Public Access and at
<http://www.ustream.tv/channel/champco1776>

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

7

8

MINUTES – SUBJECT TO REVIEW AND APPROVAL

9

DATE: Thursday, February 5, 2015

10

TIME: 6:30 p.m.

11

PLACE: Lyle Shields Meeting Room

12

Brookens Administrative Center

13

1776 E Washington, Urbana, IL 61802

14

Committee Members

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

15

County Staff: Deb Busey (County Administrator), Brian Nolan (Recording Secretary)

17

Others Present: Susan Monte (Regional Planning Commission), Jamie Hitt (Planning and Zoning), Susan Chavarria (Regional Planning Commission)

18

19

MINUTES

20

I. Call to Order

Committee Chair Esry called the meeting to order at 6:30 p.m.

22

23

II. Roll Call

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

25

26

III. Approval of Minutes

A. ELUC Committee meeting – January 8, 2015

28

Mr. Weibel noted the motion on page 2, row 51 should read as motion to defer, not amended motion to defer.

31

MOTION by Mr. Weibel to approve the minutes of the January 8, 2015 ELUC meeting as amended; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

34

35

IV. Approval of Agenda

36

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

38

39

1 **V. Public Participation**

2 Katherine Ryan and Norma Denz did not wish to speak. They attended the meeting in order to support
3 the timeline for prosecuting current dangerous structures cases, Item X. A.
4

5 Larry Hall and Jean Fisher supported the Zoning Ordinance Text Amendment in Case 791-AT-14
6 concerning Restricted Landing Areas and Heliport Landing Areas.
7

8 **Mr. Schroeder entered the meeting at 6:38 p.m.**
9

10 Eric Freyfogh, Nathan Todd, Cele Otnes, Jonathan Henry, and Lisa Hohle did not wish to speak. They
11 attended the meeting in order to support the timeline for prosecuting current dangerous structures
12 cases, Item X. A.
13

14 **VI. Communications**

15 Mr. Esry noted that John Hall was absent from the meeting and Susan Chavarria sat in on his behalf.
16 Additionally, Mr. Esry noted that the topic for the County Board Study Session on February 24, 2015 will
17 be the county's jails, and a Strategic Planning Study Session is hoping to be held in March.
18

19 **VII. Items to Receive & Place on File by ELUC Committee to allow for 30 day Review Period**

- 20 A. *Case 791-AT-14: Amend standard conditions and special provisions for 'heliport restricted landing*
21 *area' and 'restricted landing area' in Section 6.1.3 of the Champaign County Zoning Ordinance to*
22 *correct and make permanent the amendment adopted in Case 768-AT-13 regarding 'heliport*
23 *restricted landing area' and 'restricted landing area'*
24

25 Ms. Petrie recognized the citizens for their hard work on this case.
26

27 **MOTION** by Mr. Harper to receive and place on file the amendment to the standard conditions and special
28 provisions for 'heliport restricted landing area' and 'restricted landing area' in Section 6.1.3 of the
29 Champaign County Zoning Ordinance to correct and make permanent the amendment adopted in Case 768-
30 AT-13 regarding 'heliport restricted landing area' and 'restricted landing area'; seconded by Ms. Petrie.
31 Upon vote, the **MOTION CARRIED** unanimously.
32

33 **VIII. Items to be Approved by ELUC for Referral to ZBA**

- 34 A. *Direction to the Zoning Administrator to Amend the Zoning Ordinance to implement Land Resource*
35 *Management Plan Policy 6.1.1 as Authorized in the FY2014 RPC Work Plan*
36

37 Mr. Weibel asked if the list of Frequently Asked Questions in the agenda packet comes from the EPA.
38 Ms. Monte confirmed that it is a list of questions from the Environmental Protection Agency.
39

40 **MOTION** by Mr. Weibel to approve Direction to the Zoning Administrator to Amend the Zoning Ordinance
41 to implement Land Resource Management Plan Policy 6.1.1 as Authorized in the FY2014 RPC Work Plan;
42 seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.
43

44 **IX. Items to be Recommended to the County Board**

- 45 A. *Proposed amendment to Ordinance No. 55 Regulation of Businesses Offering Recreation or*
46 *Entertainment*
47

48 Ms. Petrie asked for background to be provided for the benefit of the public who attended the
49 meeting. Ms. Monte explained that about a year ago the Champaign County Sheriff expressed
50 concerns in regards to the provision of Recreation and Entertainment Licenses, and these concerns
51 sparked a review of Ordinance No. 55. Deficiencies and additional information regarding the
52 demographics of attendees for recreation and entertainment events were examined. Ordinance No.
53 55 has been revised to require more information about each planned event so that the decision to

1 issue a Recreation and Entertainment License can be made on the basis of that additional
2 information. Antiquated language was removed from the ordinance by suggestion from the State's
3 Attorney's office. Fees were adjusted to reflect the limit placed in current legislation. A provision is
4 proposed to require a certificate of insurance to prove sufficient coverage for liability.
5

6 Mr. Weibel asked if fees were previously changed and not reflected in the ordinance, and if the
7 amount of the fee was being changed at the current meeting. Ms. Monte explained that the fee was
8 collected based on the requirements of the ordinance and that the amount of the fee was being
9 corrected to reflect current legislation requirements. Ms. Petrie asked if the increase in insurance is in
10 addition to insurance required for venues to have a liquor license. Ms. Monte confirmed that it is
11 supplemental and the liquor license has a separate set of requirements.
12

13 **MOTION** by Mr. Schroeder to approve the proposed amendment to Ordinance No. 55 Regulation of
14 Businesses Offering Recreation or Entertainment; seconded by Ms. Berkson. Upon vote, the **MOTION**
15 **CARRIED** unanimously.
16

17 B. *Amending the FY15 RPC Planning Contract*

18
19 Mr. Weibel asked about the redaction of Wilber Heights in the FY15 RPC Planning Contract. Ms.
20 Chavarria explained that the Wilber Heights project is now under her supervision. Ms. Petrie
21 encouraged elasticity in planning hours in the annual contract; she recommended unplanned hours
22 be included so the Regional Planning Commission can use those hours without the board amending
23 the contract before a project can be completed.
24

25 **MOTION** by Mr. Weibel to approve amending of the FY15 RPC Planning Contract; seconded by Ms. Petrie.
26 Upon vote, the **MOTION CARRIED** unanimously.
27

28 C. *Proposed Intergovernmental Cost-Sharing Agreement for the 2015 Countywide Residential Electronics*
29 *Collections*

30
31 Mr. Schroeder noted that this particular service is still needed and beneficial to all county residents.
32

33 **MOTION** by Mr. Schroeder to approve the proposed intergovernmental cost-sharing agreement for the
34 2015 Countywide Residential Electronics Collections; seconded by Mr. Weibel. Upon vote, the **MOTION**
35 **CARRIED** unanimously.
36

37 D. *Proposed Agreement between Contractor, Coordinator and Host Site for the 2015 Countywide*
38 *Residential Electronics Collections*

39
40 **MOTION** by Mr. Weibel to approve the proposed agreement between contractor, coordinator and host site
41 for the 2015 Countywide Residential Electronics Collections; seconded by Ms. Berkson. Upon vote, the
42 **MOTION CARRIED** unanimously.
43

44 X. **Items to be Approved by ELUC**

45 A. *A timeline for prosecuting current dangerous structures cases*

46
47 Ms. Busey explained that she met with John Hall and Barb Mann to develop a strategy for dealing with
48 current dangerous structures in the county. The ELUC committee is to develop a timeline and plan for
49 dealing with these structures because there are financial implications over the next 3 to 5 years if
50 these structures continue to get worse.
51

52 B. *Provide an inter-committee memo to the Finance Committee in support of a Future Operational*
53 *Change for the Property Clearance line item in the Department of Planning and Zoning Budget*

1 including an estimated \$63,100 in FY2016.
2

3 Ms. Busey noted that when a strategy is developed, an inter-committee memo will need to be
4 supplied to the Finance Committee that requests the appropriate level of funding for dealing with the
5 dangerous structures in the FY2016 budget.
6

7 Mr. Harper asked if demolition costs could be recuperated. Ms. Busey noted that some costs could be
8 recuperated and other costs may be lost; however, removing these structures is removing a public
9 safety risk. Mr. Esry noted that once demolition processes are started, property owners may be more
10 inclined to deal with the structures on their own terms. Ms. Busey explained that the recommended
11 properties for 2016 demolition have great potential for the county to recover their costs.
12

13 **MOTION** by Mr. Weibel to direct John Hall, the Zoning Administrator, to adopt a timeline for prosecuting
14 current dangerous structures cases and to provide an inter-committee memo to the Finance Committee in
15 support of a Future Operational Change for the Property Clearance line item in the Department of Planning
16 and Zoning Budget including an estimated \$63,100 in FY2016; seconded by Ms. Berkson.
17

18 Ms. Petrie would like Mr. Hall to speak with the Finance Committee Chair in order to understand how
19 the timeline can be developed in relation to expected costs to the county. Ms. Busey explained that
20 by sending a memo to the Finance Committee, Finance would then be responsible for planning the
21 timeline in relation to expected costs to the county. ELUC can recommend what should be done and
22 Finance determines what can be done.
23

24 Upon vote, the **MOTION CARRIED** unanimously.
25

26 **XI. Item for Discussion Only**

27 A. *A proposed leaf burning ordinance for the unincorporated area*
28

29 Mr. Schroeder explained that leaf burning has historically been an issue in the unincorporated areas
30 of the county and fire protection districts decide how to deal with nuisances. Mr. Schroeder noted
31 that leaf burning affects those with respiratory health issues and a consistent solution to burning
32 needs to be found. Direction to staff needs to be given in order to form a policy or a type of
33 enforcement with the municipalities.
34

35 Ms. Berkson noted that her children are asthmatic and leaf burning would often cause them to miss
36 school due to illness. Mr. Weibel noted that an ordinance was attempted to be passed about 10
37 years ago and requested that the notes and minutes be reviewed to see what was attempted at that
38 time. Ms. Hitt noted that Planning and Zoning has been in touch with the Champaign Township Road
39 Commissioner and leaf collections are held in the unincorporated area, but it is unclear if residents
40 are aware of this collection. Ms. Chavarria noted that she attempted to notify 60 homes in her
41 neighborhood about a leaf collection and only 8 homes were interested. Mr. Weibel asked if there
42 are certain problem areas with leaf burning. Ms. Hitt explained problems being reported seemed to
43 diminish last fall. Ms. Petrie asked that a review be held on the previous minutes and notes to see
44 what resistances to passage were encountered previously and how those could be better dealt with
45 this time. Mr. Schroeder noted that enforcement of the ordinance was the largest problem and fire
46 protection districts should be consulted to see if they would be willing to help. Ms. Berkson explained
47 that stiff fines may make those who burn often less inclined to burn. Mr. Schroeder asked if further
48 direction is needed. Ms. Hitt explained that ordinances have been researched and enforcement is the
49 largest issue. Ms. Monte noted that is a multijurisdictional issue and it could be brought up to
50 member agencies of the Regional Planning Commission to see if it is an issue they would like to take
51 on. Mr. Harper asked if smaller villages of the county have ordinances. Ms. Hitt explained that several
52 villages have ordinances but enforcement is still the issue.
53

54 Mr. Esry summarized that staff should investigate previous efforts and intergovernmental

1 agreements to see who has home rule for burn ordinances. Ms. Petrie added that RPC should be
2 consulted. Additionally, a plan should be drafted before fall burning.

3
4 B. *Fixes Needed to the Electronics Products Recycling and Reuse Act*

5
6 Ms. Monte explained that information has provided for the committee's awareness.

7
8 **XII. Monthly Reports**

9 A. *December 2014*

10
11 **MOTION** by Mr. Weibel to receive and place on file the monthly reports for December 2014; seconded by
12 Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

13
14 **XIII. Other Business**

15 None

16
17 **XIV. Chair's Report**

18 Mr. Esry reminded the board that the topic for the County Board Study Session on February 24, 2015 will be the
19 county's jails, and a Strategic Planning Study Session is hoping to be held in March.

20
21 **XV. Designation of Items to be Placed on Consent Agenda**

22 IX.A, IX.B, IX. C, IX. D

23
24 **XVI. Adjournment**

25 **MOTION** by Mr. Harper to adjourn; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED**
26 unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:19 p.m.

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: **Susan Chavarria, Senior Planner**

Date: **February 23, 2015**

RE: **Wilber Heights potential improvements and budget estimates**

Request: **Allow County staff to apply for funding sources for road and drainage improvements in Wilber Heights**

Background

The following sections summarize work that has been done to resolve drainage and road conditions in unincorporated Wilber Height Subdivision, located east of Market Place Mall. In 2013, County staff was assigned to gather public input, prioritize projects, calculate cost estimates, and search for potential funding resources for this neighborhood.

Wilber Avenue Road Reconstruction

Wilber Avenue is an unmarked state route with 0.3 miles in Somer Township and 0.14 miles in the City of Champaign. IDOT has maintenance jurisdiction of the road. The road was built in the 1930s and has received only patching since then. The road has no structural foundation, having been constructed directly on dirt. There are potholes, cracks, and flooding issues along the corridor.

Starting in late 2013, County staff held two public meetings and several meetings with local government and IDOT staff members to determine how Wilber Avenue could be improved. At the February 7, 2014 Champaign County Highway and Transportation Committee meeting, members were presented with possible options for improving Wilber Avenue. The state can pay a certain amount of money toward its improvement if a local government agency is willing to assume maintenance jurisdiction, which would remove the road from IDOT's jurisdiction. According to state regulations, the road could be transferred to City of Champaign, which can then transfer the majority of it over to Somer Township. Both the City and the Township have informally agreed to assume jurisdiction in order to improve the road, but do not have funds to contribute to the project.

Champaign County Highway Department completed a coring analysis of Wilber Avenue to determine its structural foundation and integrity. The Department then coordinated with City of Champaign's Engineering Department to develop a preliminary estimate for improving the road. All engineers concurred that the road should not just be resurfaced as IDOT proposed, but should be reconstructed from the foundation so that it will last longer. Their estimate of \$850,000 for reconstruction is conservative, and exceeded the amount IDOT is willing to pay by over \$200,000. IDOT's amount is not negotiable, and does not include any drainage work, sidewalks, or other amenities. It should be noted that the estimated cost will increase as time passes due to market increases in materials and labor. Champaign County Highway Department has offered to do what it can in-house to reduce oversight and construction costs if the project is approved.

Wilber Heights Drainage Improvements

In March 2014, the County Board approved a contract with Berns, Clancy and Associates (BCA) to prepare a Preliminary Engineering Report for Storm Water Management in the Wilber Heights Subdivision. BCA delivered their findings and probable cost estimates in December 2014. There are several improvement phases, ranging from individual ditch renovations to storm sewer installation. BCA makes it clear that minimal improvements will not alleviate drainage conditions. A comprehensive, multi-phased project which includes roadside ditch improvements, storm sewer installation, and culvert cleaning are all considered necessary. They estimate the total project cost at \$1.36 million. It is possible that local government agencies, residents, and businesses could contribute to the project to decrease project costs.

It should be noted that the Urbana Champaign Sanitary District has only a few connections in the subdivision, and will not annex the subdivision into its District until a municipality annexes the area. The City of Champaign does not intend to annex the subdivision, and residents of the subdivision seem to be against annexation. In other words, connecting with UCSD facilities to resolve drainage issues is highly unlikely.

Public Comments

In late 2013, open houses were held separately for residents and businesses in the subdivision. Participants identified Wilber Avenue road conditions and overall stormwater drainage as the top issues.

Mike Kobel, Chief at Eastern Prairie Fire Protection District, reports that his staff will not drive their trucks on Wilber Avenue due to its poor condition for fear that they will lose a tire or damage a truck. The station is located at the east end of Wilber Avenue on the corner of Fifth Street. Response times are thus longer than ideal, creating a public safety hazard for their jurisdiction.

Residents on Paul Avenue and Wallace Avenue report heavy truck traffic and increased automobile traffic due to people avoiding Wilber Avenue. These roads are under Somer Township jurisdiction, which does not have money to do anything but minimal maintenance to these roads despite the heavier traffic.

People have reported that individual businesses and residents have independently filled in roadside ditches to create on-street parking, which has exacerbated flooding issues for their neighbors. There are no ordinances or controls in place to monitor the proper maintenance of roadside ditches.

Potential Funding Sources

There are several funding sources we can pursue to pay for this project.

- IDOT funding for a jurisdictional transfer can be programmed within a couple of years.
- Community Development Assistance Program grants have an annual funding cycle through Illinois DCEO; they are highly competitive.
- Low interest loans are also available:

- CCRPC's Intermediary Relending Program (IRP) can loan up to half the project cost with a maximum loan amount of \$150,000. Interest rates for this program are in the 2-3% range.
 - USDA Rural Development's Community Facilities Direct Loan and Grant Program has current rates of 3.75% to 4.5% over a 20 to 40 year amortization.
 - USDA Rural Development's Water and Waste Disposal Loan and Grant Program has rates of 2.25% to 3.75% over a 20 to 40 year amortization.
 - Illinois Finance Authority issues bonds for community projects. Rates and fees vary.
- The Illinois Clean Water Initiative has loans available for stormwater projects.
 - Project partners could charge a special sewer fee to businesses and residents to help offset the cost, similar to what was done for the Scottswood Subdivision in Urbana.
 - The Illinois Green Infrastructure Grant Program for Stormwater Management has not had a funding cycle since 2013, but the program could open again according to their website. Previously \$5 million was available per year, with 13 grants awarded in 2013. Maximum grant amount is \$750,000 or 75% of the eligible project cost, whichever is lower.
 - Occasional grants from private sources might occur, but there is no certainty.

Project Phases and Estimated Costs

Project Description	Project Cost (Est)	Funding Source	Maximum Amount	Local Cost Share Required
Wilber Avenue reconstruction	\$850,000	IDOT Jurisdictional Transfer	\$634,200	There is a funding gap of about \$216,000 (assuming current year construction costs). Combining this project with Phase 1 Drainage and a successful CDAP application could reduce this gap by about \$45,000.
Phase 1 Drainage: Wilber Ave storm sewer and outlet pipe to the RR ditch	\$405,000	CDAP grant Phase 1	\$450,000	25% of project cost, but the IDOT funds could be used as the 25% share if we combined the road improvement and Phase 1 drainage
Phase 2 Drainage: Improve the downstream outlet railroad ditch	\$335,000	CDAP grant Phase 2	\$450,000	25% of project cost (approximately \$84,000), no known outside grants to help with match
Phase 3 Drainage: remaining storm sewer on 2 nd , 3 rd , 4 th , and 5 th Streets including the roadside ditch and culvert work	\$392,000	CDAP grant Phase 3	\$450,000	25% of project cost (approximately \$98,000), no known outside grants to help with match
Phase 4 Drainage: complete roadside ditch work and new culverts on Paul and Wallace Avenues	\$250,000	CDAP grant Phase 4	\$450,000	25% of project cost (approximately \$63,000), no known outside grants to help with match
Total	\$2,232,000			

Comments and Recommendations

- Assuming current year construction costs and four successful CDAP grant awards in coming years, the local cost share would be approximately \$416,000 over four years of phasing. This includes Wilber Avenue reconstruction and subdivision drainage improvements.
- Funding for the road project will not be found again if local agencies do not take the jurisdictional transfer from IDOT. IDOT has stated that if the road stays in their jurisdiction, it will only get minimal patching but likely never get reconstructed.
- The City of Champaign and Somer Township do not have funding for these improvements.
- County staff members recommend applying for a CDAP grant this year in order to do a combined road reconstruction and Phase 1 drainage project to make best use of available funds. Staff has already done an income survey that shows Wilber Heights meets the threshold low income requirement for applying for this grant program.
- We recommend that the County Board seek loan funds to cover the gap for the Phase 1 project. Low interest loans (2-3% rate) can be borrowed on a 20 year amortization. Bonding could also be considered, perhaps in conjunction with other County facilities projects.

ATTACHMENTS

- A. Engineer's Preliminary Opinion of Probable Project Costs, Stormwater Drainage System, Wilber Heights Subdivision received December 10, 2014 with attachments:
- Existing Regional Drainage Conditions Map
 - Existing Subdivision Drainage Conditions Map
 - Existing Subdivision Watershed Map
 - Proposed Storm Sewer Systems Map
- B. Email from Chris Billing, Vice President of Berns, Clancy and Associates regarding possible phasing for drainage improvements



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

December 10, 2014

THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSON

ROGER MEYER
DAN ROTHERMEL
ZACHARY SCHMIDT

MICHAEL BERNS
OF COUNSEL

ENGINEER'S PRELIMINARY OPINION OF PROBABLE PROJECT COSTS STORMWATER DRAINAGE SYSTEM WILBER HEIGHTS SUBDIVISION UNINCORPORATED CHAMPAIGN COUNTY, ILLINOIS

Our **Engineer's Preliminary Opinion of Probable Project Costs** follows for the construction of a new subdivision-wide storm sewer system including new roadside drainage ditches and driveway culverts throughout this neighborhood. A 5 year storm event was used for determining storm sewer sizes. Roadside ditches will be re-excavated throughout the neighborhood to convey stormwater to where it can enter the storm sewer system. A perforated pipe underdrain is included underneath the roadside ditches to aid in drying out these ditches after rainfall events.

Drainage improvements downstream of the subdivision would enhance the capacity of the new drainage system. Sediment will need to be excavated from the railroad ditch to improve the subdivision drainage outlet. Once the drainage ditch has been excavated to an elevation that will restore the pre-existing grade line, rip-rap will need to be placed to armor the ditch and prevent erosion from occurring in the future. Permitting will be required by the railroad in order to complete any construction work within their property boundaries.

As an alternate, a cost estimate has been developed for drainage work on the downstream landowner's property south of the neighborhood adjacent to the railroad. Construction of a large storm sewer pipe through their property would act as a bypass to the railroad ditch. This would allow for stormwater to drain approximately 1,000 feet southward to where it could enter a 48 / 60 inch diameter railroad culvert under the tracks.

Property owner's may want to retain street parking in front of their property. For this reason, a cost estimate for each 10 foot length of roadside ditch that will be filled in was developed. The driveway culvert pipes will be extended along the roadside ditch for grading purposes so that a headwall will not need to be constructed. The work for retaining yard parking should be paid for by the individual property owner. One (1) parking space may require an investment on the order of \$2,000 to \$2,500.

Our Engineer's Preliminary Opinion of Probable Project Costs follows:

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ZACHARY SCHMIDT

MICHAEL BERNS
OF COUNSEL

December 10, 2014

**Engineer's Preliminary Opinion of Probable Project Costs
Stormwater Drainage System
Wilber Heights Subdivision
Unincorporated Champaign County, Illinois**

Neighborhood Work

Item	Unit	Quantity	Unit Cost	Amount
12 inch diameter Concrete Storm Sewer	Lineal Feet	420	\$36	\$15,120
15 inch diameter Concrete Storm Sewer	Lineal Feet	560	\$45	\$25,200
18 inch diameter Concrete Storm Sewer	Lineal Feet	1,260	\$55	\$69,300
24 inch diameter Concrete Storm Sewer	Lineal Feet	1,230	\$75	\$92,250
30 inch diameter Concrete Storm Sewer	Lineal Feet	670	\$120	\$80,400
36 inch diameter Concrete Storm Sewer	Lineal Feet	250	\$170	\$42,500
2 foot diameter Inlet	Each	3	\$1,200	\$3,600
4 foot diameter Manhole	Each	21	\$2,500	\$52,500
5 foot diameter Manhole	Each	2	\$3,600	\$7,200
12 inch diameter Concrete Driveway Culvert	Lineal Feet	2,700	\$36	\$97,200
12 inch diameter Flared End Section	Each	250	\$600	\$150,000
Roadside Ditch Excavation	Cubic Yard	1,500	\$15	\$22,500
Grass Seeding	Square Feet	61,900	\$0	\$9,285
6 inch diameter Slotted PVC Pipe Underdrain	Lineal Feet	10,250	\$20	\$205,000
Pea Gravel Trench Backfill	Cubic Yard	195	\$45	\$8,775
6 inch thickness PCC Driveway Patch	Square Feet	700	\$72	\$50,400
8 inch thickness PCC Pavement	Square Feet	160	\$90	\$14,400
4 inch thickness CA-6 Aggregate Base	Cubic Yard	20	\$45	\$900
Subtotal				\$946,530
Contingency (20%)				\$189,470
Total Estimated Construction Costs				\$1,136,000
Professional Services				\$227,000
Total Estimated Project Costs				\$1,363,000

Engineer's Preliminary Opinion Of Probable Project Costs
Stormwater Drainage System
Wilber Heights Subdivision

Unincorporated Champaign County, Illinois

December 10, 2014

Page 2

Subdivision Outlet Improvements

Item	Unit	Quantity	Unit Cost	Amount
Channel Sediment Removal	Cubic Yard	1,550	\$15	\$23,250
Rip-Rap Channel Erosion Protection	Cubic Yard	800	\$50	\$40,000
Grass Seeding	Square Feet	316,800	\$0	\$47,520
Railroad Permit / Approval / Insurance	Each	1	\$50,000	\$50,000
Subtotal				\$160,770
Contingency (20%)				\$32,230
Total Estimated Construction Costs				\$193,000
Professional Services				\$39,000
Total Estimated Project Costs				\$232,000

Alternate Outlet Across Downstream Property Owner

Item	Unit	Quantity	Unit Cost	Amount
42 inch diameter Concrete Storm Sewer	Lineal Feet	1,000	\$200	\$200,000
5 foot diameter Manhole	Each	2	\$3,600	\$7,200
4 foot x 7 foot Manhole	Each	2	\$6,000	\$12,000
8 inch thickness PCC Pavement	Square Feet	2,200	\$90	\$198,000
4 inch thickness CA-6 Aggregate Base	Cubic Yard	62	\$45	\$2,790
Rip-Rap Protection	Cubic Yard	20	\$50	\$1,000
Property Owner Easement	Each	1	\$10,000	\$10,000
Railroad Permit / Approval / Insurance	Each	1	\$20,000	\$20,000
Subtotal				\$450,990
Contingency (20%)				\$90,210
Total Estimated Construction Costs				\$541,200
Professional Services				\$108,800
Total Estimated Project Costs				\$650,000

Engineer's Preliminary Opinion Of Probable Project Costs
Stormwater Drainage System
Wilber Heights Subdivision

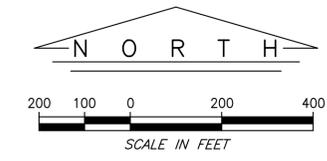
Unincorporated Champaign County, Illinois

December 10, 2014

Page 3

Optional Street Parking (Per 10 Foot Width)

Item	Unit	Quantity	Unit Cost	Amount
12 inch diameter Concrete Driveway Culvert	Lineal Feet	12	\$36	\$432
CA-6 Crushed Stone	Cubic Yard	3	\$45	\$135
CA-7 Crushed Stone	Cubic Yard	1.5	\$45	\$68
Subtotal				\$635
Contingency (20%)				\$126
Total Estimated Construction Cost Per 10 Feet of Length				\$760



AERIAL PHOTOGRAPHY FROM
CITY OF CHAMPAIGN
ORTHOGRAPHY
DATED APRIL 2011

CONTOUR DATA FROM
CHAMPAIGN COUNTY
LIDAR DATA FLOWN
APRIL 2008

PROJECT LEGEND

- 03 BERN, CLANCY AND ASSOCIATES
MANHOLE DESIGNATION
- SURFACE FLOW DIRECTION
- 749- EXISTING INTERMEDIATE CONTOUR LINE
- 12"- EXISTING STORM SEWER LINE/SIZE
(APPROXIMATE LOCATION)
- 8"-SAN- EXISTING SANITARY SEWER LINE/SIZE
(APPROXIMATE LOCATION)
- 12"- EXISTING CULVERT/ SIZE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
(OPEN LID)
- EXISTING STORM SEWER CATCH BASIN
- x 735.8
EXISTING "SOFT" SPOT ELEVATION
- x 735.82
EXISTING "HARD" SPOT ELEVATION
- x 735.826W
EXISTING "HARD" SPOT ELEVATION
AT TOP OF RETAINING WALL
- WATERSHED LIMITS
- 6 WATERSHED DESIGNATION
- WATERSHED OUTLET

NEW ITEMS LEGEND

- PROPOSED STORM SEWER MANHOLE/INLET
- 12 IN. ST- PROPOSED STORM SEWER SIZE

DATE: 121014
SHEET: 1 OF 4
JOB: 6919

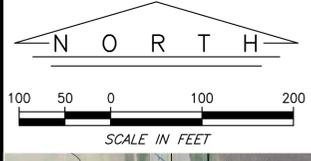
EXISTING REGIONAL
DRAINAGE CONDITIONS

WILBER HEIGHTS
DRAINAGE STUDY
CHAMPAIGN COUNTY, ILLINOIS

CHAMPAIGN COUNTY
Regional Planning Commission
61803-0750
Phone: 217-239-3313 Fax: 217-239-2426

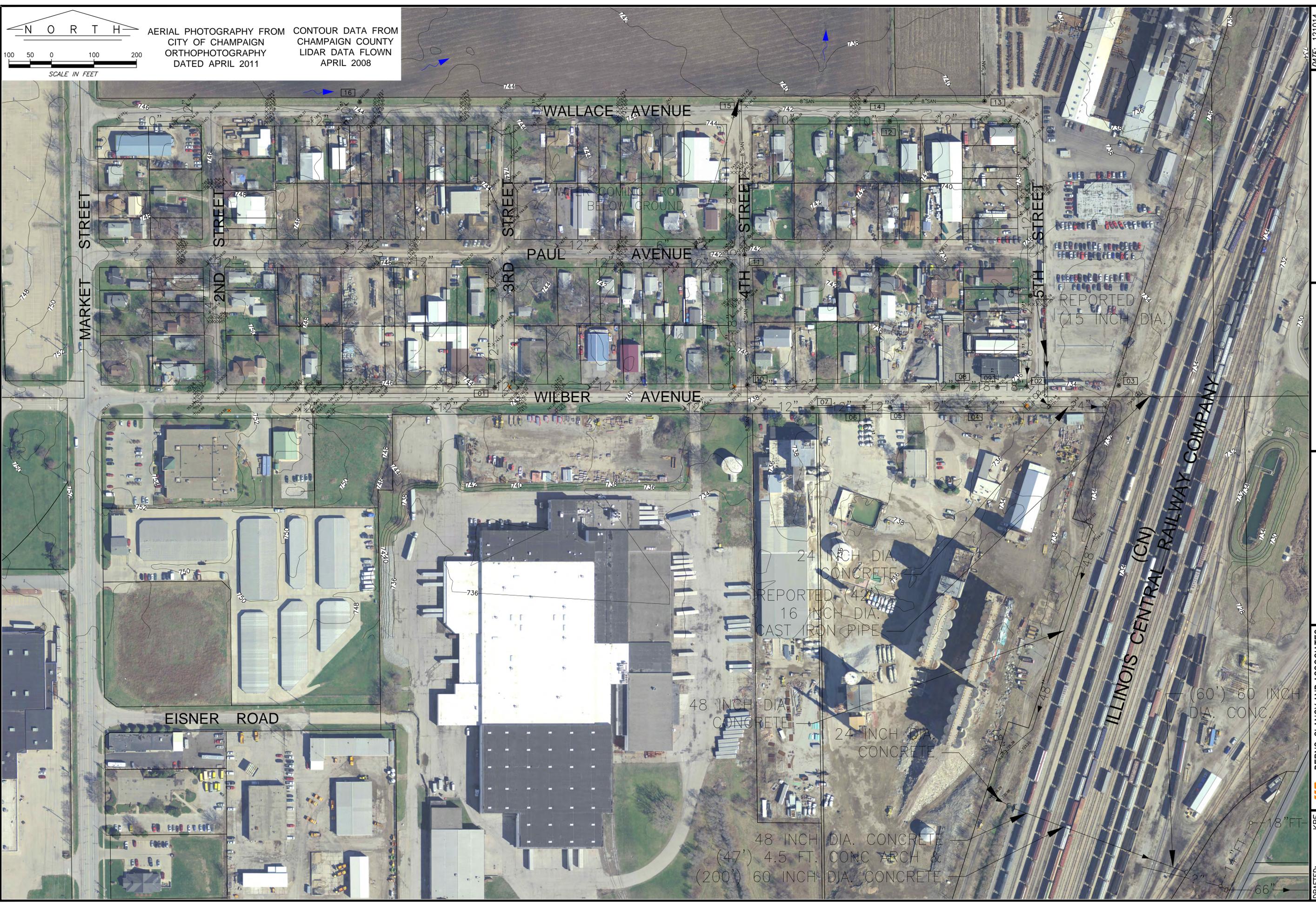
BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
406 EAST MAIN STREET - POST OFFICE BOX 0755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 • FAX: (217) 384-3555

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CONTOUR DATA FROM CHAMPAIGN COUNTY LIDAR DATA FLOWN APRIL 2008



DATE: 12/10/14
SHEET: 2 OF 4
JOB: 6919

**EXISTING SUBDIVISION
DRAINAGE CONDITIONS**

WILBER HEIGHTS
DRAINAGE STUDY
CHAMPAIGN COUNTY, ILLINOIS

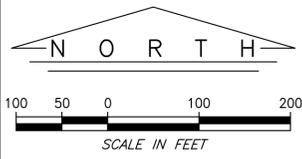
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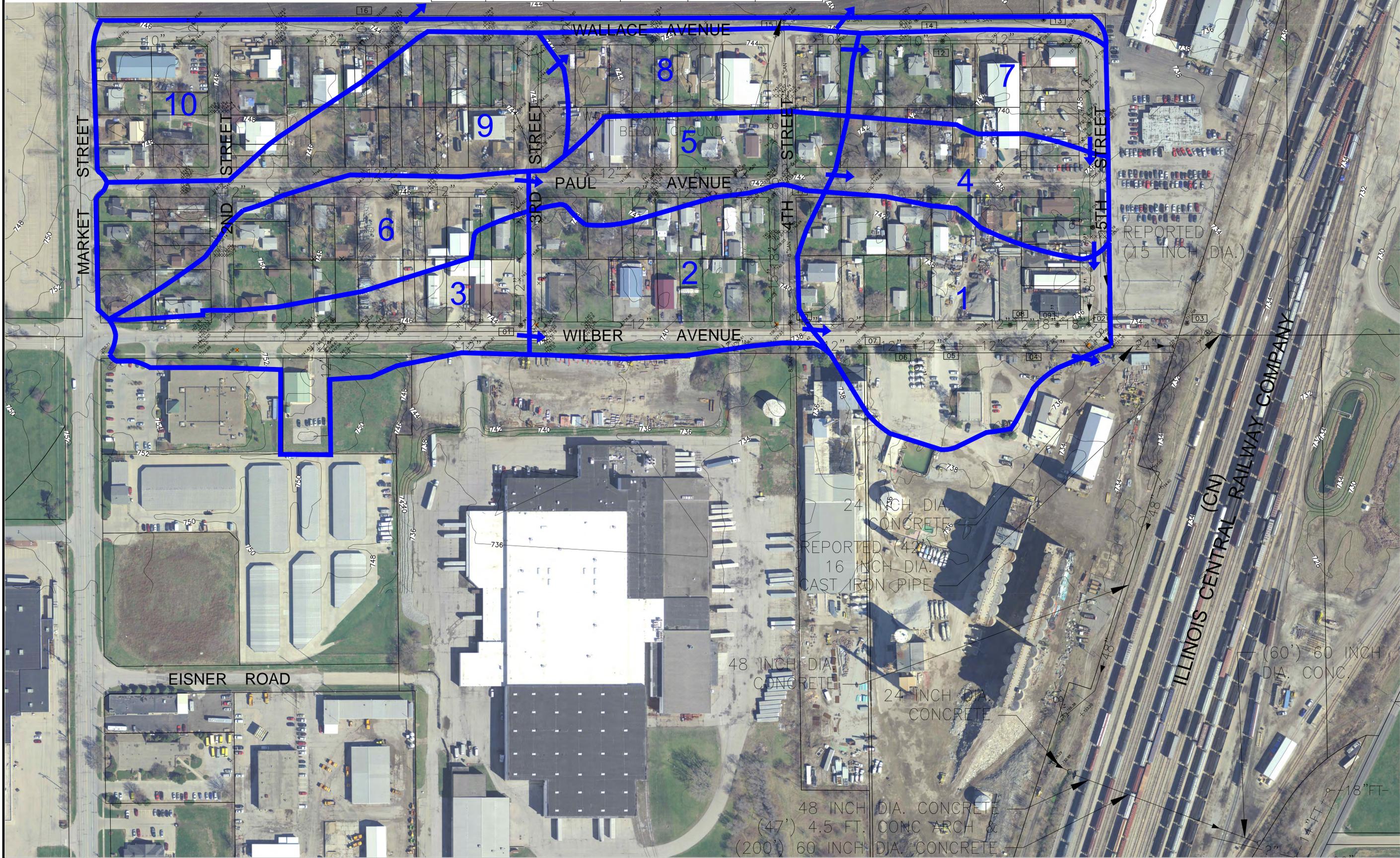
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CITY OF CHAMPAIGN
ORTHOGRAPHY
DATED APRIL 2011

CONTOUR DATA FROM
CHAMPAIGN COUNTY
LIDAR DATA FLOWN
APRIL 2008

WATERSHED DATA					
WATERSHED	AREA	WATERSHED	AREA	WATERSHED	AREA
1	6.1 ACRES	4	2.8 ACRES	7	2.8 ACRES
2	4.5 ACRES	5	2.8 ACRES	8	2.8 ACRES
3	3.7 ACRES	6	3.6 ACRES	9	5.4 ACRES
		10	5.3 ACRES		



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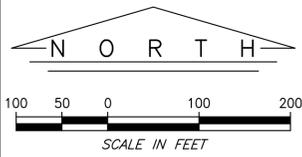
CHAMPAIGN COUNTY
 Regional Planning Commission
 Phone: 217-239-3313 Fax: 217-239-2426

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 URBANA, ILLINOIS 61803-0755
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WILBER HEIGHTS
 DRAINAGE STUDY
 CHAMPAIGN COUNTY, ILLINOIS

EXISTING SUBDIVISION
 WATERSHED MAP

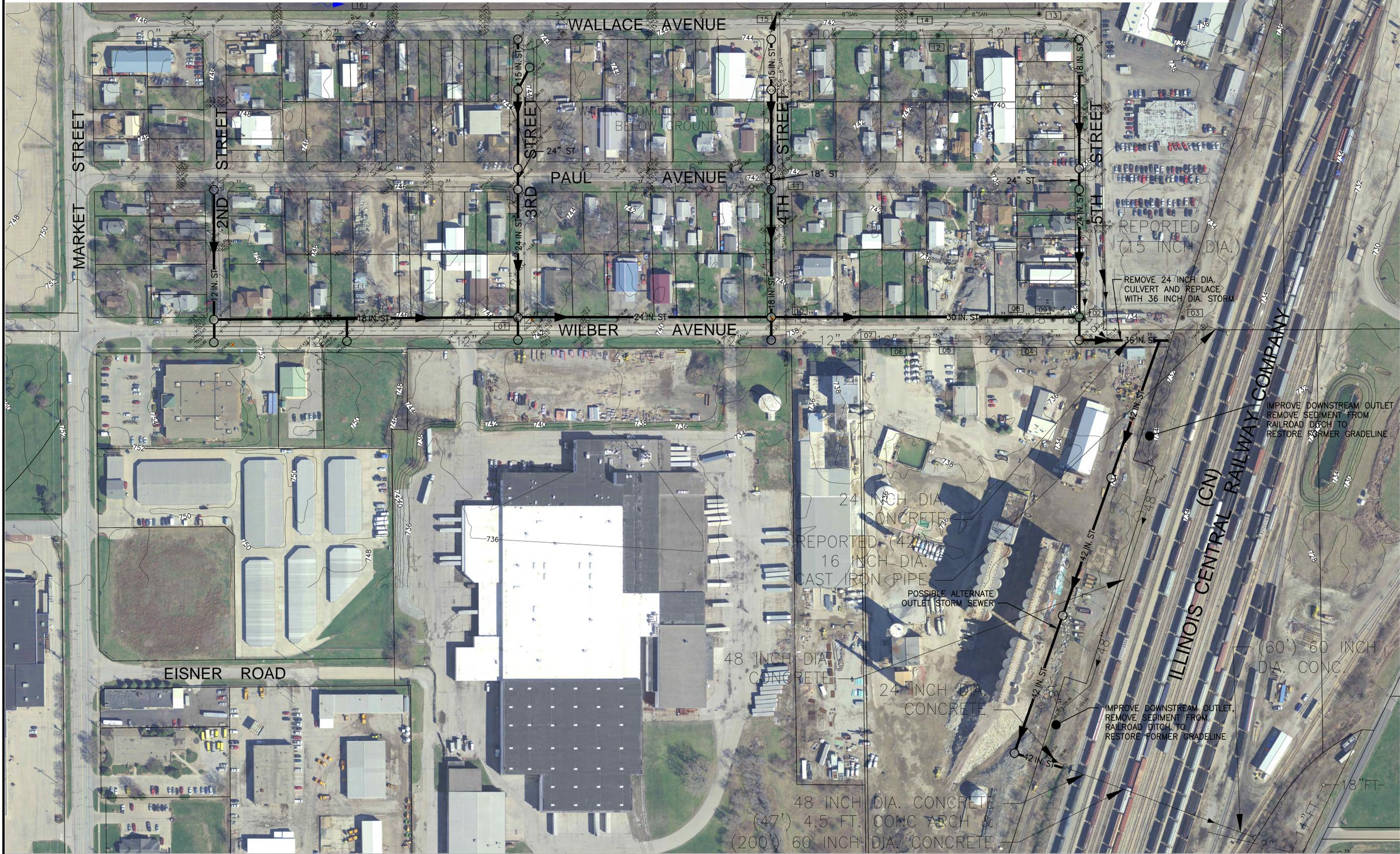
DATE: 12/10/14
 SHEET: 3 OF 4
 JOB: 6919



AERIAL PHOTOGRAPHY FROM CITY OF CHAMPAIGN ORTHOPHOTOGRAPHY DATED APRIL 2011

CONTOUR DATA FROM CHAMPAIGN COUNTY LIDAR DATA FLOWN APRIL 2008

WATERSHED DATA											
WATERSHED	AREA	Q2	Q5	WATERSHED	AREA	Q2	Q5	WATERSHED	AREA	Q2	Q5
1	6.1 ACRES	13.0 CFS	16.1 CFS	4	2.8 ACRES	6.0 CFS	7.4 CFS	7	2.8 ACRES	6.0 CFS	7.4 CFS
2	4.5 ACRES	9.6 CFS	11.9 CFS	5	2.8 ACRES	6.0 CFS	7.4 CFS	8	2.8 ACRES	6.0 CFS	7.4 CFS
3	3.7 ACRES	7.7 CFS	9.5 CFS	6	3.6 ACRES	7.7 CFS	9.5 CFS	9	5.4 ACRES	11.5 CFS	14.3 CFS
								10	5.3 ACRES	11.3 CFS	14.0 CFS



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 FILE: 6919X2.DWG
 BURNS, CLANCY AND ASSOCIATES P.C.

CHAMPAIGN COUNTY
 Regional Planning Commission
 Phone: 217-239-3313 Fax: 217-239-2426

WILBER HEIGHTS
 DRAINAGE STUDY
 CHAMPAIGN COUNTY, ILLINOIS

PROPOSED
 STORM SEWER SYSTEMS

DATE: 12/10/14
 SHEET: 4 OF 4
 JOB: 6919

Date: February 25, 2015
To: Environment and Land Use Committee
From: Susan Monte, RPC Planner
Re: Update regarding Land Resource Management Conditions Relevant to Champaign County
Action Request: Information Only

This update is provided as Work Plan ID 2 of the FY15 County Planning Contract. This item addresses Priority Item 1.2.1 of the Champaign County Land Resource Management Plan (LRMP): *“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.”*

Key Developments or Conditions in 2014
Relevant to Land Resource and Management in Champaign County

1) Long Range Transportation Plan: Sustainable Choices 2040

The Champaign-Urbana Urbanized Area Transportation Study (CUUATS) completed its five-year update to the Long Range Transportation Plan: Sustainable Choices 2040. The plan will serve as the policy document for CUUATS member agencies¹ to guide choices regarding future transportation investments.² The plan was developed with improved modeling tools and an expanded public involvement campaign to more clearly define the region’s transportation issues and identify a future vision and strategies to realize it. Attachment A contains a diagram of the ‘Metropolitan Planning Area’ and ‘Urbanized Area’ featured in the plan; both include unincorporated areas.

2) Mahomet Aquifer Protection Update

Citizen efforts and local government action influenced the following state and federal decisions this July and August:

- Governor Quinn and Illinois Environmental Protection Agency (IEPA) rescinded both the permit for PCBs at Clinton Landfill and the permit for MGPs at Clinton Landfill and called for immediate halt in dumping anymore MGP waste; and
- Based on the IEPA actions, US Environmental Protection Agency indicated it will not consider Clinton Landfill’s permit for PCBs.

The permanent protection of the Mahomet Aquifer from toxic chemical dumping has not been achieved, and additional action is needed,³ as described in the following article excerpt:

2) Mahomet Aquifer Coalition Update (continued)

Excerpt from *Champaign County Health Care Consumers: September Update: Protect the Mahomet Aquifer!*

[...] the victories are temporary stays, and more action is needed to create a permanent solution to protect our Aquifer.

Despite our recent victories to halt toxic chemical dumping at the landfill, the owners of the Clinton Landfill are still planning to fight for and seek the necessary permits to allow dumping of Manufactured Gas Plant (MGP) waste, polychlorinated biphenyl (PCB) waste, and other toxic chemical waste in their Landfill. And the decision to issue these permits starts with the DeWitt County Board – unless we can create a state solution to permanently protect our Aquifer.

Central Illinois residents must continue to fight to protect the Mahomet Aquifer from irreversible contamination from toxic chemicals allowed in the Clinton Landfill’s toxic waste dump.

The effort to permanently protect the Mahomet Aquifer will have to take place on several fronts – from pressuring the DeWitt County Board, to pressuring the Governor, state legislators, and state agencies to do the right thing. A big part of the effort will also have to focus on raising awareness among residents of Central Illinois so that they can learn what’s at stake and join the effort to protect the Mahomet Aquifer.

Source: www.healthcareconsumers.org retrieved 2/25/2015

3) USDA 2012 Census of Agriculture

This May, the US Department of Agriculture released its full five-year update report of Illinois State and County Data. Attachment B is an excerpt of the full report which describes the 2012 data for Illinois. Attachment C is the 2012 Census of Agriculture ‘County Profile’ for Champaign County.

Notes:

1. The Champaign County Regional Planning Commission (CCRPC) is the Metropolitan Planning Organization (MPO) for the Champaign-Urbana urbanized area. Within the CCRPC, the Champaign-Urbana Urbanized Area Transportation Study (CUUATS) has been designated the transportation planning entity with the mission to synchronize metropolitan transportation planning between the member agencies and the general public. The member agencies of CUUATS are the City of Champaign, the City of Urbana, the Village of Savoy, the University of Illinois, the Champaign-Urbana Mass Transit District, the Illinois Department of Transportation, and CCRPC.

Notes (continued)

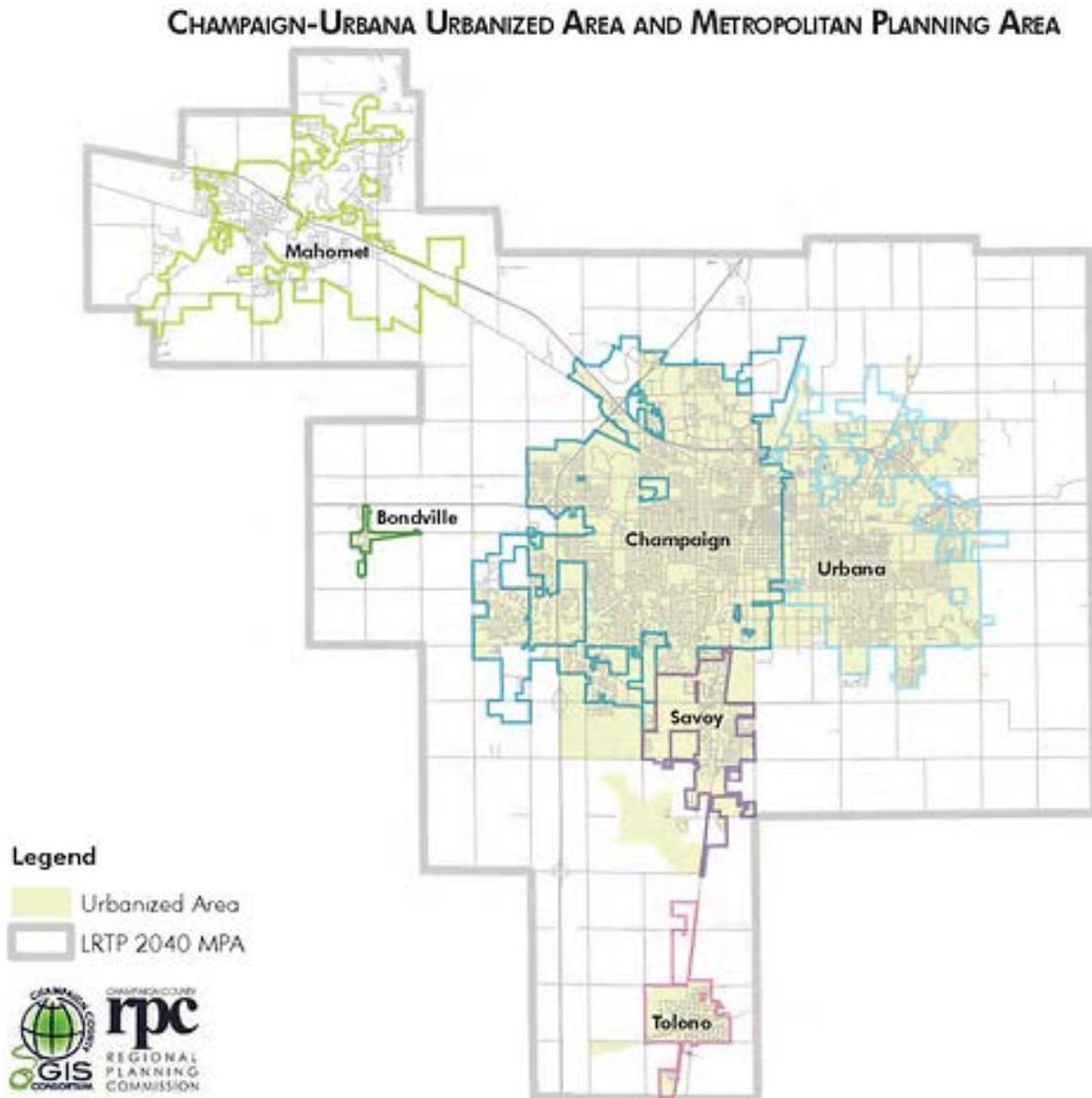
2. The 2014 Report Card for the Long Range Transportation Plan: Choices 2035 is currently being updated to include information about changes in demographics, land use, and transportation within the urbanized area since the plan's base year of 2009. The report cards assist CUUATS member agencies as they revisit the LRTP goals and objectives on an annual basis and evaluate how far the area is from attaining them, potential obstacles to attainment, and/or if certain goals need to evolve or be removed to adapt to changing priorities or conditions. Proactive planning is necessary to foresee these changes as time progresses so that costly reactionary measures can be avoided.
3. The Illinois General Assembly House Environment Committee is slated to review HB 1326 on February 25, 2015. HB 1326 seeks to amend the Environmental Protection Act to prohibit the disposal of (1) Manufactured Gas Plant waste in specified levels and (2) Polychlorinated Biphenyl waste in any landfill whose [leachate] run off goes into the Mahomet Aquifer. Attachment D is a copy of HB1326 status as of February 25, 2015.

Attachments

- A Metropolitan Planning Area and Urbanized Area of LRTP Sustainable Choices 2040
- B Excerpt of USDA 2012 Census of Agriculture Illinois State and County Data
- C 2012 Census of Agriculture County Profile: Champaign County
- D Bill Status of HB 1326

Metropolitan Planning Area and Urbanized Area of LRTP Sustainable Choices 2040

Excerpt from Long Range Transportation Plan: Sustainable Choices 2040:



Website Links:

- [Long Range Transportation Plan: Sustainable Choices 2040](#)
- [2014 LRTP Report Card](#)

Both documents can be accessed at www.ccrpc.org

Introduction

HISTORY

The 2012 Census of Agriculture is the 28th Federal census of agriculture and the fourth conducted by the U.S. Department of Agriculture (USDA), National Agricultural Statistics Service (NASS). The U.S. Department of Commerce, Bureau of the Census conducted the census of agriculture for 156 years (1840-1996). The 1997 Appropriations Act contained a provision that transferred the responsibility for the census of agriculture to NASS.

The history of collecting data on U.S. agriculture dates back as far as President George Washington, who kept meticulous statistical records describing his own and other farms. In 1791, President Washington wrote to farmers requesting information on land values, crop acreages, crop yields, livestock prices, and taxes. Washington compiled the results on an area extending roughly 250 miles from north to south and 100 miles from east to west which today lies in Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia, where most of the young country's population lived. In effect, Washington's inquiry was an attempt to fulfill the need for sound agricultural data for a nation that was heavily reliant on the success of agriculture. Such informal inquiries worked while the Nation was young, but were insufficient as the country expanded.

In 1839, Congress appropriated \$1,000 for "carrying out agricultural investigations, and procuring agricultural statistics." The first agriculture census was taken in 1840 as part of the sixth decennial census of population. As the country expanded and agriculture evolved, the decade between censuses became too long an interval to capture the changes in agricultural production. After the 1920 census, the census interval was changed to every five years resulting in a separate mid-decade census of

agriculture being conducted in 1925, 1935, and 1945. The agriculture census continued to be taken as part of the decennial census through 1950. From 1954 to 1974, the census was taken for the years ending in 4 and 9. In 1976, Congress changed the 5-year data collection cycle to years ending in 2 and 7 to coincide with other economic censuses. That 5-year cycle continues to this day.

USES OF CENSUS DATA

The census of agriculture provides a detailed picture of U.S. farms and ranches every five years. It is the only source of uniform, comprehensive agricultural data for every State and county or county equivalent. Census of agriculture data are routinely used by farm organizations, businesses, State departments of agriculture, elected representatives and legislative bodies at all levels of government, public and private sector analysts, the news media, and colleges and universities. The data are frequently used to:

- Show the importance and value of agriculture at the county, state, and national levels;
- Provide agricultural news media and agricultural associations' benchmark statistics for stories and articles on U.S. agriculture and the foods we produce;
- Compare the income and costs of production;
- Provide important data about the demographics and financial well being of producers;
- Evaluate historical agricultural trends to formulate farm and rural policies and develop programs that help agricultural producers;
- Allocate local and national funds for farm programs, e.g. extension service projects,

agricultural research, soil conservation programs, and land-grant colleges and universities;

- Identify the assets needed to support agricultural production such as land, buildings, machinery, and other equipment;
- Create an extensive database of information on uncommon crops and livestock and the value of those commodities for assessing the need to develop policies and programs to support those commodities;
- Provide geographic data on production so agribusinesses will locate near major production areas for efficiencies for both producers and agribusinesses;
- Measure the usage of modern technologies such as conservation practices, organic production, renewable energy systems, internet access, and specialized marketing strategies;
- Develop new and improved methods to increase agricultural production and profitability;
- Plan for operations during drought and emergency outbreaks of diseases or infestations of pests.

AUTHORITY

The 2012 Census of Agriculture is required by law under the “Census of Agriculture Act of 1997,” Public Law 105-113 (Title 7, United States Code, Section 2204g). The law directs the Secretary of Agriculture to conduct a census of agriculture every fifth year. The census of agriculture includes each State, Puerto Rico, Guam, the U.S. Virgin Islands, the Commonwealth of Northern Mariana Islands, and American Samoa.

FARM DEFINITION

The census definition of a farm is any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. The definition has changed nine times since it was established in 1850.

The current definition was first used for the 1974 Census of Agriculture and has been used in each subsequent agriculture census. This definition is consistent with the definition used for current USDA surveys. The farm definition used for each U.S. territory varies. The report for each territory includes a discussion of its farm definition.

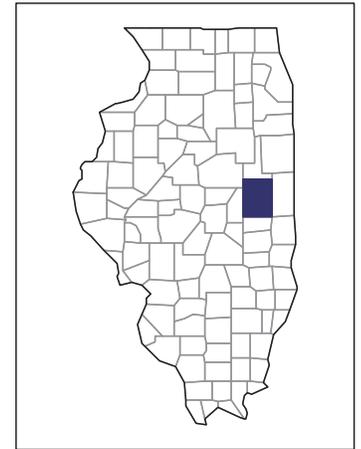
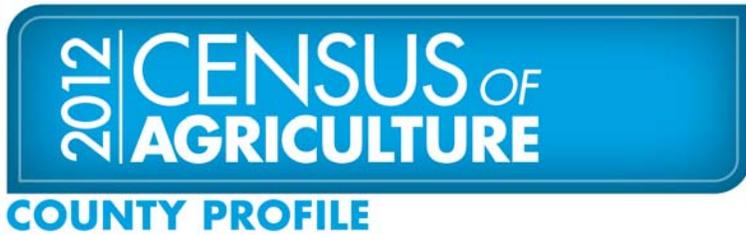
DATA COMPARABILITY

Most data are comparable between the 2012 and 2007 censuses. A few changes were made to the 2012 census that affect comparability for some data items. See Appendix B, General Explanation and Census of Agriculture Report Form, Data Changes for a detailed discussion of these changes. Dollar figures are expressed in current dollars and have not been adjusted for inflation or deflation. In general, data for censuses since 1974 are not fully comparable with data for 1969 and earlier censuses due to changes in the farm definition.

REFERENCE PERIOD

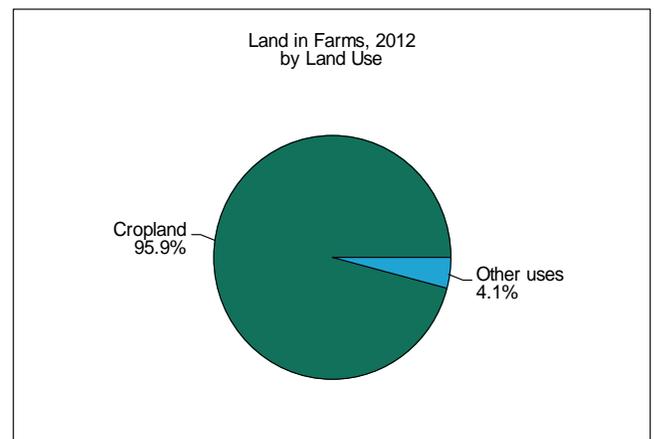
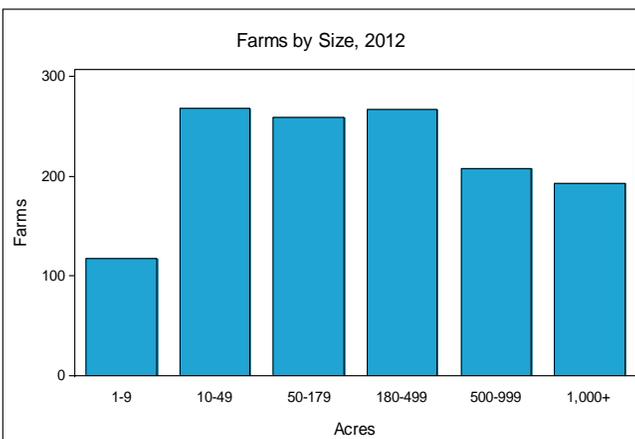
Reference periods for the 2012 Census of Agriculture were similar to those used in the 2007 Census of Agriculture. Reference periods used were:

- Crop production is measured for the calendar year, except for a few crops such as avocados, citrus, and olives for which the production year overlaps the calendar year. See Appendix B, General Explanation and Census of Agriculture Report Form for details.
- Livestock, poultry, and machinery and equipment inventories, market value of land and buildings, and grain storage capacity are measured as of December 31 of the census year.
- Crop and livestock sales, other farm-related income, direct sales income, income from federal farm programs, Commodity Credit Corporation loans, Conservation Reserve, Farmable Wetlands, Conservation Reserve Enhancement, and Wetlands Reserve Program participation, farm expenses, chemical and fertilizer use, irrigated acreage, and hired farm labor data are measured for the calendar year.



Champaign County Illinois

	2012	2007	% change
Number of Farms	1,312	1,389	- 6
Land in Farms	616,493 acres	550,481 acres	+ 12
Average Size of Farm	470 acres	396 acres	+ 19
Market Value of Products Sold	\$424,163,000	\$311,463,000	+ 36
Crop Sales \$400,918,000 (95 percent)			
Livestock Sales \$23,246,000 (5 percent)			
Average Per Farm	\$323,295	\$224,235	+ 44
Government Payments	\$11,068,000	\$10,743,000	+ 3
Average Per Farm Receiving Payments	\$9,962	\$8,791	+ 13





Champaign County – Illinois

Ranked items among the 102 state counties and 3,079 U.S. counties, 2012

Item	Quantity	State Rank	Universe ¹	U.S. Rank	Universe ¹
MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)					
Total value of agricultural products sold	424,163	6	102	144	3,077
Value of crops including nursery and greenhouse	400,918	4	102	48	3,072
Value of livestock, poultry, and their products	23,246	48	102	1,507	3,076
VALUE OF SALES BY COMMODITY GROUP (\$1,000)					
Grains, oilseeds, dry beans, and dry peas	396,649	4	102	11	2,926
Tobacco	(D)	7	10	420	436
Cotton and cottonseed	-	-	-	-	635
Vegetables, melons, potatoes, and sweet potatoes	607	31	94	1,026	2,802
Fruits, tree nuts, and berries	549	6	97	671	2,724
Nursery, greenhouse, floriculture, and sod	2,821	21	95	630	2,678
Cut Christmas trees and short rotation woody crops	(D)	(D)	71	(D)	1,530
Other crops and hay	(D)	(D)	102	(D)	3,049
Poultry and eggs	176	36	102	1,255	3,013
Cattle and calves	15,270	18	102	1,001	3,056
Milk from cows	(D)	(D)	82	(D)	2,038
Hogs and pigs	5,776	54	100	533	2,827
Sheep, goats, wool, mohair, and milk	189	15	100	845	2,988
Horses, ponies, mules, burros, and donkeys	334	21	101	829	3,011
Aquaculture	-	-	27	-	1,366
Other animals and other animal products	(D)	(D)	98	(D)	2,924
TOP CROP ITEMS (acres)					
Corn for grain	307,469	5	102	8	2,638
Soybeans for beans	259,984	3	102	10	2,162
Wheat for grain, all	3,137	49	101	1,178	2,537
Winter wheat for grain	3,137	49	101	1,106	2,480
Forage-land used for all hay and haylage, grass silage, and greenchop	2,171	83	102	2,677	3,057
TOP LIVESTOCK INVENTORY ITEMS (number)					
Cattle and calves	12,135	29	102	1,785	3,063
Hogs and pigs	9,852	70	98	636	2,889
Layers	8,751	14	102	707	3,040
Horses and ponies	763	25	102	1,559	3,072
Goats, all	510	20	102	1,223	2,996

Other County Highlights, 2012

Economic Characteristics	Quantity	Operator Characteristics	Quantity
Farms by value of sales:		Principal operators by primary occupation:	
Less than \$1,000	182	Farming	757
\$1,000 to \$2,499	61	Other	555
\$2,500 to \$4,999	40	Principal operators by sex:	
\$5,000 to \$9,999	65	Male	1,197
\$10,000 to \$19,999	60	Female	115
\$20,000 to \$24,999	36	Average age of principal operator (years)	56.9
\$25,000 to \$39,999	51	All operators by race ² :	
\$40,000 to \$49,999	37	American Indian or Alaska Native	2
\$50,000 to \$99,999	115	Asian	2
\$100,000 to \$249,999	206	Black or African American	-
\$250,000 to \$499,999	189	Native Hawaiian or Other Pacific Islander	-
\$500,000 or more	270	White	1,866
Total farm production expenses (\$1,000)	303,447	More than one race	1
Average per farm (\$)	231,286	All operators of Spanish, Hispanic, or Latino Origin ²	22
Net cash farm income of operation (\$1,000)	176,286		
Average per farm (\$)	134,364		

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

- Represents zero. (D) Withheld to avoid disclosing data for individual operations.

¹ Universe is number of counties in state or U.S. with item. ² Data were collected for a maximum of three operators per farm.



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Bill Status of HB1326 99th General Assembly

[Full Text](#) [Votes](#) [View All Actions](#) [Printer-Friendly Version](#)

Short Description: EPA-PCB DISPOSAL

House Sponsors

Rep. [Carol Ammons](#) - [William Davis](#) - [Chad Hays](#)

Hearings

Environment Hearing Feb 25 2015 4:00PM Stratton Building Room 413 Springfield, IL
 Environment Hearing Mar 3 2015 2:30PM Stratton Building Room C-1 Springfield, IL

Last Action

Date	Chamber	Action
2/17/2015	House	Assigned to Environment

Statutes Amended In Order of Appearance

[415 ILCS 5/21](#) from Ch. 111 1/2, par. 1021

Synopsis As Introduced

Amends the Environmental Protection Act. Prohibits the disposal of (1) Manufactured Gas Plant waste in specified levels and (2) Polychlorinated Biphenyl waste in any landfill whose run off goes into the Mahomet Aquifer.

Actions

Date	Chamber	Action
2/4/2015	House	Filed with the Clerk by Rep. Carol Ammons
2/4/2015	House	First Reading
2/4/2015	House	Referred to Rules Committee
2/17/2015	House	Added Chief Co-Sponsor Rep. William Davis
2/17/2015	House	Assigned to Environment
2/20/2015	House	Added Chief Co-Sponsor Rep. Chad Hays

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 217-782-3944 217-782-2050 (TTY)

DATE: February 25, 2015

TO: Environment and Land Use Committee

FROM: Susan Monte, RPC Planner
John Hall, Zoning Administrator

RE: Proposed Minor Amendments to Champaign County Land Resource Management Plan

ACTION

REQUEST: Receive and Place on File to Allow for a 30-Day Review Period

Background

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in Work Plan ID 3 and Work Plan ID 4 of the FY15 County Planning Contract.

Work Plan ID 3 addresses LRMP 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.

Work Plan ID 4 addresses LRMP 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.

Summary of Proposed Minor Amendments

- Proposed minor amendments to *LRMP Volume 1 Existing Conditions and Trends Report* to update Countywide Land Use Trends 'Farmland Acreage' Tables 12-2 through 12-8
- Proposed minor amendments to *LRMP Volume 2 Land Use Management Areas Map* to update municipal boundaries and 1-1/2 mile extraterritorial jurisdiction boundaries

Proposed Minor Amendments to *LRMP Volume 1 Existing Conditions and Trends Report*

Minor amendments are proposed to update the 'Farmland Acreage' series of data tables in the 'Countywide Land Use Trends' in Chapter 12 of Volume 1 of the LRMP. The proposed updates to these tables will be based on the 2012 Census of Agriculture Illinois State and County Data, Volume 1, Geographic Area Series, Part 13, issued May 2014. The specific Chapter 12 tables proposed to be updated are:

12-2 Farms and Farmland in Champaign County

12-3: Number of Farms by Farm Size (Total and Irrigated), 1997-2007

12-4: Acreage Harvested, Yield and Production of Crops in Champaign County, 2003-2007

12-5: Farms by Value of Sales

12-6: Livestock Inventory

12-7: Number of Farms by Tenure

12-8: Acreage by Tenure

The proposed adjustments updating Tables 12-2 through 12-8 do not remove existing content, but add data and related comparisons based on 2012 Census of Agriculture results. The proposed updated Tables 12-2 through 12-8 will be available for review at www.ccrpc.org prior to the March 5 ELUC meeting.

Proposed Minor Amendments to *LRMP Volume 2 Land Use Management Areas Map*

The proposed minor amendment to the LRMP Land Use Management Areas Map is an update to both municipal boundaries and corresponding 1-1/2 extraterritorial jurisdiction (ETJ) boundaries based on most current CCGIS Consortium GIS data. The corporate limit and ETJ boundaries on the LRMP Land Use Management Areas map are typically updated on an annual basis. A copy of the proposed updated LRMP Land Use Management Areas Map will be available for review at www.ccrpc.org prior to the March 5 ELUC meeting.

Champaign County
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To: **Champaign County Board Committee of the Whole**

From: **John Hall**, Zoning Administrator
Susan Chavarria, Senior Planner

Date: **February 23, 2015**

RE: **Recommendation for rezoning Case 797-AM-15**

Request: Amend the Zoning Map to change the zoning district designation from the AG-2 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District on an 8.19 acre tract in the south half of the southwest quarter of Section 17 Township 20N Range 9E in Somer Township and commonly known as Premier Cooperative at 1711 East Leverett Road, Champaign.

Petitioner: **Premier Cooperative Incorporated**

STATUS

The Zoning Board of Appeals (ZBA) voted unanimously to “RECOMMEND ENACTMENT” of this map amendment at their February 12, 2015 meeting.

This property has been a grain elevator for many years and this zoning map amendment is intended to provide for the expansion of the Premier Cooperative-Leverett Site at 1711 East Leverett Road, Champaign. The ZBA will consider related Case 794-S-14 at their February 26, 2015, meeting. Case 794-S-14 is the Special Use Permit for the proposed bulk storage tanks and also for multiple principal structures (grain storage and bulk fuel storage) on the property.

A neighbor living east of the subject property (1807 Leverett) attended the public hearing but had no objection to the proposal.

The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

No special conditions of approval were recommended.

This case is not located within 1.5 miles of any municipality.

BACKGROUND

Premier Cooperative Incorporated requests to rezone property at 1711 Leverett Road, Champaign, from its current AG-2 Agriculture zoning designation to the B-1 Rural Trade Center zoning designation. The current zoning for the 8.19 acre parcel has the eastern 4.72 acres in the B-1 District and the western 3.46 acres in the AG-2 District. Previous owners of the eastern portion purchased the western portion in the 1980s, but had no cause to change the zoning at that time.

The petitioner requests the rezoning in order to construct two 24,000 gallon bulk fuel storage tanks, which can be constructed with a Special Use Permit in the B-1 District but are not allowed in the AG-2 District. That Special Use request is being considered concurrently under Case 794-S-14. The Petitioner does not consider moving the tanks to the B-1 (eastern) part of the property to be feasible. The proposed use also includes construction of a new loading and storage building adjacent to the tanks and an addition to an existing building.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan received February 17, 2015
- C Summary Finding of Fact for Case 797-AM-15

Location Map

Cases 794-S-14 and 797-AM-15
February 12, 2015

Subject Property



Property location in Champaign County



Legend

 Subject Property



Champaign County
Department of
PLANNING &
ZONING

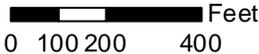
Land Use Map

Cases 794-S-14 and 797-AM-15
February 12, 2015



Legend

-  Subject Property
-  Parcels



Zoning Map

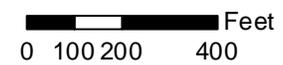
Cases 794-S-14 and 797-AM-15
February 12, 2015

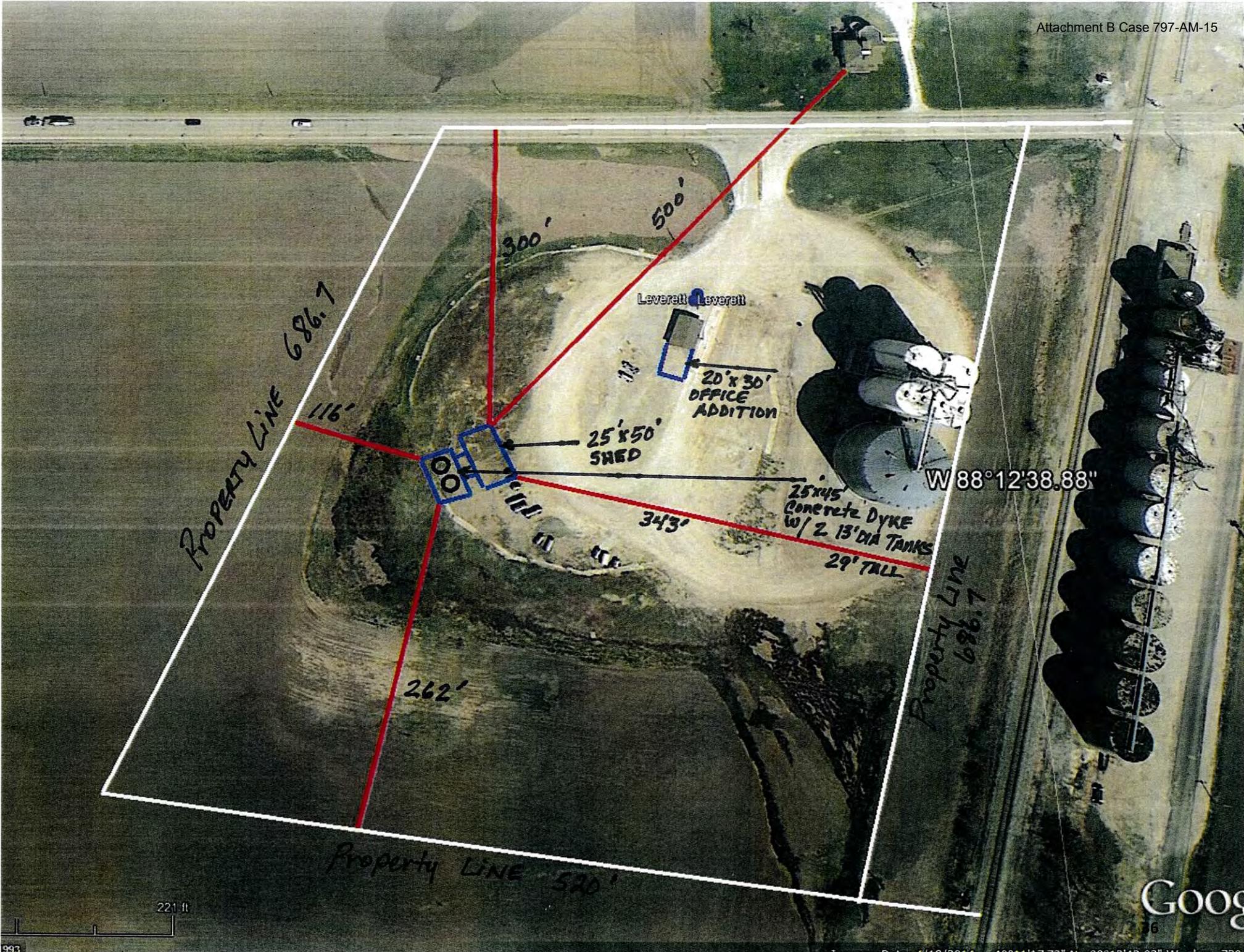


ZONING DISTRICTS					
	AG-1	AGRICULTURE		B-1	RURAL TRADE CENTER
	AG-2	AGRICULTURE		B-2	NEIGHBORHOOD BUSINESS
	CR	CONSERVATION - RECREATION		B-3	HIGHWAY BUSINESS
	R-1	SINGLE FAMILY RESIDENCE		B-4	GENERAL BUSINESS
	R-2	SINGLE FAMILY RESIDENCE		B-5	CENTRAL BUSINESS
	R-3	TWO FAMILY RESIDENCE		I-1	LIGHT INDUSTRY
	R-4	MULTIPLE FAMILY RESIDENCE		I-2	HEAVY INDUSTRY
	R-5	MOBILE HOME PARK		S	SPECIAL USE

Legend

- Subject Property
- Parcels





Property Line 686.7

116'

300'

500'

Leverett Leverett

20' x 30' OFFICE ADDITION

25' x 50' SHED

W 88°12'38.88"

25' x 45' Concrete Dyke w/ 2 13' DIA TANKS 29' TALL

343'

262'

Property Line 686.7

Property Line 520'

221 ft

Google

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 12, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment ***WILL HELP ACHIEVE*** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is ***NOT DIRECTLY RELEVANT*** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment ***WILL HELP ACHIEVE*** Goal 3 Prosperity.
 - B. Regarding Goal 4:
 - (1) It ***WILL HELP ACHIEVE*** Objective 4.3 requiring any discretionary development to be on a suitable site because it ***WILL HELP ACHIEVE*** the following:
 - (a) Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture and is appropriate in a rural area (see Item 14.C.(4)).
 - (b) Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(3)).
 - (c) Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(2)).
 - (d) Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.C.(1)).
 - (2) It ***WILL HELP ACHIEVE*** Objective 4.2 requiring discretionary development to not interfere with agriculture because it ***WILL HELP ACHIEVE*** the following:
 - (a) Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 14.B.(4)).
 - (b) Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of

agricultural activities to continue on adjacent land (see Item 14.B.(3)).

- (c) Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 14.B.(2)).
- (d) Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 14.B.(1)).

(3) It ***WILL HELP ACHIEVE*** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it ***WILL HELP ACHIEVE*** the following:

- (a) Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 14.A.(3)).
- (b) Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 14.A.(2)).

(4) Based on achievement of the above Objectives and Policies, the proposed map amendment ***WILL HELP ACHIEVE*** Goal 4 Agriculture.

C. Regarding Goal 7:

- (1) Objective 7.1 consider traffic impact in land use decisions because it ***WILL HELP ACHIEVE*** the following:
 - (a) Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation.
- (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 7 Transportation.

D. The proposed amendment ***WILL NOT IMPEDE*** the following LRMP goal(s):

- Goal 1 Planning and Public Involvement
- Goal 2 Governmental Coordination
- Goal 5 Urban Land Use

- Goal 6 Public Health and Public Safety
- Goal 8 Natural Resources
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

- E. Overall, the proposed map amendment ***WILL HELP ACHIEVE*** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment ***IS*** consistent with the *LaSalle* and *Sinclair* factors because of the following:
- A. The amendment will allow the petitioner to provide their existing services more efficiently.
- B. The subject property is suitable for the existing and proposed businesses.
3. The proposed Zoning Ordinance map amendment ***WILL HELP ACHIEVE*** the purpose of the Zoning Ordinance because:
- A. Establishing the B-4 District at this location will help lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 22.C.).
- B. Establishing the B-4 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-4 District (Purpose 2.0 (i) see Item 22.G.).

Champaign County
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To: **Environment and Land Use Committee**
From: **John Hall**, Director & Zoning Administrator
Susan Monte, RPC Planner
Date: **February 23, 2015**
RE: **Zoning Ordinance Map Amendment Case 791-AT-14**
Request: **Amend standard conditions and special provisions for ‘heliport 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 ‘heliport restricted landing area’ and ‘restricted landing area’**
Petitioner: **Zoning Administrator**

The Committee made a preliminary recommendation for approval of this recommended text amendment at the February 5, 2015, meeting.

No comments have been received from municipalities or townships.

This text amendment is ready for a final recommendation to the County Board for the meeting on March 19, 2015.

ATTACHMENTS
A Proposed Amendment

Attachment A. Proposed Amendment
FEBRUARY 23, 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.
- 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.
 - 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 4.3.8 and Footnote 11 in Section 5.3 shall apply.
- 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.

Attachment A. Proposed Amendment
FEBRUARY 23, 2015

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.

MONTHLY REPORT for JANUARY 2015¹

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 January and no zoning cases were filed in January 2014. The average number of cases filed in January in the preceding five years was 1.6.

One ZBA meeting was held in January and one case was finalized. Two ZBA meetings were held in January 2014 and one case was finalized. The average number of cases finalized in January in the preceding five years was 2.0.

By the end of January there were 10 cases pending. By the end of January 2014 there were 8 cases pending.

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Table 1. Zoning Case Activity in January 2015 & January 2014

Type of Case	January 2015 1 ZBA meeting		January 2014 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
	Variance	1	0	0
SFHA Variance	0	0	0	0
Special Use	0	0	0	0
Map Amendment	1	1	0	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	1	0	2
Total cases filed (fiscal year)	2 cases		0 cases	
Total cases completed (fiscal year)	1 case		3 cases†	
Case pending*	10 cases**		7 cases†	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

Planning & Zoning Monthly Report

JANUARY 2015

<p>**Three cases were filed in December 2014 but the December 2014 Monthly Report only indicated two cases †Does not reflect the actual FY2014 which was 12/13 through 12/14</p>
--

¹ Note that approved absences, sick days, and two part-time interns resulted in an average staffing level of 91% or the equivalent of 4.5 staff members (of the 5 authorized) present on average for each of the 20 work days in January.

Planning & Zoning Monthly Report

JANUARY 2015

Subdivisions

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

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 January can be summarized as follows:

- 7 permits for 5 structures were approved in January compared to 4 permits for 4 structures in January 2014. The five-year average for permits in January in the preceding five years was 5.2.
- 22 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including January 2015, 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).
- 5.3 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$177,827 was the reported value for the permits in January compared to a total of \$323,862 in January 2014. The five-year average reported value for authorized construction in January is \$501,552.
- 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).
- \$1,364 in fees were collected in January compared to a total of \$561 in January 2014. The five-year average for fees collected in January is \$1,261.
- 22 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including January 2015, 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 7 lot split inquiries and 236 other zoning inquiries in January.
- No rural addresses were issued in January.

Planning & Zoning Monthly Report

JANUARY 2015

Table 2. Zoning Use Permits Approved in January 2014

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential						
Other						
SINGLE FAMILY Resid.:						
New - Site Built						
Manufactured						
Additions	1	65	29,727	1	65	29,727
Accessory to Resid.	3	1,299	120,100	3	1,299	120,100
TWO-FAMILY Residential						
Average turn-around time for permit approval		5.25 days				
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood	2	0	0	2	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New	1	0	28,000	1	0	28,000
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
TOTAL APPROVED	7/5	1,364	177,827	7/5	1,364	177,827

* 7 permits were issued for 5 structures in January 2014; 5 permits require inspection and Compl. Certif.

◇ 7 permits have been issued for 5 structures since January 1, 2015 (FY2015)

NOTE: Home occupations and other permits (change of use, temporary use) total 2 since January 1, 2015, (this number is not included in the total # of structures).

There were 7 Zoning Use Permit Apps. *received* in January 2014 and 4 were *approved*.

1 Zoning Use Permit App. *approved* in January 2015 was *received* in prior months.

Planning & Zoning Monthly Report

JANUARY 2015

Zoning Use Permits (continued)

- Scanning archival copies of permit files from 1997 onward resumed at a slow pace in January with 65 permits scanned.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

Table 3. Best Prime Farmland Conversion

	January 2014	FY 2015 to date
Zoning Cases. Approved by the ZBA, a Zoning Case January authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval January authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit January 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	0.0 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
TOTAL	0.0 acres	0.0 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 5 zoning compliance inspections were made in January for a total of 5 compliance inspections in FY2015.
- 13 zoning compliance certificates were issued in January for an average of 3.3 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

Planning & Zoning Monthly Report

JANUARY 2015

Zoning and Nuisance Enforcement

The majority of Enforcement activity in the month of January 2015 was spent preparing for and performing the two day inspection of the 48 residential units of the Cherry Orchard Apartments.

In addition to the two day inspection, 4 other inspections were also performed.

Two (2) new complaints were received by the Planning and Zoning Department in January.

Four (4) First Notices of Violation were issued in January.

There were no enforcement cases resolved in January and the month ended with a total of **313 unresolved (open) cases.**

APPENDICES

A Zoning Use Permit Activity During January 2015

B Zoning Compliance Certificates Issued in January 2015

Planning & Zoning Monthly Report

JANUARY 2015

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JANUARY 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
303-14-02 R-2	The N ½ of Block 3 of Lamar Foos Addition to the Town of Foosland, Brown Township, Section 17; 300 Park Street, Foosland, IL PIN: 02-01-17-255-001	Village of Foosland	10/30/14 01/23/15	Construct a storage building and a pavilion
02-15-01 AG-1	Beginning 696' North of the SW Corner of Section 11, East Bend Township, thence East 342', thence South 410', thence West 342' to the point of beginning; 3426 CR 1000E, Dewey, Illinois PIN: 10-02-11-300-005	James Comtois	01/02/15 01/06/15	Construct a detached storage shed
02/15/02 AG-1	Two tracts of land comprising 1.61 acres in the S ½ of the NW ¼ of the NW ¼ of Section 9, Tolono Township; 1076 CR 800E, Champaign, Illinois PIN: 29-26-09-100-007 & 009	Ramiro Aguas	01/02/15 01/13/15	Construct a detached storage shed/garage for personal use only
21-15-02 AG-1	A 16.21 acre tract of land located in Part of the NW ¼ of Section 33, Tolono Township; 845 CR 700N, Tolono, Illinois PIN: 29-26-33-100-010	Christopher Woodworth	01/21/15 01/30/15	Construct a detached storage shed and authorize a storage shed previously placed on the subject property
22-15-01 R-3	Lot 14, O'Neill's First Street Subdivision, Section 30, Urbana Township; 3004 S. First Street, Champaign, IL PIN: 30-21-30-301-003	Mike Fimmen & Mary Anderson	01/22/15 01/30/15	Construct a sunroom addition to an existing single family home
*28-15-01 RHO	Under review			
*28-15-02	Waiting on Variance			
*30-15-01	Under review			

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

Planning & Zoning Monthly Report

JANUARY 2015

APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2015

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*10/08/14	213-14-01	A tract of land located in the NW ¼ of the SW ¼ of Section 20, Raymond Township; 244 CR 1900E, Longview, Illinois PIN: 21-34-20-300-005	A detached storage shed
*10/08/14	86-14-01	160 acres in the SW ¼ of Section 25, Crittenden Township; 1722E CR 100N, Villa Grove, Illinois PIN: 08-33-25-300-003 & 005	A detached storage shed for agriculture equipment
*10/27/14	144-13-01	A tract of land located in the NE Corner of the NW ¼ of Section 2, Pesotum Township; 1035 CR 600N, Tolono, Illinois PIN: 18-32-02-100-006	An addition to an existing school building
*10/01/14	327-11-02	Lot 3 of Stephens Section 6 Survey, South Homer Township; 2553 CR 1200N, Homer, Illinois PIN: 26-30-06-200-013	A single family home with attached garage
*10/01/14	334-10-01	Lot 3 of Stephens Section 6 Survey, South Homer Township; 2553 CR 1200N, Homer, Illinois PIN: 26-30-06-200-013	A barn for horses and hay storage
*10/27/14	176-10-01	Lot 1, Armstrong Subdivision, Section 17, Scott Township; 303 S. Main Street, Seymour, Illinois PIN: 23-19-17-429-004	An addition to an existing single family home
*10/06/14	81-10-01	A tract of land located in the SW ¼ of Section 9, Condit Township; 2822 CR 800E, Dewey, Illinois PIN: 07-08-09-300-005	A single family home with attached garage
*10/06/14	184-07-01	The South 295.91' of the East 736.03' of the S ½ of the NE ¼ of Section 20, Tolono Township; 879 CR 800E, Champaign, Illinois PIN: 29-26-20-200-011	A storage building for personal use

*inspections conducted in prior months

Planning & Zoning Monthly Report

JANUARY 2015

APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2015

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*10/01/14	116-99-03	Tracts of land in the SE ¼ and the SW ¼ and the NW ¼ of Section 21, Champaign Township; 2000 Byrnebruk Drive, Champaign, Illinois PIN: 03-20-21-300-011	A restroom building
*10/01/14	301-98-01	Tracts of land in the SE ¼ and the SW ¼ and the NW ¼ of Section 21, Champaign Township; 2000 Byrnebruk Drive, Champaign, Illinois PIN: 03-20-21-156-006, 381-018, 428-006, 300-011	An addition to an existing clubhouse
*10/22/14	192-05-01	Lots 5 & 8 of Block 4 of S.H. Busey's 1 st Addition to the Town of Penfield, Section 4, Compromise Township; 216 East Street, Penfield, Illinois PIN: 06-12-04-307-008 & 009	A detached garage pursuant to Zoning Case 633-AV-08 (ZCC for this garage only (subject of ZUPA 192-05-01), garage to the north is subject to screening conditions)
*10/27/14	36-01-02	A part of the NW ¼ of Section 2, Pesotum Township; 1035 CR 600N, Tolono, Illinois PIN: 18-32-02-100-006	An elementary school, Unity West Elementary School
01/14/15	142-06-01FP	The E ½ of the NE ¼ of Section 10, St. Joseph Township; 2179 CR 1700N, St. Joseph, Illinois PIN: 28-22-10-276-001	An elevated enclosed patio addition to an existing single family home

*inspections conducted in prior months.