



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

County of Champaign, Urbana, Illinois

Thursday, October 6, 2016 - 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

Matt Hiser

Pattsi Petrie

Jon Schroeder

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – September 8, 2016 1 – 6
- V. Public Participation
- VI. Communications
- VII. **Items to be Recommended to the County Board**
 - A. Proposed Landscape Waste Burning Ordinance 7 – 23
 - B. Proposed Adjustment to Financial Assurance for the California Ridge Wind Farm (Special Use Permit Case 696-S-11) 24 – 31
- VIII. Monthly Reports
 - A. August 2016 32 – 42
- IX. Other Business
- X. Chair's Report
- XI. Designation of Items to be Placed on Consent Agenda
- XII. Adjournment

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

MINUTES – SUBJECT TO APPROVAL

DATE: Thursday, September 8, 2016
 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	
Matt Hiser	
Patti Petrie	
Jon Schroeder	

County Staff: Rick Snider (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)
Others Present: Susan Monte (Regional Planning Commission), Kathleen Oldrey (Regional Planning Commission)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:33 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

Ms. Petrie asked to move item VII. E. to become item VIII. B. and to move item VIII.B to become item VIII. B. 1.

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

IV. Approval of Minutes

A. ELUC Committee meeting – August 4, 2016

MOTION by Mr. Harper to approve the minutes of the August 4, 2016 ELUC meeting as distributed; seconded by Mr. Hiser. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Keith Padgett, Champaign Township Road District Commissioner, noted that he is here to answer any questions the committee may have in regards to electronics waste, landscape waste and automobile tire waste.

Rob Schaffer commented that he does see any changes in the Landscape Waste Burning Ordinance since last month's meeting and asked the committee to focus the scope of the burning ordinance to focus on certain times of day and certain types of landscape waste. Mr. Schaffer asked the board to consider adding language to the ordinance that limits burning based on the proximity to other dwellings in the area, especially if those in proximity have respiratory problems.

VI. Communications

None

VII. For Information Only

A. Champaign County Forest Preserve District Projects

Dan Olson, Executive Director of the Champaign County Forest Preserve District, shared a PowerPoint presentation with the committee and reviewed the district's current and future projects.

Ms. Berkson commented that wildlife are dependent on dead trees and asked why dead trees are being removed from the Kickapoo Rail Trail during its construction. Mr. Olson explained that all dead trees that have been removed in Phase I of the project were a threat to the trail project and within a falling zone of the trail.

Ms. Petrie asked for a projected time lime for the completion of the Kickapoo Rail Trail. Mr. Olson noted that it will take 10 years to complete the project. Ms. Petrie asked how the agreement works between the three owning entities of the trail project. Mr. Olson explained that the main Intergovernmental Agreement, concerning land ownership, is between Vermillion County and the Illinois Department of Natural Resources.

Mr. Weibel asked if a hiking trail will be established from the Vermillion County Fairgrounds to Downtown Danville. Mr. Olson noted that it is has been proposed but the rail line that the proposed hiking path would be established on is still an active rail line.

Mr. Esry asked if there are any other trails in the area that are intersected by County highway's as much as the Kickapoo Rail Trail. Mr. Olson noted that it is common practice in Illinois and explained that the trail has fewer intersections than most in the state. Mr. Olson additionally noted that stops will added to the trail at all intersections for the safety of all trail users.

B. Online Registration for the October 15, 2016, Countywide Residential Electronics Collection (CREC)

Ms. Monte that online registration for the CREC began at the end of August and is now filled. An online registration system was put into place due to the large number of participants who attended the previous CREC. It was calculated that the CREC could 1,100 participants in the 4-hour collection and all 1,100 spots have been registered.

Ms. Petrie asked if other area communities have tried an online registration system or if the system was developed specifically for this event. Ms. Monte noted that she is unaware of any other communities that have tried this system; however, the system was modeled after hazardous household waste collection online registration systems that have been very successful in other communities. Ms. Petrie asked why the event isn't limited to only televisions since other types of electronics have additional ways to be recycled in the community. Ms. Monte noted that the online

registration system draws attention to additional community recycling centers that handle different types of electronics, and she is hopeful that making participants aware of the different recycling centers in the community will help limit this event only televisions.

C. *Illinois Environmental Protection Agency to provide a Local Government Used Tire Collection for Local Government Entities in Champaign County*

Ms. Monte noted that she received a call from Kirk White, the Illinois EPA Used Tire Program Coordinator, and the IEPA is able now able to process the County's 2014 application for a used tire collection. This fall, Keith Padgett will assist Ms. Monte in establishing a used tire collection. Champaign Township will serve as the location for the pickup and will coordinate the two-week pickup period. The Champaign County Regional Planning Commission will notify all local governments. Ms. Monte noted that depending on the volume of tires collected, the IEPA will travel to the City of Champaign and City of Urbana to pick up used tires directly.

Ms. Petrie asked if members of the public can participate in this event. Ms. Monte noted that it is for local governments only. Ms. Petrie asked if an option can be established for members of the public to participate.

D. *Mid-Course Summary Regarding Status of LRMP Implementation*

Ms. Monte reported that 68% of the 193 LRMP Priority Items have been completed. Ms. Monte provided a summary report of completed and uncompleted projects for the committee's review.

E. *Proposal for Statutory Amendment to Grant Stormwater Planning and Management Authority to all Illinois Counties to Provide for Adoption of Countywide Stormwater Ordinances, Projects and Programs*

Mr. Hall reported that the proposed amendment would not impose any unfunded mandates on the county and could provide flexibility into the future.

Ms. Petrie encouraged Mr. Hall to make this a county-wide program.

VIII. Items to be Recommended to the County Board

- A. *Zoning Case 844-AM-16: Request by Aric and Lauryl Silver to amend the Zoning Map to change the zoning district designation from the B-3 Highway Business Zoning District to the AG-1 Agriculture Zoning District to allow construction of a new dwelling on property formerly occupied by the Burr Oak Restaurant and located at 2667 CR2100N, Ogden.*

MOTION by Mr. Schroeder to recommend Zoning Case 844-AM-16; seconded by Mr. Harper.

Mr. Weibel asked when the Burr Oak Restaurant was last operated. Mr. Silver noted that it was closed for operations between 1993 and 1995. Currently, a shed, a garage and a house stand on the property.

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

- B. *Subsidizing Reduced Landscape Recycling Center fees for a Limited Time for Property Owners in an Expanded Prohibited Burn Area*

Ms. Monte reported that City of Urbana Arborist, Mike Brunk, suggested an alternative for County Board consideration with regard to providing a low-cost option to property owners in the proposed prohibited burn areas (PBA). Mr. Brunk suggested a voucher system where property owners could use vouchers to bring leaf bags or landscape waste to the Landscape Recycling Center (LRC) in

Urbana at a reduced cost. LRC would collect vouchers used by a property owner of the PBA, tally them, and then invoice the county for reimbursement.

Mr. Brunk noted that the LRC is interested in increasing volume and developing partnerships. The LRC would be willing to offer a reduced rate of \$5 per cubic yard of landscape waste brought to the LRC as an introductory incentive. The fee would then increase by \$1 per year until the fee reaches the current rate of \$9 per cubic yard. If funding for the program were available and a program were established, Mr. Brunk estimates that 40% of households receiving vouchers would use the program.

Ms. Oldrey reported that the estimated county cost to administer the program would be between \$12,000 and \$35,000 each fall with the higher cost assuming three vouchers utilized by approximately 40% of households in the proposed PBA.

1. *Proposed Landscape Waste Burning Ordinance*

Ms. Berkson asked for clarification in regards to the definition of landscape waste. Ms. Monte explained that landscape waste is defined as any tree, tree trimmings, branches, stumps, brush, weeds, leaves, grass, shrubbery, yard trimmings, and any vegetable or plant refuse except food, food product garbage and agricultural waste.

Mr. Harper noted that he does not support having a financial obligation at the county level to collect and dispose of leaves.

Mr. Schroeder asked if costs were included for operating and administrative overhead fees at the county level. Ms. Oldrey noted that administrative overhead costs were not included. Mr. Schroeder asked for an estimate. Ms. Oldrey noted that administrative overhead costs have not been calculated.

Mr. Weibel asked for a definition of recreational burning. Ms. Monte noted that recreational burning includes the burning of fuels for legitimate campfire, recreational, and cooking purposes or in domestic fireplaces provided that no garbage shall be burned. Mr. Hall noted that the level of smoke must be within the scope of the ordinance.

Mr. Weibel asked Mr. Padgett if he burns leaves for Champaign Township for no cost. Mr. Padgett confirmed and noted that a charge is included in the pickup program, but residents or Champaign Township can drop off their leaves at the Champaign Township burn pit for free. Mr. Weibel asked how the pickup program works. Mr. Padgett explained that the Homeowners Association coordinates the pickup and Champaign Township Road District bills the Homeowners Association \$10 for every house they collect from. Additionally, Mr. Padgett clarified that he will not accept leaves or waste from outside of Champaign Township as the Champaign Township Road District does not operate for profit.

Ms. Petrie asked Mr. Brunk to explain his cost calculations for the voucher programs and asked if the cost can be less than the proposed \$5 while research is conducted to find outside grant money and funding rather than using the county as a subsidy for the program. Mr. Brunk explained that he brought the idea to the county to gauge their interest in recycling and to also increase the volume at the LRC in order to reduce costs charged for services. Mr. Brunk additionally explained that the LRC would like to have more regular users and this program would incentivize members of the community to use the LRC.

MOTION by Ms. Petrie to recommend Option B of the Proposed Landscape Waste Burning Ordinance to the County Board; seconded by Mr. Schroeder.

Ms. Petrie explained that she supports Option B because it fills a short-term need for prohibited burning and allows for more time for research to be conducted before Fall 2017.

Ms. Berkson reminded the board to consider the medical conditions and hospital costs that are associated with this prohibited burn area and outweigh the costs of taking landscape waste to the recycling center.

Mr. Hiser asked what would happen to Option A should Option B pass. Ms. Petrie explained that both options could pass without a recommendation to the County Board. Mr. Hiser supported Option A due to the respiratory health conditions of children in the County and the medical costs the families must pay for smoke inhalation and sickness.

Mr. Hall reminded the board that passing Option B with the contingency that more research will be conducted for a more thorough proposal for Fall 2017 is not feasible. Staff time is already completed devoted to the MS4 Stormwater Program for the foreseeable future.

Mr. Weibel asked what will happen if one of the options is recommended to the County Board and passed. Mr. Hall and Ms. Monte noted that a passed ordinance will be put into place 10 days after adoption on Oct. 2nd.

Mr. Schroeder supported Option B as a way to phase in this restriction, to gauge public reaction, to see the feasibility of enforcement and to see how this impacts Mr. Padgett's operations in Champaign Township. Ms. Petrie supported Mr. Schroeder's comments.

Upon vote: Aye (5) Esry, Berkson, Schroeder, Shore, Weibel
Nay (2) Petrie, Berkson

MOTION CARRIED.

RECONSIDER by Mr. Hiser to recommend Option A of the Proposed Landscape Waste Burning Ordinance to the County Board; seconded by Ms. Berkson.

Upon vote: Aye (3) Berkson, Hiser, Petrie
Nay (4) Esry, Harper, Schroeder, Weibel

MOTION TO RECONSIDER FAILED.

C. *Zoning Case 619-FV-08: Variance from the Special Flood Hazard Areas Ordinance for the estate of Larry L. Peters on property located at 2501 North High Cross Road, Urbana*

MOTION by Mr. Schroeder to recommend Zoning Case 619-FV-08 to the County Board; seconded by Mr. Weibel.

Ms. Berkson asked how long the house has been on the property. Mr. Hall noted that the house has been there since approximately 2006.

Upon vote, Aye (5) Esry, Harper, Hiser, Schroeder, Weibel
Nay (2) Berkson, Petrie

MOTION PASSED.

IX. Monthly Reports

A. *July 2016*

MOTION by Mr. Esry to accept and place on file the July 2016 Monthly Reports.

X. Other Business

A. *Semi-Annual Review of Closed Session Minutes*

MOTION by Mr. Harper to maintain the closed session minutes as closed as recommended by the State's Attorney's office; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

XI. Chair's Report

None

XII. Designation of Items to be Placed on Consent Agenda

VIII. A.

XIII. Adjournment

MOTION by Ms. Petrie to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 8:33 p.m.



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, Zoning Administrator**
Susan Monte, RPC Planner
Kathleen Oldrey, RPC Planner

DATE: **September 28, 2016**

RE: **Proposed Landscape Waste Burning Regulations**

STATUS

The proposed landscape waste amendment has been corrected and a similar alternative Option A has also been included. See below.

A CORRECTED AND ENHANCED OPTION B

The proposed Nuisance Ordinance amendment for open burning of landscape waste that was recommended by the Committee on September 8, 2016, included significant errors and for that reason was pulled from the County Board Agenda. A corrected version of that amendment (also referred to as Option B) is included as Attachment B. The corrections are indicated with underlining.

Like the previous Option B, this Option B also prohibits open burning of landscape waste in areas where a "landscape waste collection alternative" is available which is only Champaign Township at this time. In those parts of the Prohibited Burn Area where a "landscape waste collection alternative" is not available, Option B has been enhanced by the addition of regulations (indicated with yellow highlighting) that are intended to provide a greater level of protection to neighbors including the following:

- Supervision by a responsible adult who shall have a method of extinguishing the fire (see proposed 3.3G. (2) a.)).
- Specification regarding the minimum atmospheric conditions required to readily dissipate contaminants including a minimum wind speed and only between the hours of 9 a.m. and 6 p.m. (see proposed 3.3G. (2) b.)).
- Specification regarding what is required to prevent an excessive amount of particulate matter (smoke) and thus, requirements on how open burning of landscape waste may actually take place (see proposed 3.3G. (2) c.)).

OPTION A

A modified version of the Corrected and Enhanced Option B is included in Attachment A as a new "Option A". Like the previous Option A, this Option A also prohibits the open burning of landscape waste in the Prohibited Burn Area even when no "landscape waste collection alternative" is available. Note that Option A does allow burn sites supervised by any unit of local government in the Prohibited Burn Area and also allows the burning of "agricultural waste" in the Prohibited Burn Area.

OPEN BURNING OF WOODY LANDSCAPE WASTE

In previous Committee meetings several members of the public have commented on the difference between burning of woody landscape waste without producing excessive smoke versus the more difficult burning of grass clippings and leaves without producing excessive smoke. Attachment C contains a draft definition of "woody" landscape waste and includes different versions of text that could be inserted into either Option B or Option A to allow for the burning of woody landscape waste and thereby mitigate some of the hardships of either alternative.

ATTACHMENTS

- A Option A (based on the Corrected and Enhanced Option B)
- B Corrected and Enhanced Option B
- C Open Burning of Woody Landscape Waste

Zoning Administrator
Attachment A. Option A
SEPTEMBER 28, 2016

ATTACHMENT A. OPTION A

Note that this Option is based on Option B and corrections from the 9/8/16 ELUC Recommendation are underlined and the enhancements shared with Option B are in yellow highlight.

1. Add the following to Subsection 2.2 Terms Defined:

AGRICULTURAL WASTE: Any refuse that is generated on a farm or ranch by crop or livestock production practices including such items as bags, cartons, dry bedding, structural materials, and crop residues but excluding LANDSCAPE WASTE, offal, dead animals, and MANURE. Refuse generated by a farm family as a result of domiciliary activities is domicile waste.

FOOD AND FOOD PRODUCT GARBAGE: Non-paper refuse resulting from the handling, processing, preparation, cooking, and consumption of food or food products.

IEPA: The Illinois Environmental Protection Agency.

PROHIBITED BURN AREA: The unincorporated area extending 1,000 feet beyond the boundaries of the City of Champaign and City of Urbana including the entirety of any residential subdivision and/or residential subdivision phase that intersects the 1,000-foot distance and all areas completely surrounded by the City of Champaign and/ or City of Urbana and/or all areas completely surrounded by the 1,000 feet PROHIBITED BURN AREA around the City of Champaign and/ or City of Urbana. See ~~Attachment A~~ the map of the Prohibited Burn Area in Appendix D.

LANDSCAPE WASTE: Any vegetable or plant refuse except FOOD AND FOOD PRODUCT GARBAGE and AGRICULTURAL WASTE. The term includes trees, tree trimmings, branches, stumps, brush, weeds, leaves, grass, shrubbery trimmings, and yard trimmings.

MANURE: The fecal and urinary defecations of livestock and poultry. Manure often contains some spilled feed, bedding, or litter but is predominately manure.

OPEN BURNING: The combustion of any matter in such a way that the products of the combustion are emitted to the open air without originating in or passing through equipment for which a permit could be issued by the Illinois Environmental Protection Agency.

2. Add the following to subsection 3.2 Activities and Conditions Constituting Public Nuisances:
N. OPEN BURNING as follows:

**Zoning Administrator
Attachment A. Option A
SEPTEMBER 28, 2016**

- (1) OPEN BURNING of LANDSCAPE WASTE that is not in conformance with all of the conditions and requirements of paragraph 3.3 F. or 3.3 G.
- (2) OPEN BURNING of MANURE.
- (3) OPEN BURNING of LANDSCAPE WASTE when the Chair of the Champaign County Board has prohibited all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues as authorized in paragraph 4.1 D.

3. Add the following to Subsection 3.3 Activities and Conditions Not Constituting Public Nuisances:

F. OPEN BURNING of LANDSCAPE WASTE in areas located outside of the PROHIBITED BURN AREA (~~Attachment A~~) that complies with the following as follows:

- (1) ~~the burning complies with~~ the requirements of the relevant Fire Protection District, including the setting of fires to combat or limit existing fires, when reasonably necessary in the judgment of the relevant Fire Protection District; and
- (2) at a burn sites provided and supervised by any unit of local government, including any such site located within the PROHIBITED BURN AREA; or
- (3) the burning of AGRICULTURAL WASTE ~~provided that such burning shall~~ conforms to the requirements of the Illinois Pollution Control Board and the IEPA as established in Title 35 Illinois Administrative Code, Part 237; or
- (4) for burning specifically permitted by the IEPA, the Illinois Pollution Control Board and IEPA rules regarding OPEN BURNING as established in Title 35 Illinois Administrative Code, Part 237 and in conformance with any special conditions imposed by the IEPA, and provided that a copy of said permit and any special conditions has been provided to the ZONING ADMINISTRATOR; or
- (5) all other OPEN BURNING of LANDSCAPE WASTE shall comply with the following:
 - a. The burning shall occur on the same premises on which the LANDSCAPE WASTE is generated; and

Zoning Administrator
Attachment A. Option A
SEPTEMBER 28, 2016

- b. The burning shall not occur on public or private roads or rights of way, alleys, or sidewalks without the specific approval of the relevant highway authority; and

- c. The burning shall not create a visibility hazard on roadways, railroad tracks, or airfields **subject to a determination by the relevant Fire Protection District and/ or Champaign County Sheriff; and**

- d. The burning shall not create a hazard to safety for people or property as a result of **sustained** wind speed being greater than 10 miles per hour **and/or there being unusually dry weather conditions, subject to a determination by the relevant Fire Protection District.**

G. OPEN BURNING of LANDSCAPE WASTE within the PROHIBITED BURN AREA that complies with the following:

- (1) subsections 3.3 F. (1) through (4); or**

- (2) other burning for legitimate campfire, recreational, and cooking purposes or in domestic fireplaces provided as follows:**
 - a. the burning shall comply with subsection 3.3 F. (5); and**

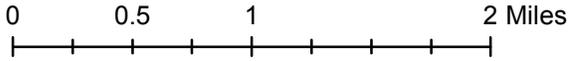
 - b. the burning shall be supervised by a responsible adult that shall be present and shall have a method of extinguishing the fire such as a shovel and a connected water hose or a fire extinguisher; and**

 - c. no GARBAGE shall be burned.**

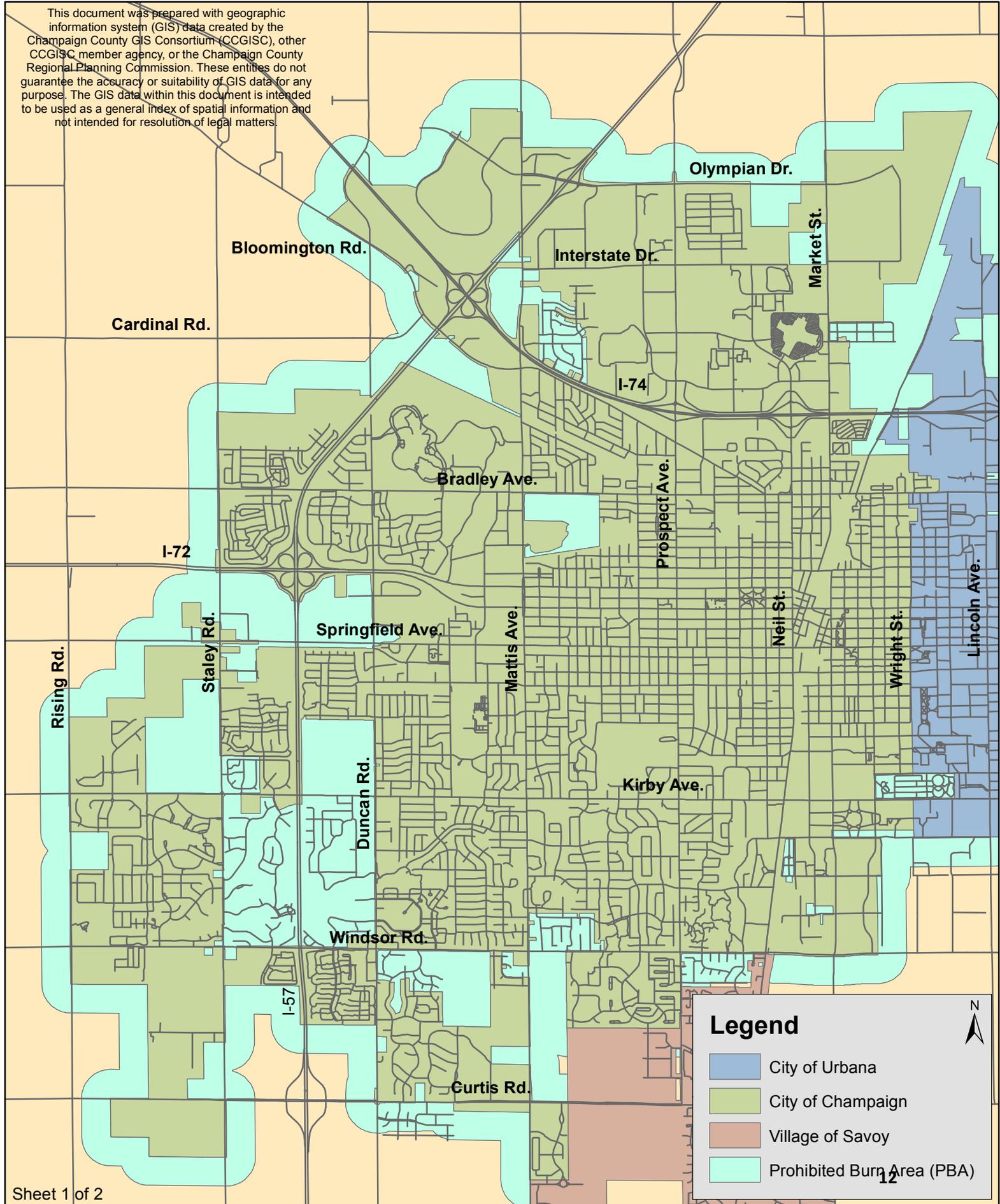
4. Add the following to subsection 4.1 County Officials- Powers and Duties:

- D. The Chair of the Champaign County Board shall have the authority to prohibit all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues.**

Prohibited Burn Area: Option A



This document was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), other CCGIS member agency, or the Champaign County Regional Planning Commission. These entities do not guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this document is intended to be used as a general index of spatial information and not intended for resolution of legal matters.

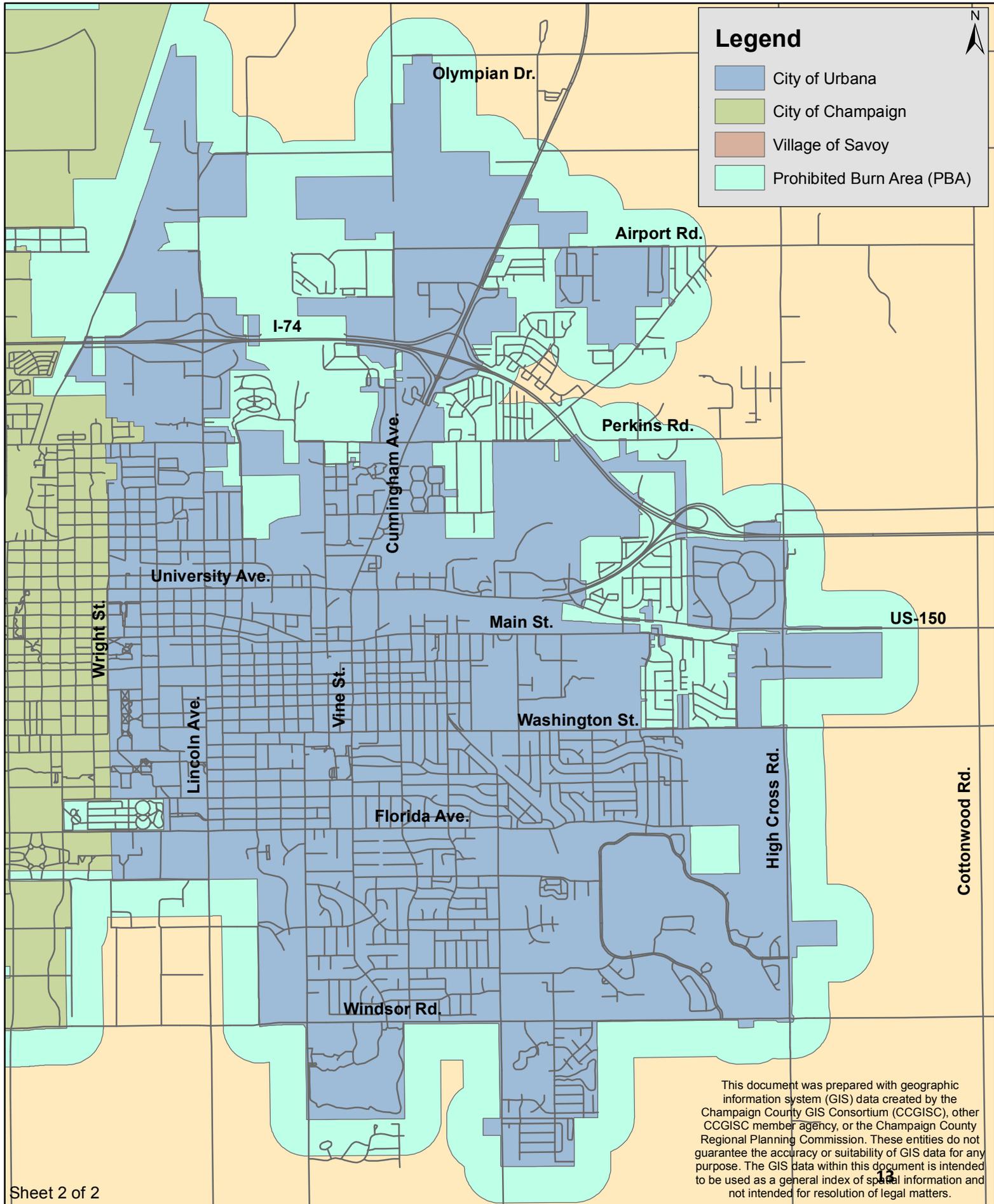


Legend

- City of Urbana
- City of Champaign
- Village of Savoy
- Prohibited Burn Area (PBA)

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Prohibited Burn Area: Option A



ATTACHMENT B. CORRECTED AND ENHANCED OPTION B

Note that corrections from the 9/8/16 ELUC Recommendation are underlined and enhancements are in **yellow highlight**.

1. Add the following to Subsection 2.2 Terms Defined:

AGRICULTURAL WASTE: Any refuse that is generated on a farm or ranch by crop or livestock production practices including such items as bags, cartons, dry bedding, structural materials, and crop residues but excluding **LANDSCAPE WASTE**, offal, dead animals, and **MANURE**. Refuse generated by a farm family as a result of domiciliary activities is domicile waste.

FOOD AND FOOD PRODUCT GARBAGE: Non-paper refuse resulting from the handling, processing, preparation, cooking, and consumption of food or food products.

IEPA: The Illinois Environmental Protection Agency.

PROHIBITED BURN AREA: The unincorporated area extending 1,000 feet beyond the boundaries of the City of Champaign and City of Urbana including the entirety of any residential subdivision **and/or residential subdivision phase** that intersects the 1,000-foot distance and all areas completely surrounded by the City of Champaign **and/** or City of Urbana **and/or all areas completely surrounded by the 1,000 feet PROHIBITED BURN AREA around the City of Champaign and/ or City of Urbana.** See Attachment A the map of the Prohibited Burn Area in Appendix D.

LANDSCAPE WASTE: Any vegetable or plant refuse except **FOOD AND FOOD PRODUCT GARBAGE** and **AGRICULTURAL WASTE**. The term includes trees, tree trimmings, branches, stumps, brush, weeds, leaves, grass, shrubbery **trimmings**, and yard trimmings.

LANDSCAPE WASTE COLLECTION ALTERNATIVE: Any alternative for the removal of **LANDSCAPE WASTE** from properties within a **PROHIBITED BURN AREA** other than that of an individual owner paying a fee to drop off **LANDSCAPE WASTE** at the Landscape Recycling Center located at 1210 East University Avenue, Urbana, or paying a service provider or contractor to collect the **LANDSCAPE WASTE** from the property on which the **LANDSCAPE WASTE** was generated. The service provider must submit a written letter to the Chair of the Environment and Land Use Committee stating that such a **LANDSCAPE WASTE COLLECTION ALTERNATIVE** is available.

MANURE: The fecal and urinary defecations of livestock and poultry. Manure often contains some spilled feed, bedding, or litter but is predominately manure.

Zoning Administrator
Attachment B. Option B
SEPTEMBER 28, 2016

OPEN BURNING: The combustion of any matter in such a way that the products of the combustion are emitted to the open air without originating in or passing through equipment for which a permit could be issued by the Illinois Environmental Protection Agency.

2. Add the following to subsection 3.2 Activities and Conditions Constituting Public Nuisances:
N. OPEN BURNING as follows:

- (1) OPEN BURNING of LANDSCAPE WASTE that is not in conformance with all of the conditions and requirements of paragraph 3.3 F. or 3.3 G.
- (2) OPEN BURNING of MANURE.
- (3) OPEN BURNING of LANDSCAPE WASTE when the Chair of the Champaign County Board has prohibited all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues as authorized in paragraph 4.1 D.

3. Add the following to Subsection 3.3 Activities and Conditions Not Constituting Public Nuisances:

F. OPEN BURNING of LANDSCAPE WASTE in areas located outside of the PROHIBITED BURN AREA (~~Attachment A~~) that complies with the following as follows:

- (1) the burning complies with the requirements of the relevant Fire Protection District, including the setting of fires to combat or limit existing fires, when reasonably necessary in the judgment of the relevant Fire Protection District; and
- (2) at a burn sites provided and supervised by any unit of local government, including any such site located within the PROHIBITED BURN AREA; or
- (3) the burning of AGRICULTURAL WASTE provided that such burning- ~~shall~~ conforms to the requirements of the Illinois Pollution Control Board and the IEPA as established in Title 35 Illinois Administrative Code, Part 237; or

Zoning Administrator
Attachment B. Option B
SEPTEMBER 28, 2016

- (4) for burning specifically permitted by the IEPA, the Illinois Pollution Control Board and IEPA rules regarding OPEN BURNING as established in Title 35 Illinois Administrative Code, Part 237 and in conformance with any special conditions imposed by the IEPA, and provided that a copy of said permit and any special conditions has been provided to the ZONING ADMINISTRATOR; or
- (5) all other OPEN BURNING of LANDSCAPE WASTE shall comply with the following:
 - a. The burning shall occur on the same premises on which the LANDSCAPE WASTE is generated; and
 - b. The burning shall not occur on public or private roads or rights of way, alleys, or sidewalks without the specific approval of the relevant highway authority; and
 - c. The burning shall not create a visibility hazard on roadways, railroad tracks, or airfields subject to a determination by the relevant Fire Protection District and/ or Champaign County Sheriff; and
 - d. The burning shall not create a hazard to safety for people or property as a result of sustained wind speed being greater than 10 miles per hour and/or there being unusually dry weather conditions, subject to a determination by the relevant Fire Protection District.

G. OPEN BURNING of LANDSCAPE WASTE within the PROHIBITED BURN AREA that complies with the following:

(1) subsections 3.3 F. (1) through (4) whether or not a LANDSCAPE WASTE COLLECTION ALTERNATIVE is available; or

(2) if no LANDSCAPE WASTE COLLECTION ALTERNATIVE is available, other OPEN BURNING of LANDSCAPE WASTE may occur provided the OPEN BURNING complies with subsection 3.3 F. (5) and the following:

- a. The burning shall be supervised by a responsible adult that shall be present and shall have a method of extinguishing the fire such as a shovel and a connected water hose or a fire extinguisher;
- b. The burning shall only occur when atmospheric conditions will readily dissipate contaminants including the following minimum conditions:

**Zoning Administrator
Attachment B. Option B
SEPTEMBER 28, 2016**

- (a) LANDSCAPE WASTE shall only be burned when there is a wind speed of at least 5 miles per hour to facilitate removal of any smoke, but for safety reasons LANDSCAPE WASTE shall not be burned when the sustained wind speed is greater than 10 miles per hour (or greater as established by the relevant Fire Protection District).
- (b) LANDSCAPE WASTE shall only be burned between the hours of 9 a.m. and 6 p.m. so as to get the best natural smoke dispersion conditions.
- c. ~~Any LANDSCAPE WASTE that is burned shall be burned so as to~~
The burning shall not create an excessive amount of particulate matter (smoke) and shall comply with the following:
 - (a) The LANDSCAPE WASTE must be dry enough to burn with no more than minimal smoke. Green or freshly cut LANDSCAPE WASTE shall not be burned. LANDSCAPE WASTE shall not be burned soon after a rainfall unless the LANDSCAPE WASTE has since become dry.
 - (b) No materials shall be used to promote combustion other than that required for ignition, such as a match or a propane torch or a commercial lighter, and sufficient tinder or kindling for ignition. No petroleum products or other accelerants may be used.
 - (c) LANDSCAPE WASTE that is to be burned shall be small enough to completely burn within the hours of 9 a.m. and 6 p.m. and if not burned completely by 6 p.m. the burning LANDSCAPE WASTE shall be completely extinguished at 6 p.m..
 - (d) The pile of LANDSCAPE WASTE to be burned shall be as small and compact as possible to facilitate complete combustion and to minimize smoke. The pile should not be so large as to result in smoldering nor so large as to create undue safety hazards. The maximum area of a burn pile shall be 5 feet by 5 feet or less if required by the relevant Fire Protection District.

**Zoning Administrator
Attachment B. Option B
SEPTEMBER 28, 2016**

(e) Poison ivy and poison oak shall not be burned.

(f) Burning of LANDSCAPE WASTE shall not result in odor other than wood smoke. The burning shall be extinguished if an odor other than wood smoke is generated or if excessive amounts of wood smoke are generated.

(g) Burning LANDSCAPE WASTE shall not be allowed to smolder or to produce excessive smoke and the burning must produce a visible flame at all times. Any smoldering LANDSCAPE WASTE must be completely extinguished and allowed to dry adequately before attempting to burn the LANDSCAPE WASTE again.

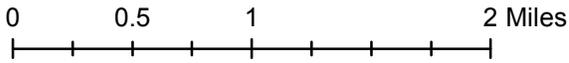
d. The burning shall be separated from an adjacent dwelling on other property and from adjacent farm fields or pastures by an amount equal to one-half the average width of the property doing the burning but does not have to exceed 100 feet;

e. The burning may be for legitimate campfire, recreational, and cooking purposes or in domestic fireplaces provided that no GARBAGE shall be burned.

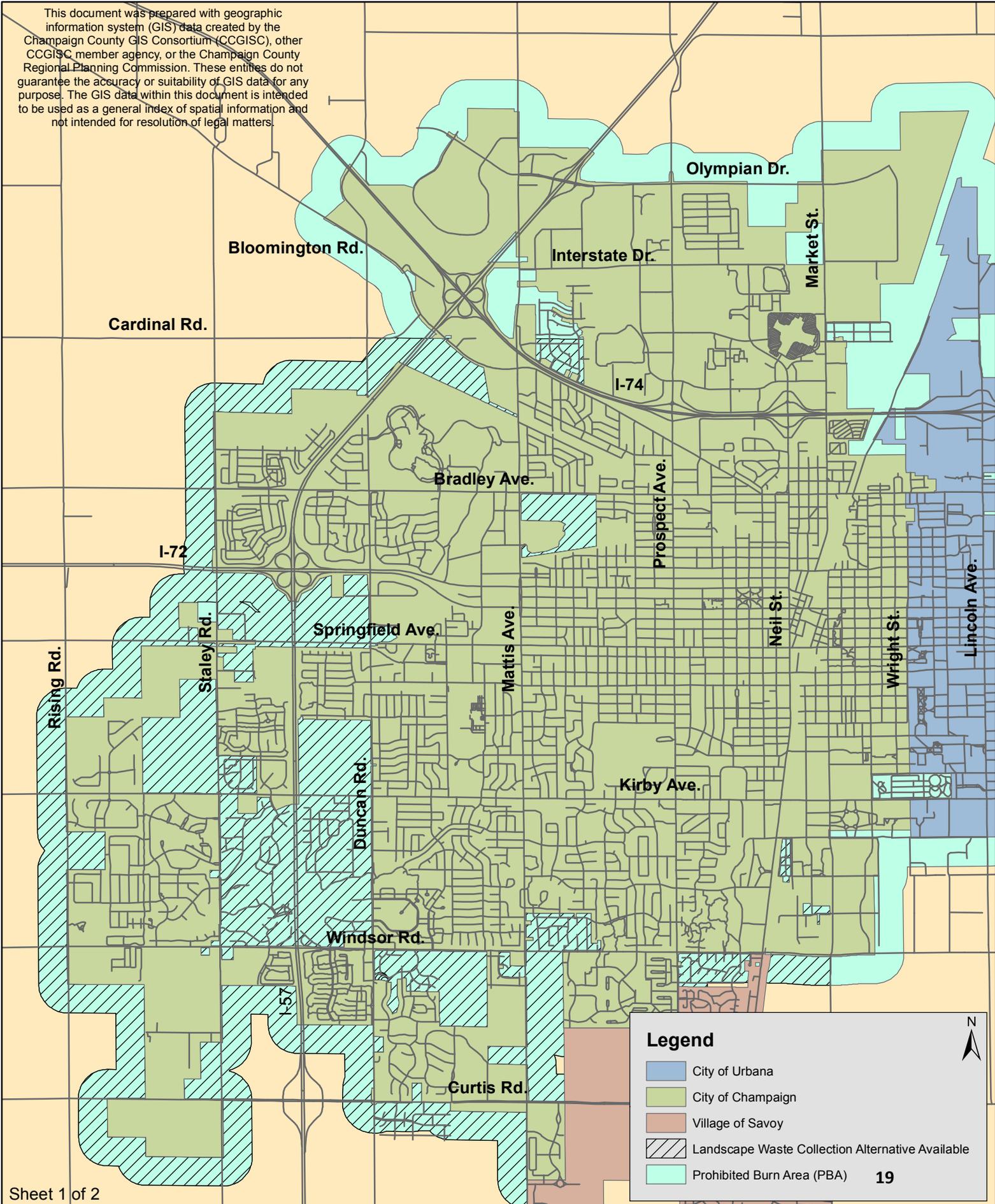
4. Add the following to subsection 4.1 County Officials- Powers and Duties:

D. The Chair of the Champaign County Board shall have the authority to prohibit all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues.

Prohibited Burn Area: Option B



This document was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), other CCGIS member agency, or the Champaign County Regional Planning Commission. These entities do not guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this document is intended to be used as a general index of spatial information and not intended for resolution of legal matters.

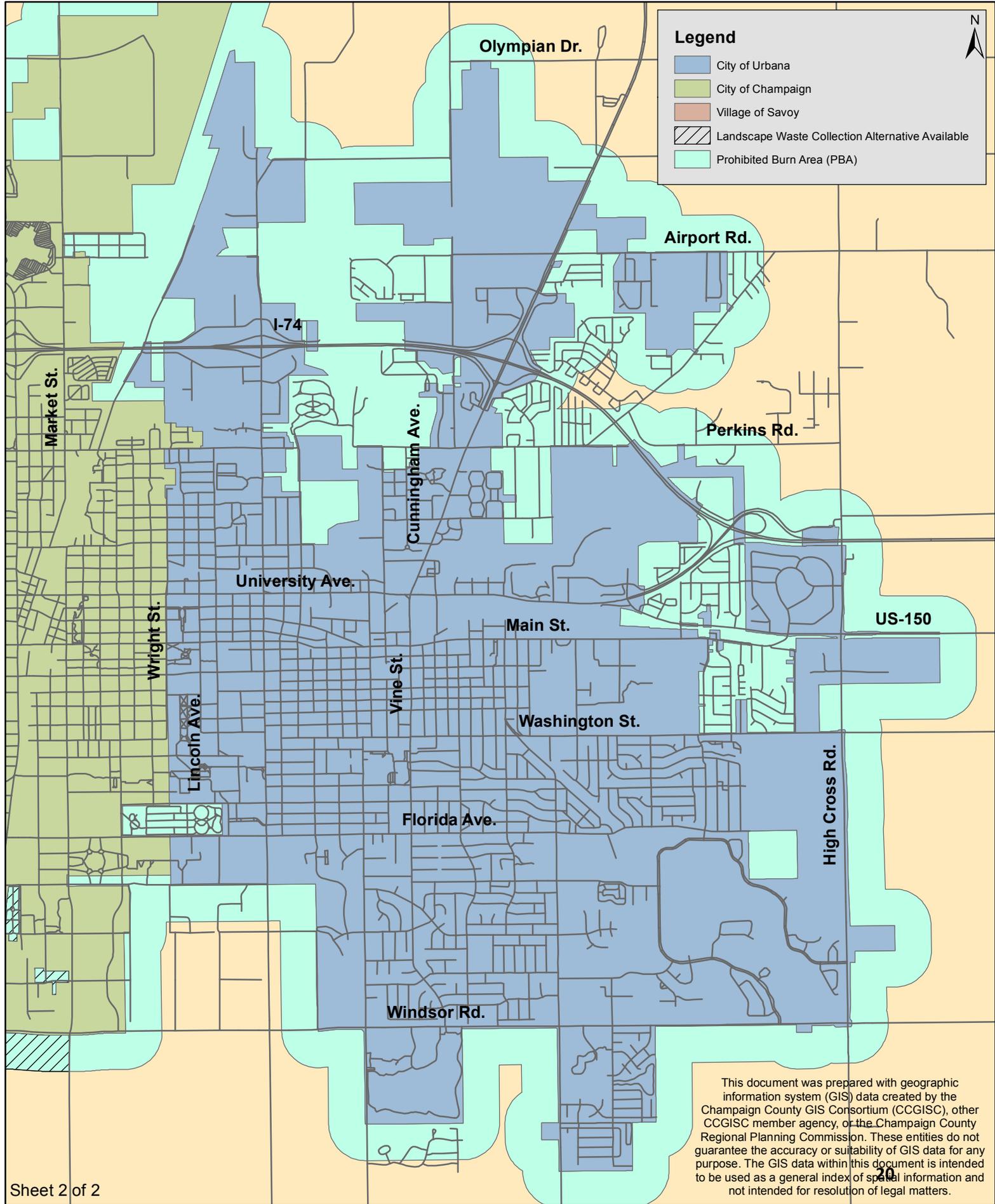


Legend

- City of Urbana
- City of Champaign
- Village of Savoy
- Landscape Waste Collection Alternative Available
- Prohibited Burn Area (PBA)

19

Prohibited Burn Area: Option B



Legend

- City of Urbana
- City of Champaign
- Village of Savoy
- Landscape Waste Collection Alternative Available
- Prohibited Burn Area (PBA)



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ATTACHMENT C. OPEN BURNING OF WOODY LANDSCAPE WASTE

In previous Committee meetings several members of the public have commented on the difference between burning of woody landscape waste without producing excessive smoke versus the more difficult burning of grass clippings and leaves without producing excessive smoke. Without judging the merit of those claims, the following definition is proposed for “woody landscape waste”:

LANDSCAPE WASTE, WOODY: LANDSCAPE WASTE that that does not contain green leaves but may include any dead leaves that may be attached thereto and is limited to trees, tree trimmings, branches, stumps, and shrubbery branches and stems.

Option B could be modified to only allow the burning of woody landscape waste (rather than all landscape waste) within the “prohibited burn area” if no “landscape waste collection alternative” is available. Option B could be modified by revising the first paragraph of section 3.3G. (2) as follows:

(2) if no LANDSCAPE WASTE COLLECTION ALTERNATIVE is available, OPEN BURNING of **WOODY** LANDSCAPE WASTE may occur provided the OPEN BURNING complies with subsection 3.3 F. (5) and the following:

Option A could be modified to allow the burning of woody landscape waste within the prohibited burn area so as to mitigate some of the hardships of prohibiting the burning of all landscape waste. Option A could be modified by revising section 3.3G. as follows:

G. OPEN BURNING of LANDSCAPE WASTE within the PROHIBITED BURN AREA that complies with the following:

(1) subsections 3.3 F. (1) through (4); or

(2) OPEN BURNING of **WOODY** LANDSCAPE WASTE provided that the OPEN BURNING of **WOODY** LANDSCAPE WASTE shall comply with subsections 3.3 F. (5) and the following:

- a. The burning shall be supervised by a responsible adult that shall be present and shall have a method of extinguishing the fire such as a shovel and a connected water hose or a fire extinguisher;
- b. The burning shall only occur when atmospheric conditions will readily dissipate contaminants including the following minimum conditions:

Zoning Administrator
Attachment C. Woody Landscape Waste
SEPTEMBER 28, 2016

- (a) WOODY LANDSCAPE WASTE shall only be burned when there is a wind speed of at least 5 miles per hour to facilitate removal of any smoke, but for safety reasons LANDSCAPE WASTE shall not be burned when the wind speed is greater than 10 miles per hour (or greater as established by the relevant Fire Protection District).
 - (b) WOODY LANDSCAPE WASTE shall only be burned between the hours of 9 a.m. and 6 p.m. so as to get the best natural smoke dispersion conditions.
- c. ~~Any LANDSCAPE WASTE that is burned shall be burned so as to~~
The burning shall not create an excessive amount of particulate matter (smoke) and shall comply with the following:
- (a) The WOODY LANDSCAPE WASTE must be dry enough to burn with no more than minimal smoke. Green or freshly cut WOODY LANDSCAPE WASTE shall not be burned. WOODY LANDSCAPE WASTE shall not be burned soon after a rainfall unless the WOODY LANDSCAPE WASTE has since become dry.
 - (b) No materials shall be used to promote combustion other than that required for ignition, such as a match or a propane torch or a commercial lighter, and sufficient tinder or kindling for ignition. No petroleum products or other accelerants may be used.
 - (c) WOODY LANDSCAPE WASTE that is to be burned shall be small enough to completely burn within the hours of 9 a.m. and 6 p.m. and if not burned completely by 6 p.m. the burning WOODY LANDSCAPE WASTE shall be completely extinguished at 6 p.m..
 - (d) The pile of WOODY LANDSCAPE WASTE to be burned shall be as small and compact as possible to facilitate complete combustion and to minimize smoke. The pile should not be so large as to result in smoldering nor so large as to create undue safety hazards. The maximum area of a burn pile shall be 5 feet by 5 feet or less if required by the relevant Fire Protection District.
 - (e) Poison ivy and poison oak shall not be burned.

Zoning Administrator
Attachment C. Woody Landscape Waste
SEPTEMBER 28, 2016

- (f) Burning of WOODY LANDSCAPE WASTE shall not result in odor other than wood smoke. The burning shall be extinguished if an odor other than wood smoke is generated or if excessive amounts of wood smoke are generated.
 - (g) Burning WOODY LANDSCAPE WASTE shall not be allowed to smolder or to produce excessive smoke and the burning must produce a visible flame at all times. Any smoldering WOODY LANDSCAPE WASTE must be completely extinguished and allowed to dry adequately before attempting to burn the WOODY LANDSCAPE WASTE again.
- d. The burning shall be separated from an adjacent dwelling on other property and from adjacent farm fields or pastures by an amount equal to one-half the average width of the property doing the burning but does not have to exceed 100 feet;
 - e. The burning may be for legitimate campfire, recreational, and cooking purposes or in domestic fireplaces provided that no GARBAGE shall be burned.

TO: Environment and Land Use Committee

FROM: John Hall, Zoning Administrator

DATE: September 28, 2016

RE: Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)

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

Background

The Special Use Permit for the 30 wind turbines in the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11) was approved on November 17, 2011, and the California Ridge Wind Farm was first authorized for operation on November 30, 2012, and the first three years of operation were completed on November 30, 2015.

Approval of the California Ridge Wind Farm included a Reclamation Agreement that established the requirements for financial assurance (including both a letter of credit and an escrow account) for decommissioning of the wind farm. The Reclamation Agreement requires periodic adjustment of the value of the Financial Assurance and that is the subject of this memorandum.

Establishing the Required Value of the Financial Assurance

The value of the financial assurance is established in paragraph (4) of the Reclamation Agreement (see Attachment A) as follows:

- Subparagraph (4)(a) of the Approved Reclamation Agreement for the California Ridge Wind Farm requires an Irrevocable Letter of Credit to be established at 210% of the Decommissioning Cost Estimate. The Approved Base Decommissioning Cost Estimate for Case 696-S-11 is dated 10/6/11 (see Attachment B) and established a Base Decommissioning Cost of \$906,100 for the 30 turbines. Multiplying \$906,100 by 2.1 (the 210% mentioned in Section 4) yields a total of \$1,902,810.00 which was the initial value of the current Letter of Credit.
- Subparagraph (4)(b) of the Reclamation Agreement requires the value of the Letter of Credit to be gradually paid down over the first 13 years of wind farm operation by placing equal cash deposits in an escrow account. The Champaign County Board approved an escrow agreement on April 17, 2014, and an escrow account was established on April 24, 2014, with US Bank. Deposits were made into the escrow account for \$152,299 on May 1, 2014; and \$154,762.39 on December 1, 2014; and 152,241.11 on January 1, 2016. The escrow account earns interest monthly and at the end of August 2016 the escrow account value was \$464,648.06.
- Subparagraph (4)(c) of the Reclamation Agreement requires an adjustment of the Financial Assurance on January 1 of every third year for the first twelve years after the Special Use Permit is granted. The adjustment shall be based on an update of the Base Decommissioning Cost Estimate.

Review and Adjustment of the Amount of Financial Assurance

The Zoning Administrator reminded the wind farm operator of the required adjustment to financial assurance in a letter dated December 29, 2015. A proposed Base

Zoning Administrator
SEPTEMBER 28, 2016

Decommissioning Cost Estimate Update for the California Ridge Wind Farm dated 1/6/16 was received September 14, 2016 (see Attachment C).

Note that the update of the Base Decommissioning Cost Estimate shall be prepared by an independent, Professional Engineer registered in the State of Illinois. HDR Engineering was the original engineer for the wind farm and at the time of wind farm approval engineer Matt Reddington was a registered Professional Engineer in the State of Illinois. The status of Mr. Reddington's Professional Engineer registration with the State of Illinois is being confirmed at this time.

Based on the proposed Base Decommissioning Cost Estimate Update, the Financial Assurance requires the following adjustment:

- The total value of the updated Financial Assurance should be increased from \$1,902,810.00 to \$4,123,595.70 due to cost increases for estimated decommissioning costs and decreases in estimated salvage value.
- Based on the balance of \$464,648.06 in the escrow account at the end of August 2016, the letter of credit should be increased in value to \$3,658,947.70.
- On 1/1/17 the cash in the escrow account should be increased to approximately \$871,197.81, less any dividends, interest, or other income deposited into the account between the end of August 2016 and January 2017.

Review by State's Attorney's Office

The Champaign County State's Attorney's Office has been asked to review the proposed update to the Financial Assurance.

ATTACHMENTS

- A Paragraph (4) from the Approved Reclamation Agreement for Case 696-S-11
- B Approved Base Decommissioning Cost Estimate by HDR Engineering Inc. for Case 696-S-11 dated 10/6/11
- C Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/6/16 received September 14, 2016

with the provisions of Section 4 of this agreement, to be maintained and remain in effect for a period of twenty-five (25) years from the date the first turbine begins generating electricity.

- (4) The Financial Assurance shall be subject to the following:
- (a) The amount of the irrevocable letter of credit shall be 210% of the Decommissioning Cost Estimate.
 - (b) The Principal shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the Project's operation as follows:
 - (i) The Principal and the Champaign County Board shall agree on a mutually acceptable financial institution at which an escrow account shall be established.
 - (ii) Champaign County shall be the beneficiary of the escrow account for the purpose of the reclamation of the Project in the event that the Principal is incapable of decommissioning the Project.
 - (iii) The Principal shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transactions Article of the Uniform Commercial Code, 810 ILCS 9/101 et seq.
 - (iv) The Principal shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.
 - (c) On January 1 of every third year for the first twelve years after the Special Use Permit is granted and every second year for the remainder of this Agreement, the Financial Assurance shall be adjusted as follows:
 - (i) The Principal, using an independent, Professional Engineer registered in the State of Illinois, shall adjust the amount of the Financial Assurance and Base Decommissioning Expenses held as part of this Agreement to ensure the Decommissioning Cost Estimate has been updated and reflects current, accurate information. The Principal shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
 - (ii) Provided, however, that at no time will the amount of the total Financial Assurance be less than \$25,000 per wind

turbine that is part of the Project, regardless of the actual amounts reflected in any updated Professional Engineer's report. Said minimum Financial Assurance shall be increased annually by known and documented rates of inflation since the Project was approved.

- (d) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed the following:
 - (i) the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved; plus
 - (ii) an amount for any future years left in the anticipated life span of the Project at an assumed minimum rate of inflation of 3% per year.
- (e) Any interest accrued on the escrow account that is over and above the total value required hereby shall go to the Principal.
- (f) In order to provide funding for decommissioning at the time of decommissioning pursuant to paragraph 6(a), the Principal may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account, subject to agreement by the Champaign County Board to a release of the full amount of the escrow account, which agreement shall not be unreasonably withheld.

(5) If the Principal desires to remove equipment or property credited to the Salvage Value without the concurrent replacement of the property with property of equal or greater Salvage Value, or if the Principal installs equipment or property increasing the Decommissioning Expenses after the Project begins to produce electricity, at any point, the Principal shall first obtain the consent of the Zoning Administrator, which consent shall not be unreasonably withheld. If the Principal's lienholders remove equipment or property credited to the Salvage Value, the Principal shall promptly notify Champaign County. In either event, the Financial Assurance shall be adjusted to reflect any change in total Salvage Value and/or total Decommissioning Expenses resulting from any such removal or installation.

(6) Principal's winding down of the Project.

- (a) The Principal may voluntarily, at such time as it deems it necessary and appropriate, and only with prior notice to the Zoning Administrator, perform and complete or cause to be performed and completed, the Reclamation Work. All Reclamation Work shall be completed within a ninety (90) day period, or the Principal shall demonstrate Reclamation Work is diligently being processed and

California Ridge Wind Project - Base Decommissioning Cost Estimate

Item	Description	Units	Quantity per Unit	\$ / Unit	Total
Decommissioning Expense					
1	Overhead and Management	Lump Sum		\$250,000	\$250,000
2	Mobilization and demobilization	Lump Sum		\$350,000	\$350,000
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal (2)	Lump Sum		\$28,400	\$28,400
5	Roadway removal and disposal	Lump Sum		\$257,200	\$257,200
6	Site Restoration & Decommissioning	Lump Sum		\$310,900	\$310,900
7	Civil - Public Roads				
8	Road Repairs (1)	Lump Sum		\$300,000	\$300,000
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$10,000	\$300,000
11	Disposal and backfill for turbines	30 turbines		\$3,500	\$105,000
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$63,000	\$1,890,000
14	Deconstruction into salvagable pieces	30 turbines		\$52,500	\$1,575,000
15	Demolition, transport and dumping for blades & nacelle cover (3)	30 turbines		\$2,000	\$60,000
16	Transport to recycler (4)				
17	Steel	30 turbines		\$7,500	\$225,000
18	Copper	30 turbines		\$3,000	\$90,000
19	Transformer (load onto recycler transport only-Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Decommissioning Cost					\$5,771,500
Salvage Value For Recoverable Materials (5)					
20	Tower	30 turbines	253 tons	\$323	\$2,451,086
21	Nacelle	30 turbines	22 tons	\$323	\$213,955
22	Hub	30 turbines	101 tons	\$323	\$979,659
23	Anchor Bolts	30 turbines	2 tons	\$323	\$19,380
24	Copper (5)	30 turbines	6.5 tons	\$5,776.00	\$1,126,320
25	Transformer	30 turbines	1 transformer	\$2,500	\$75,000
Total Salvage Value					\$4,865,400
Base Decommissioning Cost					\$906,100

(1) Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equal to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the weight associated with road upgrades.

California Ridge Wind Project - Base Decommissioning Cost Estimate

(2)	Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area								
(3)	Transportation of blades and nacelle cover would be to a local landfill in the Danville area								
(4)	Transportation of recyclable materials would be in smaller trucks to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)								
(5)	Steel prices based upon 5-year average from steelonthenet.com/commodity_prices.html								
(6)	Copper prices based on 5-year average prices from USGS.								



RECEIVED

SEP 14 2016

CHAMPAIGN CO. P & Z DEPARTMENT

January 26, 2016

Invenergy LLC
One South Wacker drive, Suite 1900
Chicago, IL 60606

Attention. Mr. John Hall

Subject: 2016 Amendment Update of Estimated Decommissioning Costs for the
California Ridge Energy Project (Amendment 2)

Dear Mr. Hall

HDR has reviewed the June 2011 Decommissioning Report and its October 6, 2011 Amendment in preparation of this updated *Base Decommissioning Cost Estimate*. The Attached estimate has been updated using published construction cost indices, government cost data and Engineering judgment.

It is understood that no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant Changes from the 2011 Amendment are as follows:

- Increased De-construction Costs: Based on a 5 year ENR Construction Cost Index History (November 2010 – November 2015)
- Decreased salvage values: Based on 5 year average salvage values derived from USGS publications

Please don't hesitate to contact me concerning this Amendment with questions or concerns

Very Truly Yours

Matt Reddington, PE
HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2016

C: J. Booty

California Ridge Wind Project Base Decommissioning Cost Estimate Update - 2016

Item	Description	Units	Quantity / Unit	\$\$ / Unit	Total
<u>Decommissioning Expense</u>					
1	Overhead and Management	Lump Sum		\$311,083	\$311,083
2	Mobilization and demobilization	Lump Sum		\$394,625	\$394,625
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum		\$32,021	\$32,021
5	Roadway removal and disposal	Lump Sum		\$289,993	\$289,993
6	Site Restoration & Decommissioning	Lump Sum		\$350,540	\$350,540
7	Civil - Public Roads				
8	Road Repairs ¹	Lump Sum		\$338,250	\$338,250
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$11,275	\$338,250
11	Disposal and backfill for turbines	30 turbines		\$3,946	\$118,388
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$71,033	\$2,130,975
14	Deconstruction into salvageable pieces	30 turbines		\$59,194	\$1,775,813
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines		\$2,255	\$67,650
16	Transport to recycler ⁴				
17	Steel	30 turbines		\$8,456	\$253,688
18	Copper	30 turbines		\$3,383	\$101,475
19	Transformer (load onto recycler transport only- Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Estimated Decommissioning Cost					\$6,532,749
<u>Salvage Value for Recoverable Materials</u>⁵					
20	Tower	253 tons	30 turbines	\$304	\$2,306,904
21	Nacelle	22 tons	30 turbines	\$304	\$201,370
22	Hub	101 tons	30 turbines	\$304	\$922,032
23	Anchor Bolts	2 tons	30 turbines	\$304	\$18,240
24	Copper ⁶	6.5 tons	30 turbines	\$5,305.60	\$1,034,592
25	Transformer	1 transformer	30 turbines	\$2,867	\$85,995
Total Estimated Salvage Value					\$4,569,133
<u>Base Decommissioning Cost</u>		Estimated Base Decommissioning Cost			\$1,963,617
<p>1. Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbine blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly, the bottom portion of the foundation is the majority of the weight associated with road upgrades.</p> <p>2. Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area.</p> <p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area.</p> <p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of De-Construction or Decommissioning).</p> <p>5. Steel salvage prices based upon 5-year average from USGS Mineral Industry Surveys to September 2015.</p> <p>6. Copper salvage prices based on 5-year average prices from USGS Mineral Industry Surveys to September 2015.</p>					

MONTHLY REPORT for AUGUST 2016¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in August and no cases were filed in August 2015. The average number of cases filed in August in the preceding five years was 1.4.

Two Zoning Board of Appeals (ZBA) meetings were held in August and four cases were completed. One ZBA meeting was held in August 2015 and two cases were completed. The average number of cases completed in August in the preceding five years was 3.2.

By the end of August there were 18 cases pending. By the end of August 2015 there were 10 cases pending.

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zoningdept@co.champaign.il.us
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Table 1. Zoning Case Activity in August 2016 & August 2015

Type of Case	August 2016 2 ZBA meetings		August 2015 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	3	0	1
SFHA Variance	0	0	0	0
Special Use	1	0	0	1
Map Amendment	0	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	4	4	0	2
Total cases filed (fiscal year)	28 cases		18 cases	
Total cases completed (fiscal year)	23 cases		14 cases	
Case pending*	18 cases		10 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 96% or the equivalent of 4.8 full time staff members (of the 5 authorized) present on average for each of the 23 work days in August.

Subdivisions

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

Zoning Use Permits

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

- 34 permits for 22 structures were approved in August compared to 13 permits for 12 structures in August 2015. The five-year average for permits in August in the preceding five years was 17.0.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including August 2016, June 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, and October 2011).
- 11.8 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$3,796,400 was the reported value for the permits in August compared to a total of \$1,424,200 in August 2015. The five-year average reported value for authorized construction in August is \$1,470,430.
- 31 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, September 2015, July 2015, June 2015, 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, June 2012, February 2012, January 2012, December 2011, and November 2011).
- \$8,437 in fees were collected in August compared to a total of \$3,949 in August 2015. The five-year average for fees collected in August is \$4,225.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, October 2015, September 2015, July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, August 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, and December 2011).
- There were also 19 lot split inquiries and 343 other zoning inquiries in August.

Planning & Zoning Monthly Report
AUGUST 2016

Table 2. Zoning Use Permits Approved in August 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	6	0	2,173,000
Other	3	0	71,000	13	0	695,759
SINGLE FAMILY Resid.: New - Site Built	7	5,171	1,735,000	19	13,972	5,713,000
Manufactured				4	888	268,050
Additions	3	563	151,400	23	3,975	963,699
Accessory to Resid.	8	2,605	1,539,000	40	11,944	2,389,769
TWO-FAMILY Residential						
Average turn-around time for permit approval	11.8 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood	11	0	0	16	0	0
COMMERCIAL: New				1	228	110,000
Other				2	311	101,200
INDUSTRIAL: New				3	2,119	3,644,000
Other				1	1,873	156,000
OTHER USES: New						
Other						
SIGNS				5	1,147	110,304
TOWERS (Incl. Acc. Bldg.)				2	748	305,000
OTHER PERMITS	1	98	0	12	838	383,098
TOTAL APPROVED	34/22	\$8,437	\$3,796,400	148/119	\$38,076	\$17,012,879

*34 permits were issued for 22 structures in August 2016; 23 permits require inspection and Compl. Certif.

◇ 148 permits have been issued for 119 structures since 1/1/16 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 29 since 1/1/16, (this number is not included in the total number of structures). 11 NHOs were approved in August

There were 14 Zoning Use Permit Apps. *received* in August 2016 and 11 were *approved*.

12 Zoning Use Permit App. *approved* in August 2016 had been *received* in prior months.

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- Three rural addresses were issued in August.
- Minutes for one ZBA meeting were transcribed in August.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2016.

Table 3. Best Prime Farmland Conversion

	August 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case August 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 August 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 August authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	2.5 acres	4.8 acres
Agricultural Courtesy Permits	0.0 acres	0.0 acres
TOTAL	2.5 acres	4.8 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- One zoning compliance inspection was made in August.
- No zoning compliance certificates were issued in August. A total of 21 zoning compliance certificates have been issued so far in 2016 for an average of .6 certificates per week. The 2016 budget anticipates a total of 330 compliance inspections and certificates for an average of 6.4 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for August 2016 and can be summarized as follows:

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- 6 new complaints were received in August compared to 9 complaints that were received in August 2015. No complaint was referred to another agency in August and one complaint was referred to another agency in August 2015.
- 62 enforcement inspections were conducted in August compared to 14 inspections in August 2015. Five of the August 2016 inspections were for new complaints received in August 2016.
- No contact was made prior to written notification in August and none were made in August 2015.
- 62 initial investigation inquiries were made in August for an average of 13.5 per week in August and an average of 8.8 per week for the fiscal year. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- One First Notice and no Final Notices were issued in August and in August 2015 there were 7 First Notices and no Final Notices were issued. The 2016 budget anticipates a total of 23 First Notices for an average of 1.9 First Notices per month.
- No cases were referred to the State's Attorney in August and no cases were referred in August 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State's Attorney's Office.
- 11 cases were resolved in August (3 of the resolved cases were for complaints received in August) and in August 2015 there was one case resolved. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 323 cases remain open at the end of August compared to 315 open cases at the end of August 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in August included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Coordinated with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including at least one inspection.
 4. Reviewed the proposed GIS zoning layer for compliance with the Official Zoning Map for properties within the Curtis Road Corridor Study.

APPENDIX

A Zoning Use Permit Activity In August 2016

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

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Table 4. Enforcement Activity During August 2016

	FY2015 TOTALS ¹	Jan. 2016	Feb. 2016	March 2016	April 2016	May 2016	June 2016	July 2016	Aug. 2016	Sep. 2016	Oct. 2016	Nov. 2016	Dec. 2016	TOTALS ¹ FY2016
Complaints Received	55	3	2	4	9	4	10	8	6					46
Initial Complaints Referred to Others	9	0	0	1	1	0	1	1	0					4
Inspections	495	18	35	45	37	14	27	65	62 ⁴					303 ⁵
Phone Contact Prior to Notice	4	0	2	1	0	3	0	1	0					7
First Notices Issued	48	0	1	7	1	0	4	0	1					14
Final Notices Issued	7	0	1	0	0	0	0	0	0					1
Referrals to State's Attorney	2	0	0	0	0	0	0	0	0					0
Cases Resolved ²	53	1	3	5	1	0	2	13	11 ⁶					36 ⁷
Open Cases ³	313	315	314	313	321	325	333	328	323					323 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 5 inspections of the 62 performed were for the 6 complaints received in August, 2016.
5. 81 inspections of the 303 inspections performed in 2016 were for complaints received in 2016.
6. 3 of the resolved cases for August, 2016, were received in August, 2016.
7. 17 of the cases resolved in FY 2016 were for complaints that were also received in FY 2016.
8. Total open cases include 20 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
155-16-02 CR	A tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and a bus shelter CASES: 932-S-94 & 836-S-16
187-16-02 I-1	Lots 246, 247, 248, 249, 250, 272, 273, & 274 of Wilber Heights Subdivision, Section 31, Somer Township; 202 & 204 Paul Avenue, Champaign, IL PIN: 25-15-31-353-003, 004, 005, 025, & 026	Ramiro Apolonio, Lessee	07/05/16 08/05/16	Change the Use to automobile repair facility, <i>77 Auto Repair</i>
190-16-01 AG-1	A tract of land being he W ½ of the NW ¼ of the NE ¼ of Section 20, Tolono Township; 778 County Road 900N, Champaign, Illinois PIN: 29-26-20-200-003	Vinson R. Thomas	07/08/16 07/26/16	Construct a single family home with attached garage
*193-16-01	Under review			
193-16-02 AG-2	Lot 1 of Martin's Timberview Subdivision, Section 34, Somer Township; 2602 Oaks Road, Urbana, Illinois PIN: 25-15-34-251-001	Jason and Jill Trentz	07/11/16 08/05/16	Construct a single family home with attached garage and a detached storage shed
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed CASES: 962-S-94 & 836-S-16
195-16-02 R-1/CR	Tract IV of a Survey and Plat of the N ½ of Section 3, Urbana Township; 2510 Brownfield Road, Urbana, IL PIN: 30-21-03-251-001	Johnna Parker and Lyle Guyon	07/13/16 0/16/16	Construct a barn for livestock and to authorize the following: a previously constructed addition to the existing home, a previously constructed detached garage and a previously constructed detached livestock barn

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING AUGUST, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
201-16-01 CR	A tract of land being a part of the SE ¼ of Section 22, St. Joseph Township; 1406 County Road 2150E, St. Joseph, Illinois PIN: 28-22-22-400-013	Brian and Lindsey Keyes	07/19/16 08/11/16	Construct a single family home with attached garage
203-16-01 AG-2	Lot 3 of Jarrett Acres Subdivision, Section 35, Somer Township; 3410 E. Oaks Road, Urbana, Illinois PIN: 25-15-35-100-018	Dustin and Abby Seaman	07/21/16 08/11/16	Construct a single family home with attached garage
209-16-01 AG-1	Lot 16, Countryside Subdivision, Section 12, Urbana Township; 1704 County Road 1650 N, Urbana, Illinois PIN: 30-21-12-151-013	Miller Construction LLC	07/26/16 08/24/16	Construct a single family home with attached garage
211-16-01 AG-1	Tract 2 of Survey of Part of the NE ¼ of Section 36, Colfax Township; 689 County Road 600E, Sadorus, Illinois PIN: 05-25-36-200-016	Amos Lee	07/29/16 08/11/16	Construct a detached garage
211-16-02 R-1	Lot 8 of Rolling Acres 1 st Subdivision, Section 34, Champaign Township; 2701 Curtis Road, Champaign, IL PIN: 03-20-34-102-004	George and Deborah Martz	07/29/16 08/11/16	Construct a detached garage
211-16-03 AG-1	A tract of land located in the E ½ of the NE ¼ of the NE ¼ of Section 5, Newcomb Township; 2989 County Road 200E, Fisher, Illinois PIN: Pt. of 16-07-05-200-004	Lori Stocks	07/29/16 08/11/16	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING AUGUST, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
214-16-01 AG-2	Lot 4 of Rivera Subdivision, Section 2, Urbana Township; 3302 Norland Drive, Urbana, Illinois PIN: 30-21-02-301-102	Nathan Killian and Brandi Katrien	08/01/16 08/16/15	Construct a detached garage and authorize a previously constructed front porch CASE: 835-V-16
215-16-01 AG-1	A 2.92 acre tract of land located in Part of the SE ¼ of Section 15, Brown Township; 388 County Road 3300N, Fisher, Illinois PIN: 02-01-15-400-014	David Cender	08/02/16 08/16/16	Construct an addition to an existing single family home
216-16-01 R-3	Lot 1, Hendrick's Subdivision of Lots 27 and 28 in Carroll's Subdivision, Section 9, Urbana Township; 1007 Eastern Avenue, Urbana, Illinois PIN: 30-21-09-127-065	Jerry Hendrick	08/03/16 08/16/16	Construct a covered porch addition to an existing single family home
217-16-01 CR	A tract of land in the S ½ of the SW ¼ and the SW Corner of the SE ¼ of Section 3, Brown Township; 3520 County Road 300E, Foosland, Illinois PIN: 02-01-03-300-006	W. Don Birkey	08/04/16 08/29/16	Construct a detached storage shed for agriculture use
217-16-02 CR	A tract of land located in Part of the NE Corner of the E ½ of the NE ¼ of Section 22, Crittenden Township; 1587 County Road 300N, Tolono, Illinois PIN: 08-33-22-200-007	Charles and Amanda Mitsdarfer	08/04/16 08/29/16	Construct a single family home with attached garage
218-16-01 R-1	Lot 27, Rolling Hills Subdivision, Section 12, Mahomet Township; 2115 Pheasant Ridge Road, Mahomet, Illinois PIN: 15-13-12-129-015	Ryan Hufendick	08/05/16 08/29/16	Construct a detached storage shed

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING AUGUST, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
218-16-02 AG-1	A tract of land located in the SW Corner of the NE ¼ of the SW ¼ of Section 22, Ludlow Township; 1550 County Road 3200N, Rantoul, Illinois PIN: 14-03-22-300-010	Greg Suits	08/05/16 08/29/16	Construct a single family home with attached garage
223-16-01 R-1	Lot 1, Roy J. Byerly's First Subdivision, Section 11, St. Joseph Township; 2225 County Road 1700N, St. Joseph, Illinois PIN: 28-22-11-126-001	Delynn Carter	08/10/16 08/30/16	Construct a front porch addition to an existing single family home
224-16-01 AG-1	A 2 acre tract of land located in the SE Corner of the W ½ of the SW ¼ of Section 15, Tolono Township; 818 County Road 900N, Champaign, Illinois PIN: 29-26-16-300-006	Greg Williams	08/11/16 08/30/16	Construct a detached garage
228-16-01 CR	A tract of land in the SE ¼ of the NW ¼ of Section 3, Urbana Township; 2206 Brownfield Road, Urbana, IL PIN: 30-21-03-178-003	Tom and Kathy Anderson	08/15/16 08/30/16	Install a solar array consisting of two solar panels on the subject property
230-16-01 AG-1	A tract of land located in the E ½ of the SW ¼ of Section 8, East Bend Township; 741 County Road 3450N, Foosland, Illinois PIN: 10-02-08-300-007	Kenneth J. Hieser	08/17/16 08/30/16	Construct a detached storage shed for agriculture equipment
*239-16-01	Under review			
*242-16-01	Under review			
*244-16-01	Under review			

 Land Disturbance Erosion Control Permit also required

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

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**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS IN
THE CHAMPAIGN COUNTY MS4 JURISDICTIONAL AREA**

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed