

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

County of Champaign, Urbana, Illinois

Thursday, November 9, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

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

### Committee Members:

Aaron Esry – Chair

Robert King

Pattsi Petrie – Vice-Chair

Kyle Patterson

Stephanie Fortado

Brooks Marsh

Jim Goss

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. ELUC Committee meeting – September 7, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. For Information Only
  - A. Update on Residential Electronics Collection, 2017 and 2018 Events 4
  - B. Update on the Mahomet Aquifer Protection Task Force 5 - 9
  - C. Update on ITB 2017-011 for demolition of 504 South Dodson Drive, Urbana *(to be distributed)*
- VIII. Items to be Recommended to the County Board
  - A. Zoning Case 883-FV-17. Request by Tim Asire to authorize a variance from the Champaign County Special Flood Hazard Areas Ordinance to authorize the construction and use of two additions to a dwelling in which the top of the lowest floor of the addition is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation on Lot 27 of the Meadows Subdivision located at 2610 Appaloosa Lane, Mahomet. 10-19
  - B. Zoning Case 884-AM-17. Request by Kimberly Young, d.b.a. Quick Leasing, Inc., 2 County Road 1800 North, Seymour, Illinois, to amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a 2.99 acre parcel for the proposed expansion of a diesel truck maintenance facility with truck sales. The subject property is a 2.99 acre parcel that is part of the 14.99 acre parent tract the Northeast Quarter of the Northwest Quarter of Section 24, Township 20N Range 8E in Hensley Township and commonly known as the proposed expansion site for Rush Truck Center Champaign, 309 West Hensley Road, Champaign. 20-35

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.

- C. Draft Five-Year Update to Champaign County Solid Waste Management Plan\* 36-56
- D. Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program (to be distributed)
- IX. Monthly Reports
  - A. July 2017 57-66
  - B. August 2017 67-77
- X. Other Business
- XI. Chair's Report
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment

\*introduced for a 60-day review period at the August 10, 2017 ELUC meeting

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)  
County of Champaign, Urbana, Illinois**

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

**DATE:** Thursday, September 7, 2017  
**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)	
Pattsi Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
Brooks Marsh	
Robert King	
	Kyle Patterson

**County Staff:** Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)

**Others Present:** Pius Weibel (County Board Chair)

**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**

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – August 10, 2017

**MOTION** by Ms. Petrie to approve the minutes of the August 10, 2017 ELUC meeting; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Joe Pisula commented there has been good dialog between the homeowner’s association and the petitioner, Stonetown Woodland Acres, regarding Agenda Item VIII. A.

Mark Friend reiterated Mr. Pisula’s comment and offered to stay to answer questions regarding VIII. A.

Mr. King entered the meeting as 6:39 p.m.

## VI. Communications

Ms. Petrie expressed gratitude for Susan Monte's work in disseminating the information regarding the October residential electronics recycling collection, particularly on social media.

Mr. Esry noted the Kickapoo Rail Trail is now open. He also encouraged everyone to pay closer attention on the roads, since it is harvest season.

## VII. For Information Only

### A. *Online Registration Opens September 5, 2017 for October Residential Electronics Recycling Collection*

Mr. Hall read a message from Susan Monte. Fall registration is now full, with the exception of cathode ray tube televisions.

## VIII. Items to be Recommended to the County Board

### A. *Zoning Case 869-AM-17. Requested by Stonetown Woodland Acres LLC, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246, represented by Dax Nolen, Vice President, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246 and agent Michael Friend, Engineering Manager for Farnsworth Group, 2211 W Bradley Ave, Champaign, to amend the Zoning Map to provide for related Special use permit/Zoning Case 870-S-17 that is still pending at the Zoning Board of Appeals for the expansion and use of an existing, nonconforming manufactured home park with 93 existing home sites and an additional 21 proposed manufactures home sites. The Zoning Map Amendment in Case 869-AM-17 is for the following portions of the subject property:*

Part A: Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured home Park Zoning District for the eastern 150 feet of the subject property which is the eastern 2.410 acres.

Part B: Change the zoning district designation from the B-2 Neighborhood Business Zoning District to the R-5 Manufactured home Park Zoning District for the western (approximately) 160 feet of the subject property which is the wester 1.660 acres.

Mr. Petrie asked about the lighting with regard to safety. Mr. Friend responded that the lighting designed for the expansion area exceeds the photometric standard required by the County.

**MOTION** by Ms. Fortado; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

### B. *Authorization to seek various court orders against the property at 2218 East University Avenue, Urbana pursuant to Enforcement Case ZN-17-03/21.*

Mr. Hall stated this property was inspected last Tuesday. He noted the owner was in court yesterday, regarding a different property. According to Mr. Hall, his office has been receiving complaints about this property since 2012.

Ms. Petrie asked about the costs relating to this. Mr. Hall responded he anticipates the demotion and clean up to cost approximately \$15,000.

In response to a question from Mr. Marsh, Mr. Hall responded the value of a clean lot is difficult to determine because it could be re-zoned for business use, rather than residential.

Mr. Weibel asked how long the property has been abandoned. Mr. Hall responded he believes it was empty since 2012.

**MOTION** by Ms. Petrie; seconded by Mr. King. Upon vote, the **MOTION CARRIED**.

**IX. Other Business**

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

Mr. Esry reviewed the State's Attorney's letter.

**MOTION** by Mr. Goss to maintain the closed session minutes as closed; seconded by Mr. King. Upon vote, the **MOTION CARRIED**.

**X. Chair's Report**

None

**XI. Designation of Items to be Placed on the Consent Agenda**

VIII. A. and VIII. B.

**XII. Adjournment**

**MOTION** by Mr. King to adjourn; seconded by Ms. Fortado. There being no further business, Mr. Esry adjourned the meeting at 6:59 p.m.



## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
**Date:** November 2, 2017  
**Re:** Update on Residential Electronics Collection, 2017 and 2018 events

Action Request: For Information Only

### *2017 Residential Electronics Collections (REC)*

May 20, 2017 REC

Number of Residential Household Participants Attending: 974  
Number of Residential Household Participants Registered: 1,099  
Recycling Contractor Cost: \$17,500 (A-Team Recyclers, LLC)  
Number of semi truck trailers filled: 7  
Total weights collected: 63 tons  
    Cathode Ray Tube televisions & monitors: 58%  
    Console/Projection televisions: 6%  
    LCD televisions: 4%

October 14, 2017 REC

Number of Residential Household Participants Attending: 1,100  
Number of Residential Household Participants Registered: 1,300  
Recycling Contractor Cost: \$19,000 (A-Team Recyclers, LLC)  
Number of semi truck trailers filled: 9  
Estimate of total weights collected: 83 tons

### *2018 Planned Residential Electronics Collections*

Tentative plans are to request that the local participating agencies extend/renew their 2017 Contractor Agreement with A-Team Recyclers and Parkland College to cover two Residential Electronics Collection events on Saturday, May 19, 2018 and Saturday October 13, 2018.

## Memorandum

To: Environment and Land Use Committee  
From: Susan Monte, RPC Planner  
Date: November 1, 2017  
Re: Mahomet Aquifer Protection Task Force

Action Request: For Information Only

### ***Background***

Public Act 100-0403 passed both houses and was approved by the governor on August 25, 2017, creating the Mahomet Aquifer Protection Task Force. The Act contains provisions about the appointment and compensation of members, and specifies the following Task Force duties:

"The Mahomet Aquifer Protection Task Force shall conduct a study of the Mahomet Aquifer in furtherance of:

- (1) developing a State plan to maintain the groundwater quality of the Mahomet Aquifer;
- (2) identifying potential and current contamination threats to the water quality of the Mahomet Aquifer;
- (3) identifying actions that might be taken to ensure the long-term protection of the Mahomet Aquifer; and
- (4) making legislative recommendations for future protection of the Mahomet Aquifer."

### ***Timeline***

Task Force members need to be appointed by November 25, 2017.

The Act provides that on or before July 1, 2018, the Mahomet Aquifer Protection Task Force shall report findings and recommendations to the General Assembly and Governor.

### ***Update***

At the November 9, 2017 ELUC meeting, I will share an update regarding appointments and other information that may be available about the Task Force.

Attachment: Copy of [Public Act 100-0403](#)

AN ACT concerning safety.

**Be it enacted by the People of the State of Illinois,  
represented in the General Assembly:**

Section 1. Short title. This Act may be cited as the Mahomet Aquifer Protection Task Force Act.

Section 5. Mahomet Aquifer Protection Task Force created. There is created the Mahomet Aquifer Protection Task Force to address the issue of maintaining the clean drinking water of the Mahomet Aquifer, the principal aquifer in east-central Illinois. The Mahomet Aquifer Protection Task Force shall consist of the following persons:

(1) one member of the Senate, appointed by the President of the Senate;

(2) one member of the House of Representatives, appointed by the Speaker of the House of Representatives;

(3) one member of the Senate, appointed by the Minority Leader of the Senate;

(4) one member of the House of Representatives, appointed by the Minority Leader of the House of Representatives;

(5) one member representing the Illinois Environmental Protection Agency, appointed by the Director of the Illinois Environmental Protection Agency;

(6) two members representing a national waste and recycling organization, appointed by the Governor;

(7) one member representing a statewide environmental organization, appointed by the Governor;

(8) three members representing a non-profit consortium dedicated to the sustainability of the Mahomet Aquifer, appointed by the Governor;

(9) one member representing the Illinois State Water Survey of the Prairie Research Institute of the University of Illinois at Urbana-Champaign, appointed by the Governor;

(10) one member representing a statewide association representing the pipe trades, appointed by the Governor;

(11) one member representing the State's largest general farm organization, appointed by the Governor;

(12) one member representing a statewide trade association representing manufacturers, appointed by the Governor;

(13) one member representing a community health care organization located over the Mahomet Aquifer, appointed by the Governor;

(14) seven members representing local government bodies located over the Mahomet Aquifer, appointed by the Governor;

(15) one member representing a State labor organization that represents employees in the solid waste,

recycling, and related industries, appointed by the Governor; and

(16) one member representing a statewide business association with a focus on environmental issues, appointed by the Governor.

Members shall be appointed within 90 days after the effective date of this Act. The members of the Mahomet Aquifer Protection Task Force shall serve without compensation.

Section 10. Administrative support. The Illinois Environmental Protection Agency shall provide administrative and other support to the Mahomet Aquifer Protection Task Force.

Section 15. Duties of Mahomet Aquifer Protection Task Force. The Mahomet Aquifer Protection Task Force shall conduct a study of the Mahomet Aquifer in furtherance of:

(1) developing a State plan to maintain the groundwater quality of the Mahomet Aquifer;

(2) identifying potential and current contamination threats to the water quality of the Mahomet Aquifer;

(3) identifying actions that might be taken to ensure the long-term protection of the Mahomet Aquifer; and

(4) making legislative recommendations for future protection of the Mahomet Aquifer.

Section 20. Report. On or before July 1, 2018, the Mahomet

Aquifer Protection Task Force shall report its findings and recommendations to the General Assembly, by filing copies of its report as provided in Section 3.1 of the General Assembly Organization Act, and to the Governor.

Section 90. Expiration. This Act is repealed on July 1, 2019.

Section 99. Effective date. This Act takes effect upon becoming law.

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: **Champaign County Environment & Land Use Committee**

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

Date: **October 30, 2017**

RE: **Recommendation for approval of a Variance from the  
Champaign County *Special Flood Hazard Areas Ordinance***

Request: **Authorize the following Variance from the Champaign County  
Special Flood Hazard Areas Ordinance:**

**Authorize the construction and use of two additions to a  
dwelling in which the top of the lowest floor of the addition  
is 8.5 inches above the Base Flood Elevation instead of 1.0  
feet above the Base Flood Elevation.**

**On the following subject property:**

**Lot 27 of the Meadows Subdivision in Section 36, Township  
21 North, Range 7 East of the Third Principal Meridian in  
Newcomb Township, commonly known as the residence at  
2610 Appaloosa Lane, Mahomet.**

Petitioner: **Tim Asire**

---

## **STATUS**

Floodplain variances have always required a public hearing and recommendation by the Champaign County Zoning Board of Appeals (ZBA), with the final determination by the Champaign County Board. The ZBA voted to "RECOMMEND APPROVAL" of the proposed floodplain variance at its September 28, 2017 meeting. There were no public comments during the hearing and the ZBA recommended no special conditions for approval.

## **BACKGROUND**

Tim Asire requests a variance from the *Champaign County Special Flood Hazard Areas Ordinance (SFHA)* so that he can construct two additions to his existing residence, which borders the Sangamon River. The house was built in 1978 under ZUPA 346-77-01, and an addition was constructed in 1978 under ZUPA 227-78-01. Mr. Asire purchased the property in 1992.

In 2005, Mr. Asire applied for a permit to construct an addition, and was required to apply for a Floodplain Development Permit (ZUPA 273-05-04FP) and also a set of variances from the SFHA under Case 527-FV-05. Item 5.D.(1) of the Summary of Evidence for Case 883-FV-17 outlines the required variances:

- (1) Zoning Case 527-FV-05 was approved on April 13, 2006, and authorized the following variances from the Champaign County *Special Flood Hazard Areas Ordinance*:
  - a. Authorize the use of an existing dwelling in which the top of the lowest floor is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation.

- b. Authorize the construction and use of an addition to a dwelling in which the top of the lowest floor of the addition is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation.
- c. Authorize the use of an existing shed in which the top of the lowest floor is 4 feet 7 inches below the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation and that is 720 square feet in area instead of no more than 500 square feet in area.

The Finding of Fact for Case 527-FV-05 explained the following:

“ZUPA 346-77-01 was previously issued to authorize the construction of the existing house on the subject property. The Zoning Administrator rounded off the BFE to 695 feet above Mean Sea Level (MSL) and indicated that elevation to the property owner in a letter dated January 17, 1978. The owner then responded with a letter, dated February 10, 1978, saying that he was raising the house to 696 feet above MSL. Now this leaves the subject property several inches short of the actual FPE.”

ZUPA 273-05-04FP was approved on November 23, 2005 contingent upon approval of Case 527-FV-05, and the ZBA recommended Floodplain Variance Case 527-FV-05 for approval on April 13, 2006. The County Board approved Case 527-FV-05 on May 18, 2006.

Mr. Asire now seeks to construct two additions to his house, both at the same floor level as the rest of the house. A new variance case is required because the additions will be less than one foot above BFE, and the additions were not part of the approved Site Plan from Case 527-FV-05. In Case 527-FV-05, he commented that he did not desire to have a bump in levels for different parts of the house. Without the proposed variance, the petitioner would have bumps in floor level at each addition.

## EXTRATERRITORIAL JURISDICTION

The subject property is within the one and one-half mile extraterritorial jurisdiction (ETJ) of the Village of Mahomet, a municipality with zoning. Municipalities do not have protest rights on a variance and generally are not notified of such cases.

The subject property is located within Mahomet Township, which has a Plan Commission. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

## EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Single Family Residence	CR Conservation Recreation
North	Residential	CR Conservation Recreation
South	Residential	AG-2 Agriculture
East	Residential	CR Conservation Recreation
West	Agriculture	CR Conservation Recreation

---

## COMPLIANCE WITH THE *SFHA ORDINANCE*

The petitioner's application includes a crawlspace for each addition, which is one of the methods by which the additions can meet the residential building protection requirements in paragraph 7 A. of the *SFHA Ordinance*. Mr. Asire submitted a cross section of the crawlspace with his application, received July 17, 2017. Mr. Asire submitted specification sheets for the flood vents he intends to install via email received August 31, 2017. In the same email, Mr. Asire stated that there will be no utility ductwork under the additions. It would appear from these submittals that the proposed additions are compliant with the *SFHA Ordinance*, other than being less than 12 inches above BFE.

## ATTACHMENTS

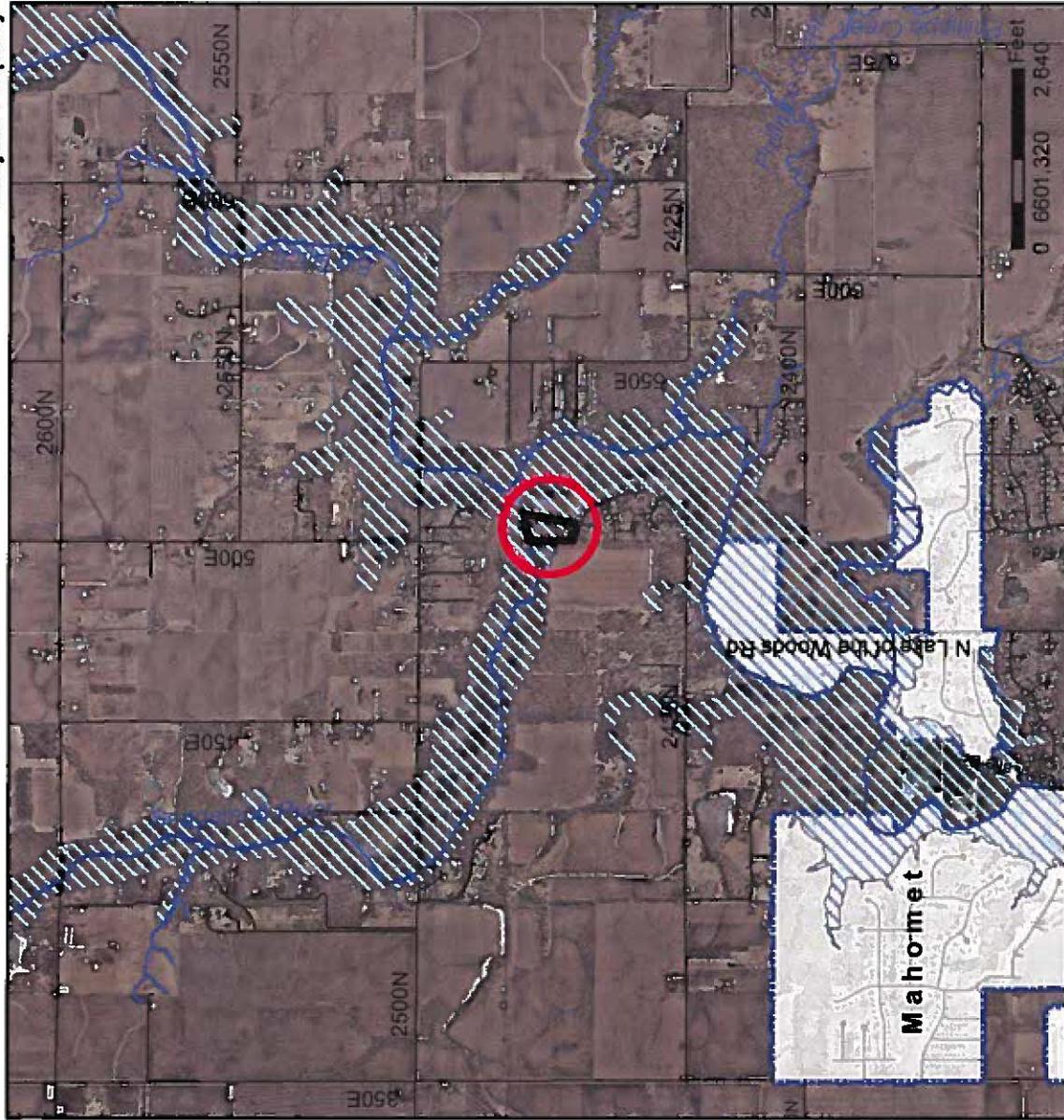
- A Case Maps: Location, Land Use and Zoning
- B .Site Plan received July 17, 2017
- C Map of FEMA Special Flood Hazard Area - October 2, 2013 created by staff on September 12, 2017
- D Finding of Fact for Case 883-FV-17 as approved September 28, 2017

# Location Map

Case 883-FV-17

September 28, 2017

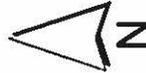
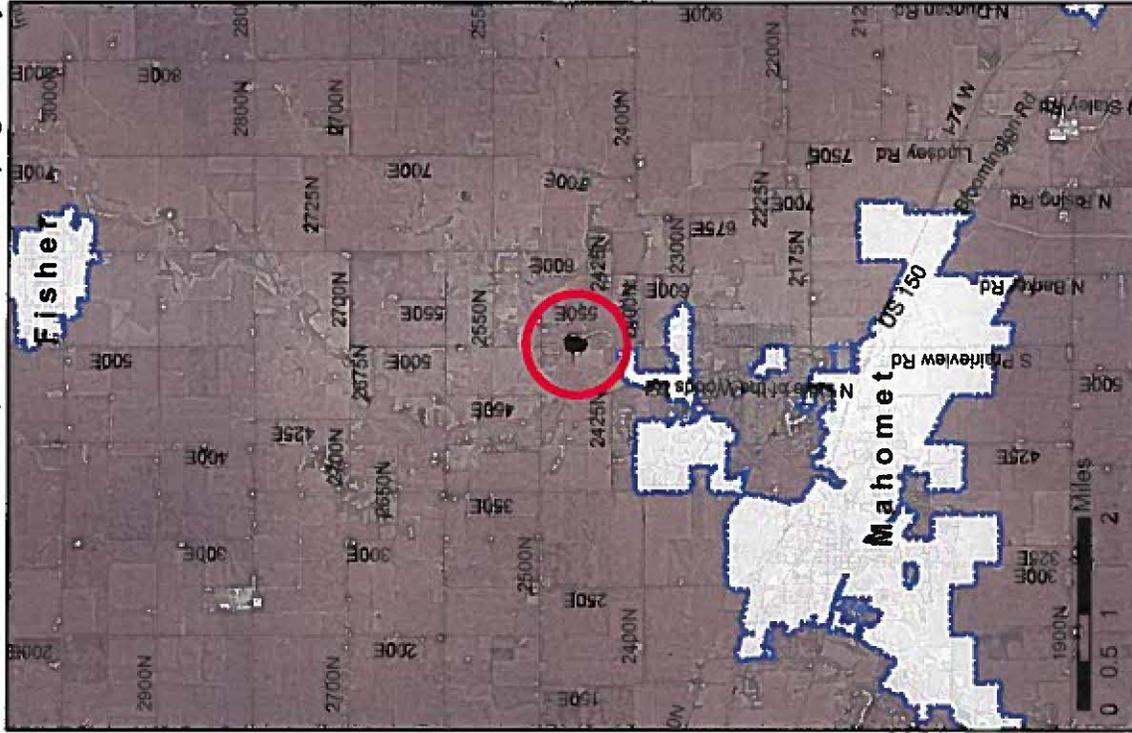
Subject Property



### Legend

-  Subject Property
-  Municipal Boundary
-  Non-Intermittent Stream
-  FEMA 2013 Flood Hazard Area

Property location in Champaign County

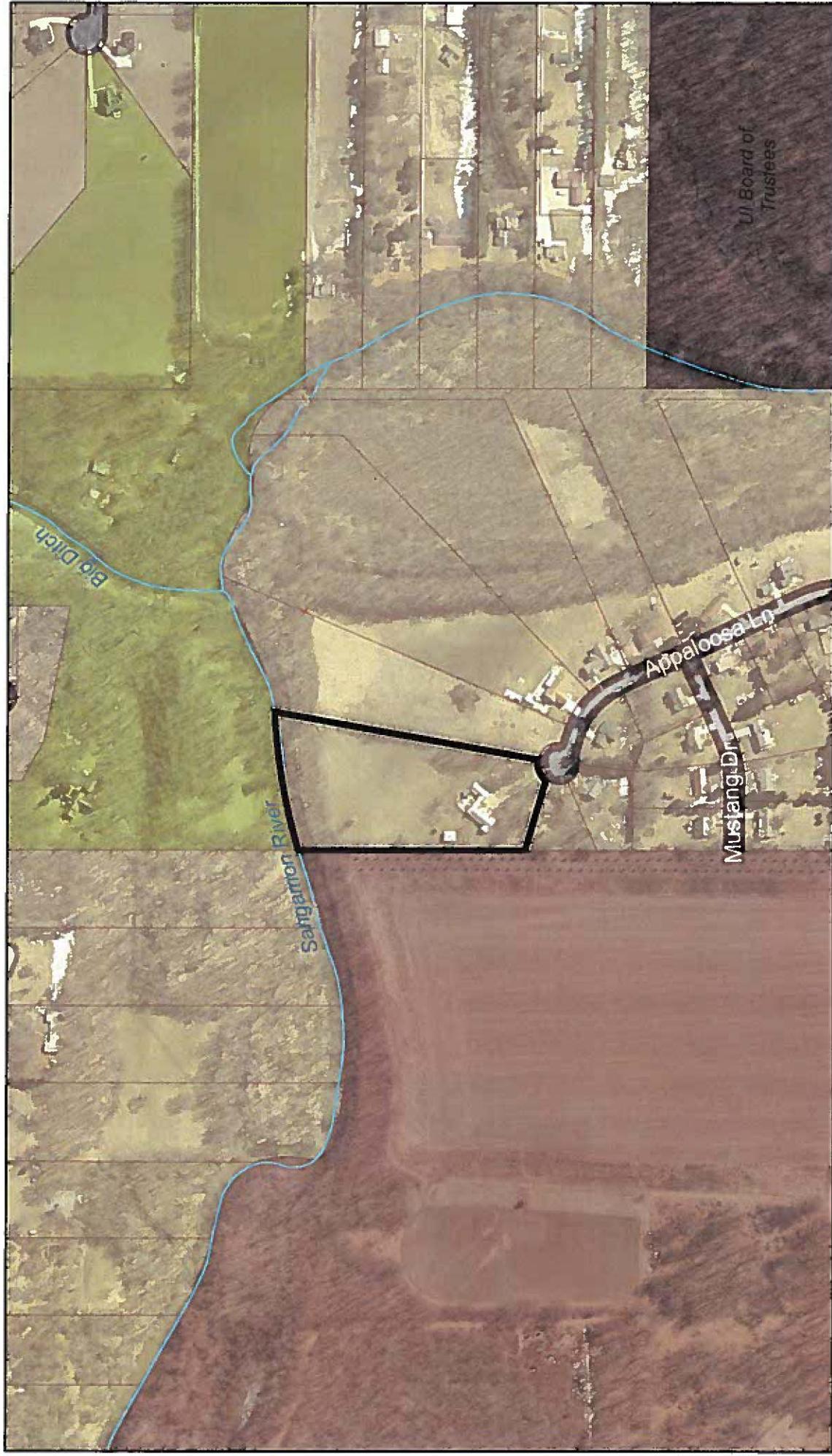


Champaign County  
Department of  
7-24-2016 1:26  
230103

# Land Use Map

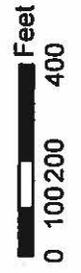
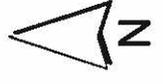
Case 883-FV-17

September 28, 2017



## Legend

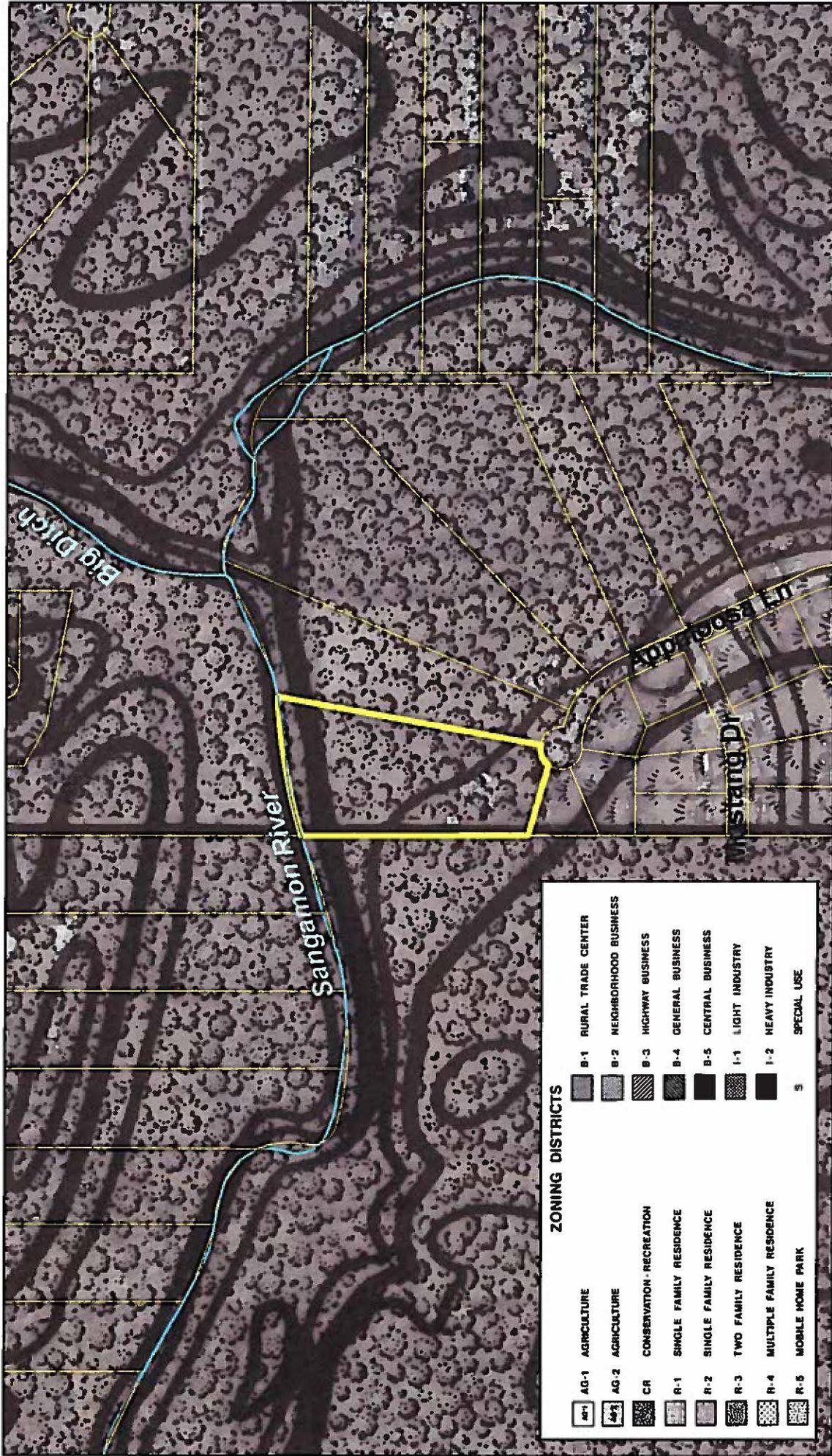
-  Subject Property
-  Streams
-  Residential
-  Ag/Single Family
-  Agriculture
-  Parcels



Champaign County  
Department of  
7-247-3115  
2017-10

# Zoning Map

Case 883-FV-17  
September 28, 2017



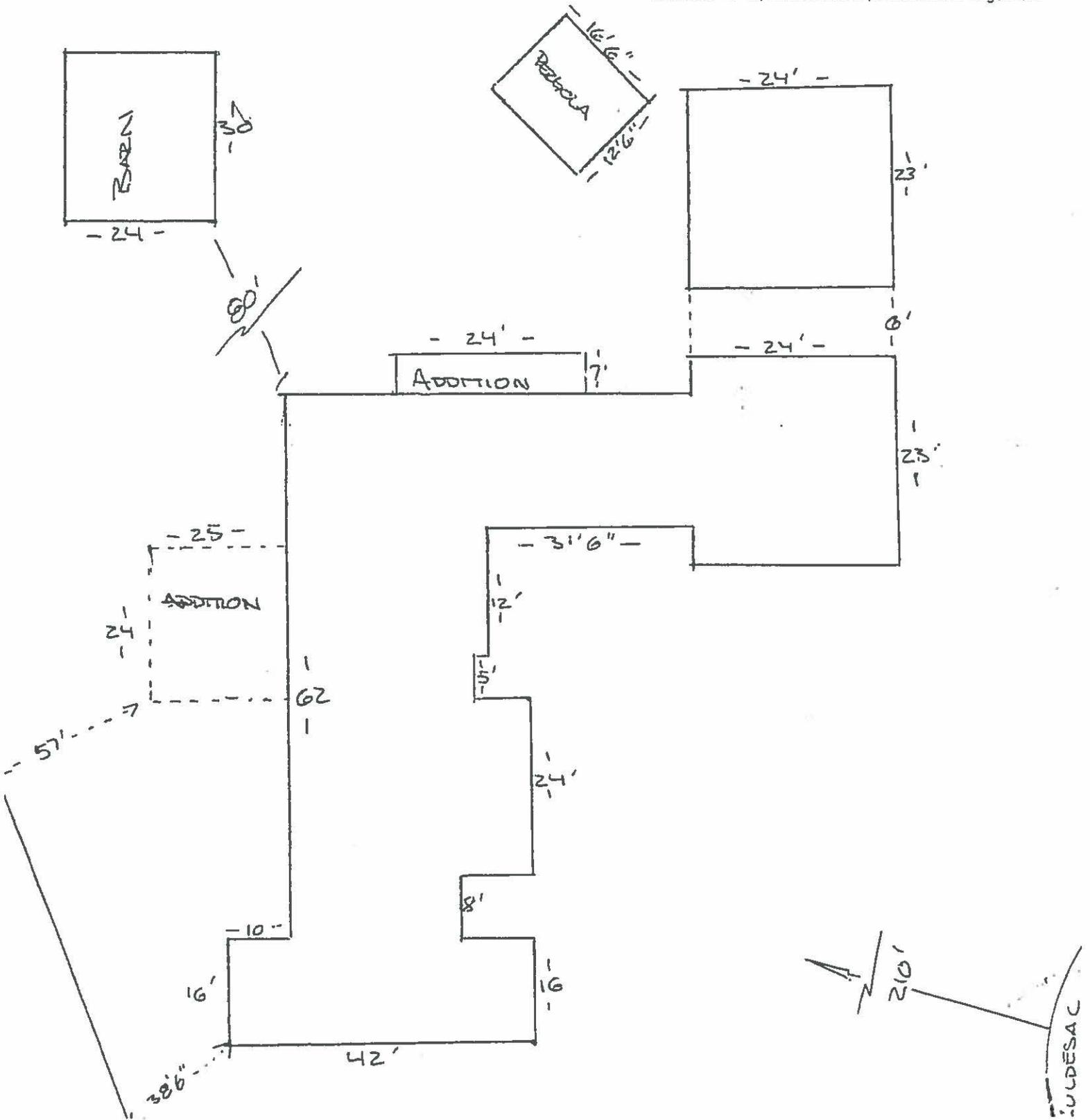
**ZONING DISTRICTS**

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
  - Streams



Champaign County  
Department of  
PLANNING &  
ZONING



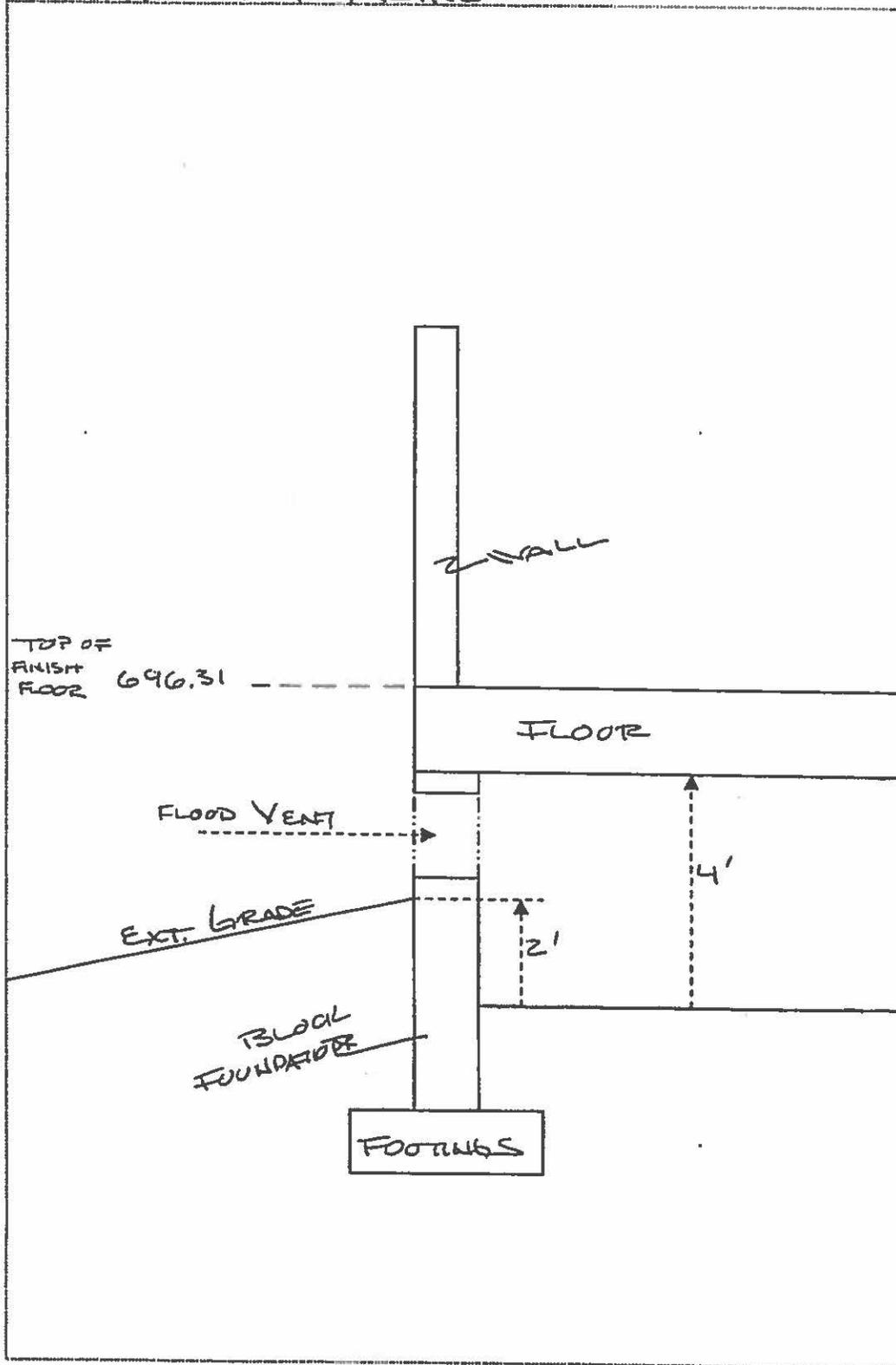
RECEIVED

JUL 17 2017

CHAMPAIGN CO. P & Z DEPARTMENT

TO: LONNIE BERRY

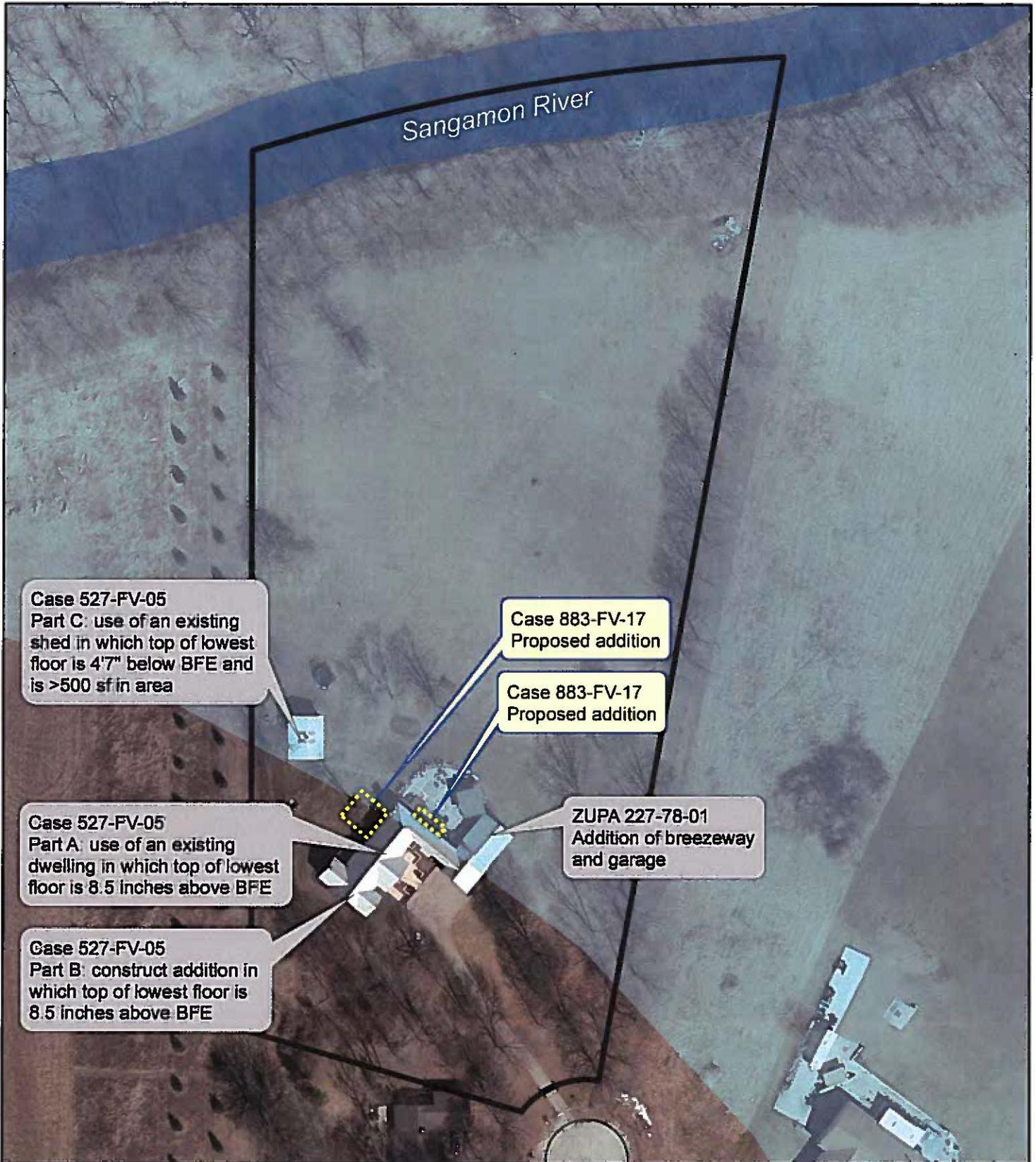
FROM: TIM ASIRE



ASIRE ADDITION - CROSSSECTION OF WALL/FOUNDATION DETAIL

# FEMA Special Flood Hazard Area - October 2, 2013

Case 883-FV-17  
September 28, 2017



## Legend

- Subject Property
- FEMA 2013 Flood Hazard Area
- Sangamon River

0 25 50 100 Feet



## FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning Case 883-FV-17 held on **September 28, 2017**, the Zoning Board of Appeals of Champaign County finds that:

1. The development activity **CANNOT** be located outside the floodplain because the addition would not be functional elsewhere.
2. An exceptional hardship **WOULD** result if the floodplain variance were not granted because if the variance were not granted, the petitioner would not be able to do the needed expansion.
3. The relief requested **IS** the minimum necessary because it allows the addition to be on the same level as the remainder of the existing house and keep it consistent with the 2005 approved variance.
4. The requested floodplain variance **WILL NOT** result in any additional threat to public health and safety or creation of a nuisance because all precautions will be taken in a fashion similar to the earlier construction and will add no additional risk.
5. The requested floodplain variance **WILL NOT** result in additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities because it is a minimum incursion into the flood zone, it is adequately vented, and makes no significant change to the use of the property or the flow of the water.
6. The applicant's circumstances **ARE** unique and **DO NOT** establish a pattern inconsistent with the National Flood Insurance Program.
7. All other required state and federal permits **HAVE** been obtained.

Champaign County  
Department of



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

(217) 384-3708  
[zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us)  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Champaign County Board**  
From: **John Hall, Zoning Administrator**  
**Susan Burgstrom, Senior Planner**

Date: **November 2, 2017**

RE: **Recommendation for rezoning Case 884-AM-17**

Request: Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District to allow expansion of an existing diesel truck maintenance facility with truck sales on the following property:

A proposed parcel in the Northeast Quarter of the Northwest Quarter of Section 24, Township 20N Range 8E in Hensley Township and commonly known as the proposed expansion site for Rush Truck Center Champaign, 309 West Hensley Road, Champaign.

Petitioner: **Kimberly Young d.b.a. Quick Leasing Inc.**

---

## **STATUS**

The Zoning Board of Appeals (ZBA) voted unanimously to “RECOMMEND ENACTMENT” of this map amendment at their October 12, 2017, meeting.

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

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

Special conditions of approval were recommended.

No objections have been received to date.

---

## **BACKGROUND**

Kimberly Young d.b.a. Quick Leasing Inc. requests to rezone property in order to sell the property to Rush Truck Center Champaign so that they can expand the parking area for their existing facility just west of the subject property. The sale of the property is contingent upon rezoning approval. The proposed parking expansion will require a Zoning Use Permit and a Storm Water Drainage Plan, both of which must be approved prior to construction.

There are no nearby residences and the P&Z Department has received no comments on the proposed rezoning.

The ZBA determined that the proposed Zoning Map amendment and use appear to be compatible with surrounding land uses and the Champaign County Land Resource Management Plan Goals, Objectives, and Policies adopted by the County Board on April 22, 2010.

## **SPECIAL CONDITIONS**

The ZBA approved several special conditions which were agreed upon by the petitioner:

- A. **No Zoning Use Permit for expansion of building area or parking area and no Change of Use Permit authorizing a different use with a greater wastewater load shall be approved without documentation that the Champaign County Health Department has determined the existing or proposed septic system will be adequate for that proposed use.**

The above special condition is required to ensure:

**That the existing septic system is adequate and to prevent wastewater runoff onto neighboring properties.**

- B. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 804-AM-15 by the County Board.**

The above special condition is required to ensure the following:

**The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.**

- C. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

**The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

**Conformance with policies 4.2.3 and 5.1.5.**

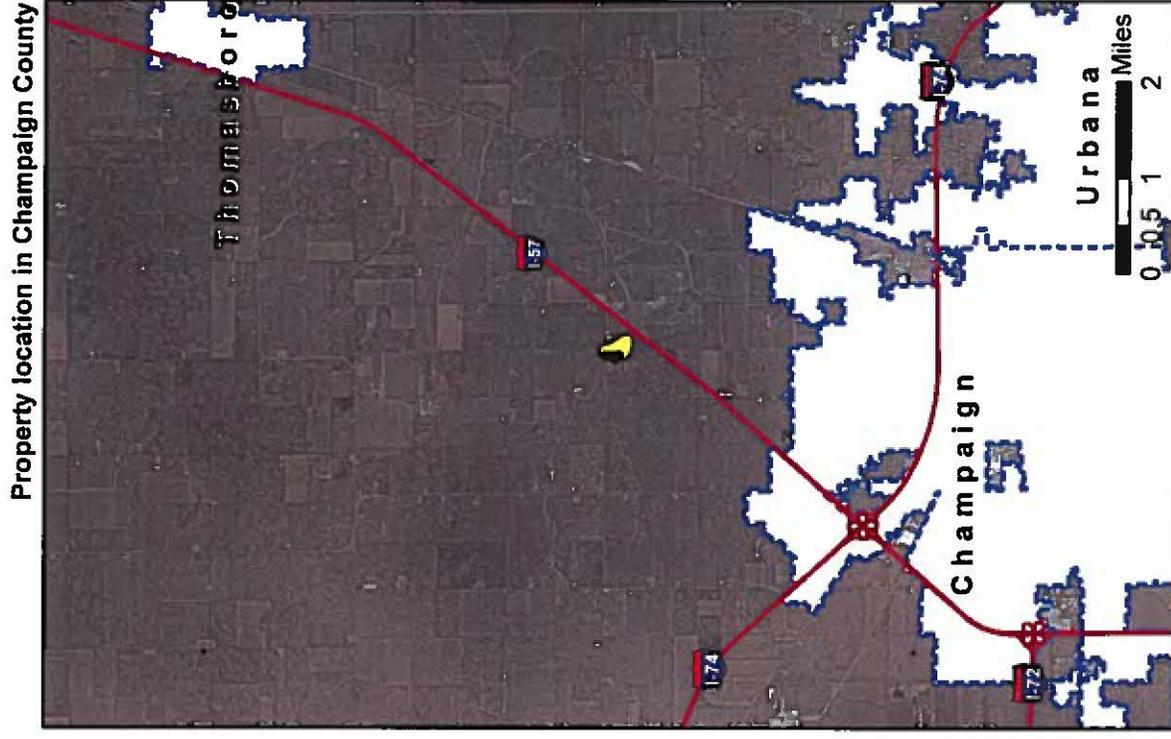
## **ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)  
B Site Plan received 080917  
C Summary Finding of Fact approved by ZBA on October 12, 2017  
D Copy of Right to Farm Resolution 3425

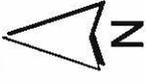
# Location Map

Case 884-AM-17

October 12, 2017



- Legend**
-  Municipal Boundary
  -  Parent Tract
  -  Subject Property
  -  Parcels



Champaign County  
Department of  
Public Works  
2017/10/12

# Land Use Map

Case 884-AM-17  
October 12, 2017



## Legend

-  Subject Property
-  Commercial
-  Agriculture
-  Municipal Boundary
-  Streets

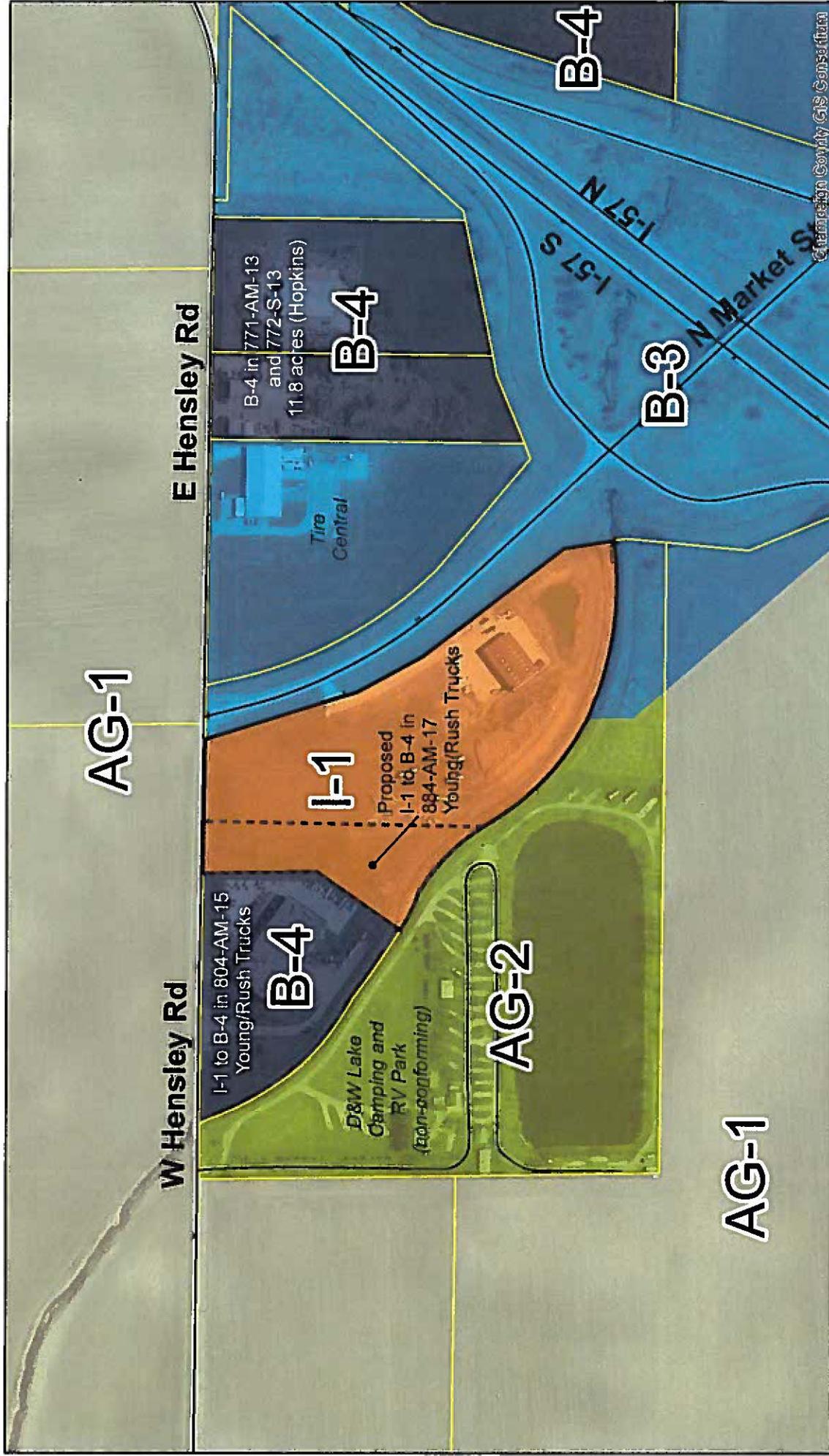


Champaign County  
Department of  
Public Works  
7/23/2015 2:08  
11/12/17

# Zoning Map

Case 884-AM-17

October 12, 2017



## Legend

- Subject Property
- Parent Tract
- Streets
- AG-1
- AG-2
- I-1
- B-3
- B-4
- Parcels

0 100 200 400 Feet



Champaign County GIS Consortium











## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 12, 2017**, 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) The proposed rezoning will allow the Petitioner to sell the property and permit the new owners to conduct their business under proper zoning and therefore the proposed rezoning can be said to **HELP ACHIEVE** Goal 3.
    - (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 4.1 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 4.1.1, 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.C.(2)).
      - b. Policy 4.1.4, guaranteeing landowners of a lawfully created lot, the by-right development allowance to establish a new single family dwelling or non-agricultural land use on each such lot, provided that current public health, safety and transportation standards are met (see Item 14.C.(3)).
      - c. 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.C.(4)).
      - d. Policy 4.1.7 requiring a maximum lot size limit on new lots established as by right development on best prime farmland (see Item 14.C.(5)).
    - (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 4.2.1 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)).
      - b. Policy 4.2.2 requiring discretionary development in a rural area to not negatively affect or be negatively affected by agricultural activities, and not

interfere or negatively affect the operation of ag-related infrastructure (see Item 14.B.(2)).

- c. 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)).
  - d. 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)).
- (3) 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 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.A.(1)).
  - b. 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.A.(2)).
  - c. 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.A.(3)).
  - d. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture or is appropriate in a rural area (see Item 14.A.(4)).
- (4) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.

C. Regarding Goal 5:

- (1) It will **HELP ACHIEVE** Objective 5.1 regarding contiguous urban growth areas because it will **HELP ACHIEVE** the following:
- a. Policy 5.1.3 requiring conformance with municipal comprehensive plans for developments propped with a municipality's 1.5 mile extraterritorial jurisdiction (see Item 15.C.(1)).
  - b. Policy 5.1.4 requiring additional considerations for discretionary development proposed within municipal extra-territorial jurisdictions (see Item 15.C.(2)).
  - c. Policy 5.1.5 requiring the County to encourage urban development to explicitly recognize and provide for the right of agricultural activities on adjacent land (see Item 15.C.(3)).
  - d. Policy 5.1.6 requiring operations and the proposed urban development (see Item 15.C.(4)).

- (2) It will **HELP ACHIEVE** Objective 5.3 regarding sufficient infrastructure and services for proposed new urban development because it will **HELP ACHIEVE** the following:
- a. Policy 5.3.1 requiring sufficiently available public services for new urban development (see Item 15.B.(1)).
  - b. Policy 5.3.2 requiring proposed new urban development, with proposed improvements, to be adequately served by public infrastructure (see Item 15.B.(2)).
- (3) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 5 Urban Land Use.

D. 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 (see Item 17.A.(1)).
- (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.

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

- Goal 1 Planning and Public Involvement
- Goal 2 Governmental Coordination
- Goal 6 Public Health and Public Safety
- Goal 8 Natural Resources
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

F. 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 gain to the public of the proposed rezoning is positive because the proposed amendment would allow for the expansion of an existing facility that will continue to benefit both urban and rural residents and businesses as well as interstate travelers.
  - B. The subject property is suitable for the proposed zoned purposes; nothing developed on the property under the current I-1 zoning, which has been in place since 2001. This rezoning is for the expansion of an existing business, which has been deemed suitable for its rezoning to B-4 in Case 804-AM-15.
  - C. The existing diesel truck maintenance and repair facility needs more parking area, and has made an offer to purchase the property contingent upon its rezoning to B-4 General Business.

- D. The proposed use generally conforms to the goals and policies of the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because of the following:
- A. The rezoning would achieve Purpose 2.0 (a) to secure adequate light, pure air, and safety from fire and other dangers because they only propose to expand their parking area on this site; no new buildings are planned.
  - B. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because traffic would not be expected to increase because no new buildings or services are being proposed at the rezoning site; it is only going to be used for expanding parking for the existing Rush Truck Center.
  - C. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the petitioners propose a retention basin on the site to offset the increase in impervious area created by the proposed parking area.
  - D. The rezoning would achieve Purpose 2.0 (n) of the Ordinance to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses because the subject property has had industrial zoning since 2001 and business zoning prior to that, and the proposed use will not take any land out of production.

**FINAL DETERMINATION**

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in Case 884-AM-17 should ~~***BE ENACTED***~~ ***NOT BE ENACTED*** by the County Board in the form attached hereto.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

**RESOLUTION NO. 3425**

**A RESOLUTION PERTAINING TO THE  
RIGHT TO FARM IN CHAMPAIGN COUNTY**

**WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and**

**WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and**

**WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.**

**NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:**

- 1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.**
- 2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.**
- 3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.**

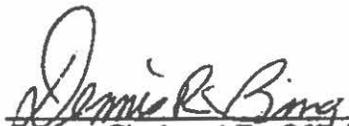
RESOLUTION NO. 3425

Page 2

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24<sup>th</sup> day of May, A.D., 1994.

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

ATTEST:   
\_\_\_\_\_  
County Clerk and Ex-Officio  
Clerk of the County Board



## Memorandum

To: Environment and Land Use Committee  
From: Susan Monte, RPC Planner  
Date: November 1, 2017  
Re: Draft Five-Year Update to Champaign County Solid Waste Management Plan

**Action Request: Recommend County Board Approval**

### ***Background***

The draft Five-Year Update to the Champaign County Solid Waste Management Plan (CCSWMP) was initially submitted to ELUC members at the August meeting with a request to hold for a 60-day review period.

The draft Five-Year Update to the CCSWMP constitutes a 25-year update to the 1991 Champaign County Solid Waste Management Plan. The Illinois Environmental Protection Agency requires that a Five-Year Update to the CCSWMP be submitted to the Illinois Environmental Protection Agency during 2017.

### ***Content***

The update includes content regarding:

- 1) recommendations and implementation schedule contained in the adopted CCSWMP,
- 2) current plan implementation efforts,
- 3) recycling program status,
- 4) current needs assessment information, and
- 5) new recommendations and implementation schedule.

Attachment: Draft Five-Year Update to the CCSWMP dated 11/1/17.



## General Information

Local Government: County of Champaign, Illinois  
 Contact Person: Susan Monte, RPC Planner  
 Address: Champaign County Regional Planning Commission (RPC)  
 1776 East Washington Street  
 Urbana, IL 61802  
 Telephone: (217) 328-3313

Plan Adoption Date: February 19, 1991  
 Adoption Date: May 31, 1996 (5-year update)  
 Adoption Date: January 23, 2002 (10-year update)  
 Adoption Date: August 23, 2007 (15-year update)  
 Adoption Date: August 27, 2012 (20-year update)  
 Adoption Date: \_\_\_\_\_ (25-year update)

## 1. Recommendations and Implementation Schedule Contained in the Adopted Plan

The following recommendations appear in the original version of the *Champaign County Solid Waste Management Plan* (adopted by Resolution Number 3077 on February 19, 1991). Approximately 46 recommendations were featured in the 1991 Champaign County Solid Waste Management Plan. These included both specific and general recommendations directed at Champaign County, the City of Urbana, the City of Champaign and interested parties in the private and non-profit sector. The implementation schedule for most of these suggestions was left to the discretion of the implementing agency, the Intergovernmental Solid Waste Disposal Agency.

### a. Source Reduction

Source Reduction recommendations can be divided into four different areas:

- post-consumer source reduction
- toxicity reduction
- increasing recyclability of waste stream
- industrial source reduction

No specific implementation schedule was associated with the 18 Source Reduction recommendations.

#### *Post-Consumer Source Reduction*

- 1) An education coordinator should be part of the implementing agency's staff.
- 2) The County and municipal governments, as well as other municipal agencies, should encourage source reduction activities whenever possible.
- 3) County and municipal governments, as well as other municipal agencies, should encourage State and Federal officials and representatives to address the issue of source reduction in whatever means possible.
- 4) County and municipal governments, as well as other municipal agencies, should require that all departments complete a waste audit.

## **1. Recommendations and Implementation Schedule Contained in the Adopted Plan**

### **a. Source Reduction (continued)**

- 5) County and municipal governments should require that the ultimate disposal costs be calculated as part of their procurement process.

#### *Toxicity Reduction and Increasing 'Recyclability' of Waste Stream*

- 6) The education coordinator should develop materials to inform consumers of the type of hazardous waste in their home.
- 7) A separate publication on the alternatives to hazardous waste should be made available through local offices.
- 8) Implementation of toxicity reduction should be coordinated with other community groups.
- 9) County and municipal governments should encourage the introduction and passage [of legislation] at the State and Federal level that addresses the issue of toxicity reduction.
- 10) If the State or Federal governments do not pass legislation addressing the proper disposal of hazardous materials, or if no private firm establishes a comprehensive program for proper disposal of hazardous materials within 5 years, review of this plan should include consideration of banning these materials from any municipality owned or operated facilities or a review of the way and means of adding taxes on select hazardous materials.
- 11) If there has been no State or Federal legislation enacted to address problem components of the waste stream within five years of this plan's adoption, re-evaluation of deposits, surcharges and product bans and other related activities should be undertaken.
- 12) The education coordinator should include information on the recyclability of items in all program material as well as making sure retail and wholesale outlets use proper bags for the conveyance of purchases.

#### *Industrial Source Reduction*

- 13) The implementing authority should develop a waste audit program that would consist of staff visits to facilities to assist businesses and industries in determining where and how they may be able to reduce their waste generation and toxicity levels or to alter their waste to make it more easily processed.
- 14) Development of a waste audit disclosure report should be included as part of the review process within the economic development and planning departments of member governments.
- 15) The County and municipal governments should encourage efforts to reuse existing structures in the community as much as possible.
- 16) Demolition permits should have a 30-day waiting period.
- 17) The creation of a construction material recycling center should be investigated.
- 18) There should be a municipally sponsored Small Quantity Generator Program.

### **b. Recycling and Reuse**

The 21 recommendations for recycling and reuse were divided into two separate implementation schedules: 17 recommendations for the next five years (1990-1995) and four long-term recommendations. The recommendations for 1990-1995 were divided into five categories: General, Residential, Yardwaste, Commercial, and Community Recycling Center.

#### *1990-1995 Recommendations: General*

- 19) The Cities and County should develop a unified recycling system and agency to operate the recycling programs.
- 20) The Cities and County, through their membership in the association, should develop a material recovery facility to 'mainstream' recycling in Champaign County.
- 21) The Cities and the County should consider altering the current licensing structure for haulers.

## 1. Recommendations and Implementation Schedule Contained in the Adopted Plan

### b. Recycling and Reuse (continued)

#### *1990-1995 Recommendations: Residential*

- 22) The City of Urbana should add HDPE/PET collection to their curbside routes.
- 23) The City of Champaign and the City of Urbana should expand their curbside collection programs to service buildings with 5-9 units with a targeted participation rate of 30%.
- 24) Both Cities should use educational and promotional means to raise participation rates to a targeted range of 45% - 55%.
- 25) Both Cities should add the collection of cardboard/paperboard to the curbside programs (including the 5-9 unit buildings).
- 26) The County should maintain their current number of drop-offs.

#### *1990-1995 Recommendations: Yardwaste*

- 27) The City of Champaign should begin a nine-month yard waste collection program.
- 28) The City of Urbana should maintain their U-Bag and U-Tie Program
- 29) Both Cities should investigate the development of residential backyard composting programs.

#### *1990-1995 Recommendations: Commercial*

- 30) There should be no municipally sponsored programs intended to service large commercial and industrial firms in the County.
- 31) A partnership between the private haulers and the implementing authority should be developed to increase the recycling opportunities for small to medium sized businesses.
- 32) Both the Cities and the County should review their zoning, building codes, health and safety codes or any other ordinance or regulation that may hinder recycling activity in the commercial and industrial sector.

#### *1990-1995 Recommendations: Community Recycling Center*

- 33) CRC should re-evaluate its operations and determine whether collection or processing should be its primary function.
- 34) The in-town drop-off sites should be upgraded.
- 35) CRC should determine how to optimize its current capacity without any major improvements.

#### *Long-Term Recommendations*

- 36) The database of waste generation recycling and disposal information should be routinely updated.
- 37) The municipal programs should continuously adapt the materials collected to the changing mix of recyclable materials.
- 38) Studies on how to service 10+ unit residential structures should be undertaken.
- 39) The recycling programs should be amended to accommodate generator-based waste reduction programs when appropriate.

### c. Combustion for Energy Recovery n/a

### d. Combustion for Volume Reduction

Ten scenarios were considered within the body of Champaign County's Solid Waste Management Plan. Two of the 10 scenarios included the construction of a combustion facility. This facility was to be located in the vicinity of the University of Illinois' Abbott Power Plant. In the final analysis, these scenarios were not recommended to be the most effective way to achieve Champaign County's solid waste management goals.



**1. Recommendations and Implementation Schedule Contained in the Adopted Plan**

**e. Disposal in Landfills**

Scenario #6 was chosen as the most cost-effective way to achieve Champaign County’s solid waste management goals. This proposal calls for:

- 40) the construction of an in-county transfer station with a material recovery component, and the construction of an in-county landfill.

Scenario #6 states that the previously mentioned expanded curbside program (see residential recommendations) be implemented in 1992, the Transfer Station with material recovery will be operational by 1992, and the new landfill open in 1995.

The following six recommendations associated with the implementation of Scenario #6 are separated into four categories: Ownership; Operation and Procurement; Implementing Agency; Flow Control; and Financing.

*Ownership, Operation and Procurement*

- 41) Local government should own the facilities.
- 42) Local government should develop a public/private partnership for the operation of the solid waste facilities.

*Implementing Agency*

- 43) Designate the Intergovernmental Solid Waste Disposal Association as the implementing agency.
- 44) Local municipal recycling programs should continue under the direction of the member governments until ISWDA can consolidate service.

*Flow Control*

- 45) Flow Control should be enacted immediately after the adoption of the Solid Waste Management Plan to insure demand for services for the future in-county landfill and reduce the municipality’s liability with regard to out-of-county disposal sites.

*Financing*

- 46) In Champaign County, solid waste facilities should be financed with revenue bonds.

**2. Current Plan Implementation Efforts**

**a. Which recommendations in the adopted plan have been implemented?**

The following recommendations from the 1991 *Champaign County Solid Waste Management Plan* have been implemented:

**a. Source Reduction**

- 2) The County and municipal governments, as well as other municipal agencies, should encourage source reduction activities whenever possible.
- 8) Implementation of toxicity reduction should be coordinated with other community groups.
- 15) The County and municipal governments should encourage efforts to reuse existing structures in the community as much as possible.



**2. Current Plan Implementation Efforts**

**a. Which recommendations in the adopted plan have been implemented? (continued)**

**b. Recycling and Reuse**

Refer to ‘Current Recycling Program’ for details on how some of the initiatives below were implemented.

- 21) The cities and County should consider altering the current licensing structure for haulers.
- 22) The City of Urbana should add HDPE/PET collection to its curbside routes. This change in curbside service was adopted in 1996.
- 23) The City of Champaign and City of Urbana should expand their curbside collection programs to service buildings with 5-9 units.
- 25) Both cities should add the collection of cardboard/paperboard to the curbside programs. Urbana provides this service. Although municipally run curbside recycling has been discontinued in Champaign, some independent haulers may supply these recycling services.
- 29) Both cities should investigate the development of residential backyard composting programs. The City of Champaign ran a Pilot program whereby they would supply a resident with \$20.00 to begin their own backyard composting programs. The City ran an ad in the local newspaper and attracted approximately 30 participants.
- 33) CRC should re-evaluate its operations and determine whether collection or processing should be its primary function.
- 35) CRC should determine how to optimize its current capacity without any major improvements.
- 37) The municipal programs should continuously adapt the materials collected to the changing mix of recyclable materials.
- 38) Studies on how to service 10+ unit residential structures should be undertaken.

**2. Current Plan Implementation Efforts**

**Briefly describe which recommendations were not implemented and the reasons why these were not implemented.**

Over the past 25 years, few of the 46 recommendations from the Plan adopted in 1991 were implemented. The primary reason for this is due to the community’s rejection of the Solid Waste Management Plan’s implementing agency, the Intergovernmental Solid Waste Disposal Association (ISWDA). ISWDA was comprised of members from Champaign County, the City of Champaign, and the City of Urbana.

ISWDA was recommended to be the implementing agency because an intergovernmental agency would, according to the Solid Waste Management Plan, “.. allow the broadest county representation, ... allow multiple points for public input, and will .. offer a checks and balances system.” One may infer from these statements that ISWDA’s purpose was to develop a consensus between the various local municipalities, the private and non-profit sector, and the larger citizenry of Champaign County. Once plans moved forward, however, to centralize authority of Champaign County’s solid waste management in the hands of ISWDA, it

## 2. Current Plan Implementation Efforts

**Briefly describe which recommendations were not implemented and the reasons why these were not implemented. (continued)**

became apparent that there were many philosophical and practical barriers to ISWDA acting as the implementing agency. Large projects such as locating, financing and managing the recommended transfer and landfill facilities fostered disagreement and dissension. In addition, initiatives to standardize collection and processing procedures throughout the County through flow control measures met with resistance.

ISWDA proposed actions met with opposition mainly from four stakeholder groups. The farming community in Homer objected to the placement of a landfill in an area that was once farmland. The independent waste haulers who operated in the Urbana-Champaign area formed a Waste Haulers Association in August 1992 and lobbied for the privatization of solid waste management services in the Cities of Champaign and Urbana. The Waste Haulers Association objected to the type of flow control restrictions suggested by ISWDA. These restrictions on where the haulers could take their solid waste were an integral part of the ISWDA plan to pay for the operation of a Champaign County landfill and transfer station. Local municipalities and regional nonprofit corporations raised doubts that ISWDA would operate these facilities as efficiently as would a private and/or nonprofit company.

In the Spring of 1992, after opposition was met from the farming community in Homer, and amidst negotiations with waste haulers to privatize collection of solid waste, the City of Champaign decided to withdraw from ISWDA. Champaign County had already relaxed its support for the inter-jurisdictional agency. The agency lost its original authority and its power to implement aspects of the Solid Waste Management Act became severely limited. Consequently, the following recommendations did not get implemented:

### a. Source Reduction

#### *Post-Consumer Source Reduction*

- 1) An education coordinator should be part of the implementing agency's staff.
- 3) County and municipal governments, as well as other municipal agencies, should encourage State and Federal officials and representatives to address the issue of source reduction in whatever means possible.
- 4) County and municipal governments, as well as other municipal agencies, should require that all departments complete a waste audit.
- 5) County and municipal governments should require that the ultimate disposal costs be calculated as part of their procurement process.

#### *Toxicity Reduction and Increasing 'Recyclability' of Waste Stream*

- 6) The education coordinator should develop materials to inform consumers of the type of hazardous waste in their home.
- 7) A separate publication on the alternatives to hazardous waste should be made available through local offices.
- 9) County and municipal governments should encourage the introduction and passage [of legislation] at the State and Federal level that addresses the issue of toxicity reduction.

#### *Toxicity Reduction and Increasing 'Recyclability' of Waste Stream*

- 12) The education coordinator should include information on the recyclability of items in all program material as well as making sure retail and wholesale outlets use proper bags for the conveyance of purchases.



**2. Current Plan Implementation Efforts**

**Briefly describe which recommendations were not implemented and the reasons why these were not implemented. (continued)**

*Industrial Source Reduction*

- 13) The implementing authority should develop a waste audit program that would consist of staff visits to facilities to assist businesses and industries in determining where and how they may be able to reduce their waste generation and toxicity levels or to alter their waste to make it more easily processed.
- 14) Development of a waste audit disclosure report should be included as part of the review process within the economic development and planning departments of member governments.
- 16) Demolition permits should have a 30-day waiting period.
- 17) The creation of a construction material recycling center should be investigated.
- 18) There should be a municipally sponsored Small Quantity Generator Program.

**b. Recycling and Reuse**

*1990-1995 Recommendations: General*

- 19) The Cities and County should develop a unified recycling system and agency to operate the recycling programs.
- 20) The Cities and County, through their membership in the association, should develop a material recovery facility to ‘mainstream’ recycling in Champaign County.

*1990-1995 Recommendations: Residential*

- 24) Both Cities should use educational and promotional means to raise participation rates to a targeted range of 45% - 55%.
- 26) The County should maintain their current number of drop-offs.

*1990-1995 Recommendations: Yardwaste*

- 27) The City of Champaign should begin a nine-month yard waste collection program.
- 28) The City of Urbana should maintain their U-Bag and U-Tie Program

*1990-1995 Recommendations: Commercial*

- 31) A partnership between the private haulers and the implementing authority should be developed to increase the recycling opportunities for small to medium sized businesses.

*1990-1995 Recommendations: Commercial*

- 32) Both the Cities and the County should review their zoning, building codes, health and safety codes or any other ordinance or regulation that may hinder recycling activity in the commercial and industrial sector.

*Long-Term Recommendations*

- 36) The database of waste generation recycling and disposal information should be routinely updated.
- 39) The recycling programs should be amended to accommodate generator-based waste reduction programs when appropriate.

**e. Disposal in Landfills**

Scenario #6 was chosen as the most cost-effective way to achieve Champaign County’s solid waste management goals. This proposal calls for:



**2. Current Plan Implementation Efforts**

**Briefly describe which recommendations were not implemented and the reasons why these were not implemented. (continued)**

40) the construction of an in-county transfer station with a material recovery component, and the construction of an in-county landfill.

Scenario #6 states that the previously mentioned expanded curbside program (see residential recommendations) be implemented in 1992, the Transfer Station with material recovery will be operational by 1992, and the new landfill open in 1995.

The following six recommendations associated with the implementation of Scenario #6 are separated into four categories: Ownership; Operation and Procurement; Implementing Agency; Flow Control; and Financing.

*Ownership, Operation and Procurement*

- 41) Local government should own the facilities.
- 42) Local government should develop a public/private partnership for the operation of the solid waste facilities.

*Implementing Agency*

- 43) Designate the Intergovernmental Solid Waste Disposal Association as the implementing agency.
- 44) Local municipal recycling programs should continue under the direction of the member governments until such time as ISWDA can consolidate service.

*Flow Control*

- 45) Flow Control should be enacted immediately after the adoption of the Solid Waste Management Plan to insure demand for services for the future in-county landfill and reduce the municipality's liability with regard to out-of-county disposal sites.

*Financing*

- 46) In Champaign County, solid waste facilities should be financed with revenue bonds.

**b. Which recommendations in the adopted plan have been implemented according to the plan's schedule?**

As stated in the preceding pages, the implementation schedule for most of these recommendations was left to the discretion of the implementing agency, the Intergovernmental Solid Waste Disposal Agency. Because of the agency's failure, there were not scheduled implementation dates for most of the 46 recommendations outlined in the Solid Waste Management Plan adopted in 1991.

**Briefly describe which recommendations were not implemented according to the adopted plan's schedule, and attach a revised implementation schedule.**

The reasons for no implementation of the above-cited recommendations according to schedule is covered in the above section entitled 'Briefly describe which recommendations were not implemented and the reasons why these were not implemented.'



**3. Recycling Program Status**

- a. Has the program been implemented throughout the County or planning area?  
Yes  No
- b. Has a recycling coordinator been designated to administer the program?  
Yes  No   
If yes, when? April 20, 2006 (Champaign County Resolution No. 5337)
- c. Does the program provide for separate collection and composting of leaves?  
Yes  No
- d. Does the recycling program provide for public education and notification to foster understanding of and encourage compliance with the program?  
Yes  No
- e. Does the recycling program include provisions for compliance, including incentives and penalties?  
Yes  No  If yes, please describe.
- f. Does the program include provisions for recycling the collected materials, identifying potential markets for at least three materials, and promoting the use of products made from recovered or recycled materials among businesses, newspapers, and local governments?  
Yes  No  If yes, please describe.
- g. Provide any other pertinent details on the recycling program.

The following six recommendations regarding recycling were adopted as part of the Solid Waste Management Plan 10-Year Update (County Resolution No. 4497 dated January 23, 2002):

1. Champaign County shall, as resources permit, encourage recycling initiated by municipalities or by private or non-profit groups and encourage education efforts made by such groups.
2. The County should consider using any excess funds from waste hauler licensing to promote recycling efforts.
3. The County should encourage all departments to promote and educate staff on office recycling efforts.
4. The County should monitor, where information exists, County recycling rates and consider programming changes should current rates fall below 20% for non-market related reasons.
5. The County should, as possible, encourage landscape waste recycling efforts.
6. The County should, as possible, consider requiring businesses that contract with the County to practice commercial and/or industrial recycling.

### 3. Recycling Program Status (continued)

#### g. Provide any other pertinent details on the recycling program (continued)

The County Board adopted the above-noted recommendations after the decline and failure of the ISWDA (as indicated in both the 10-Year Update and 5-Year Update reports to the Illinois EPA). The failure of the ISWDA was considered an indicator of a total lack of support and rejection of centralized government intervention in solid waste and recycling activities in Champaign County during the early to mid-1990's. (For additional discussion regarding ISWDA failure, refer to the text beginning on Page 4 under the heading 'Briefly describe which recommendations were not implemented and the reasons why these were not implemented').

Recycling is not mandatory in unincorporated Champaign County, and residents, businesses, and institutions are free to choose whether to recycle or institute a recycling program.

Recycling programs within the County have been established at the University of Illinois and within the City of Urbana and City of Champaign. Curbside recycling service is available to residents of the largest municipalities within the County. The City of Champaign requires local haulers to provide curbside recycling pickup service to city residents and the City of Urbana Public Works Department provides curbside recycling service to its residents. In other communities within the County, private haulers may elect to provide recycling services to residents for an additional charge.

In 2011, Champaign County posted the Champaign County Reduce Reuse Recycle webpage at <http://www.co.champaign.il.us/ReduceReuseRecycle/ReduceReuseRecycle.php>. This webpage contains local community recycling/reuse collection information and a comprehensive listing of known local reduce/reuse/recycling options available to County residents.

The following is a description of recycling programs in various Champaign County communities and at the University of Illinois.

#### **City of Champaign**

The City strongly supports recycling and encourages all citizens to take part in waste reduction. Citizens may take part by participating in the City's single-family curbside recycling program or the City's multifamily recycling program, Feed the Thing.

City ordinances provide for curbside recycling to all citizens who live in a single to four-plex residence. This service is provided by the waste hauler who is required to provide recycling as part of basic service and must accept a long list of recyclable materials, which was increased on January 1, 2017. Haulers must provide curbside collection of recyclables at least once a week and can not count materials toward the "per container cost" of service.

On December 1, 2010, the City of Champaign began a recycling program, Feed the Thing, for multifamily properties. This program includes buildings with five or more units (apartments, condos, co-ops) and all shared housing, which includes fraternities, sororities, and other shared living arrangements. The City provides the blue 95-gallon containers for the properties.

With the implementation of its multifamily recycling program in 2010, the City chose to permanently close the public recycling drop off site on December 31, 2010.



**3. Recycling Program Status (continued)**

Since August 2011, the City of Champaign has partnered with local non-profit agencies to encourage students to donate any unwanted items that can be resold or reused. Drop-off locations are designated, or the students can arrange for a scheduled pick-up. Additionally, the City of Champaign hosts a Cardboard Dumpster Event for Feed the Thing during move in/out. The goal of the event is to provide students living in multifamily buildings, fraternities, sororities, and Private Certified housing the opportunity to properly dispose of cardboard that doesn't fit in their 'Feed the Thing' carts. This helps reduce the amount of materials entering the waste stream.

The City continually updates its recycling webpage ([www.champaignil.gov/recycling](http://www.champaignil.gov/recycling)) so residents are provided with the most up-to-date information about recycling and recycling events. The City also maintains a website for the multifamily recycling program: [www.feedthething.org](http://www.feedthething.org)

**City of Urbana**

The City of Urbana offers two recycling programs for residents: a residential curbside recycling program and multifamily recycling program.

Urbana's residential curbside recycling program, U-CYCLE, began in 1986 and was one of the first citywide recycling programs offered in Illinois. Urbana's residential recycling program provides service to all residents in single-family through fourplex dwellings. The program serves an estimated 18,000 residents throughout the city.

The City of Urbana's recycling program expanded in 1999 when recycling was offered to all residents in apartment buildings, dormitories, fraternities/sororities, rooming houses and condominiums. The multifamily program now serves buildings with 5 or more dwelling units. The multifamily recycling program serves an estimated 15,000 residents in Urbana. Because of these programs, every resident in the City of Urbana has an opportunity to recycle.

In 2011, the City of Urbana required local waste haulers to provide recycling service to its commercial customers.

**University of Illinois**

In the fall of 1997 the University's Material Recovery Facility opened for business. This facility allows the campus to capture recyclable materials that formerly ended up in a landfill and to market it at a higher price. The facility is expected to enable the campus to improve its recycling rate to over 50% of its waste stream, exceeding a State-mandated goal of 40%. The value added by baling the material, a step necessary to prepare it for sale in the market, will now be retained by the campus. The new Material Recovery Facility will result in reduced disposal costs and extra revenue generated from the sale of materials.

The current campus recycling/diversion rate is 48.8% for non-construction & demolition (C&D) waste and 41.1% when including C&D waste.

**Community Recycling Drop-Off Sites**

Champaign County has encouraged local recycling drop sites that collect plastic, glass and metal food & beverage containers. In 1993, Champaign County applied for and received a Hometown Assistance Grant to establish public recycling drop-off sites in six communities within the County including: Homer, Ogden, Philo, Tolono, Sidney, and St. Joseph. During 1994-1995, funds from this Grant were subsequently used by Champaign County to establish additional recycling drop-off sites in the communities of Thomasboro,

### 3. Recycling Program Status (continued)

Gifford, and Fisher. The County used the Grant funds received (approximately \$22,000) to offset the start-up costs such as fencing, collection containers and signage. Due to increased popularity of the drop-off sites, continued instances of illegal dumping occurring at the sites, and increased operational costs to hosting municipalities and townships, all but three of these smaller community public recycling drop-off sites have been closed. Three community recycling drop-off sites remain in operation today:

- 1) The Village of Ogden and Ogden Township jointly fund a recycling drop-off site in the Village of Ogden. A private waste hauler is paid monthly to service the Ogden drop-off site.
- 2) The Village of Homer and South Homer Township jointly fund a recycling drop-off site in the Village of Homer. A private waste hauler is paid monthly to service the Homer recycling drop-off site.
- 3) The Village of Philo and Philo Township jointly fund a recycling drop-off site in the Village of Philo, which is serviced by a private waste hauler.

#### Republic Waste Transfer Station

Opened in January 2004, the Republic Transfer Station located approximately one mile north of I-74 on Lincoln Avenue at 915 W. Saline Court in Urbana, operates a Recycling Drop Off Center which is intended primarily for Republic customers. Republic customers may drop off the following recyclable materials: food and beverage glass and plastic bottles (Codes 1-7, all colors); aluminum cans; cardboard; and paper products. Republic customer recycling center hours are Monday through Friday, 7 a.m.– 3:30 p.m. and Saturday, 7:00 a.m. - noon.

#### Illini Recycling Recycling Drop-Off Center

In 2011, Illini Recycling has operated a free 24-hour public drop off recycling site, with containers located at on the south side of the Illini Recycling Center at 420 Paul Ave. in Champaign. The Recycling Drop-Off Center accepts only the following items:

- Cardboard
- Magazines
- Newspaper
- Office paper
- #1-#7 Plastic bottles
- Tin food cans
- Aluminum cans
- Aluminum foil/pans

No glass of any kind is accepted at the Recycling Drop Off Center. The Recycling Drop Off Center does not accept: garbage, styrofoam, plastic grocery bags, plastic toys or plastic items not marked with the recycling symbol. For drop off, no commingled materials or “mixed paper” is accepted. Items must be separated. There is a container for newspaper/magazines/catalogs and a separate container for office paper/junk-mail. Plastic bottles #1-#7 can be placed in the same container, but that is separate from the one for tin and aluminum cans.

#### Recycling Landscape Waste

The Landscape Recycling Center is operated by the City of Urbana on behalf of the City of Urbana, the City of Champaign and Champaign County. The Landscape Recycling Center (LRC) is a not-for-profit facility operated by the Urbana Public Works Department. The LRC is the only Illinois EPA permitted landscape

### **3. Recycling Program Status (continued)**

recycling center in Champaign County. (The Village of Rantoul previously operated a landscape recycling center, but closed the facility in the fall of 1995 when the Illinois EPA imposed stricter regulations on landscape waste management.)

Materials accepted by the LRC include: trees, shrubs, bulkwood, leaves, grass clippings, brush, plant cuttings, sod, woodchips, and clean soil. The LRC sells processed materials (such as fertile mulch and composts) to both the public and to private firms.

#### **Community Collection Events**

##### **Residential Electronics Collections**

Beginning in 2007, a coalition of local area governments including Champaign County, the Cities of Champaign and Urbana, and Village of Savoy pooled resources to better and more efficiently provide information to the public regarding the importance of recycling electronics and to jointly promote and support a series of drop-off electronics collections known as the 'Countywide Residential Electronics Collections'.

Illinois adopted a landfill ban on many electronic devices that began on January 1, 2012, banning 17 categories of electronic devices from Illinois landfills, including televisions, computers, monitors, printers, and other common electronics items. In 2011, the Act was expanded by the State and the list of items to be banned from landfills now includes:

- computers
- computer monitors
- televisions
- printers
- electronic keyboards
- facsimile machines
- videocassette recorders
- portable digital music players
- digital video disc players
- electronic mice
- scanners
- digital converter boxes
- cable receivers
- satellite receivers
- digital video disc recorders
- small-scale servers
- video games consoles

The Electronic Products Recycling & Reuse Act is the statewide system administered by IEPA for recycling and/or reusing unwanted electronics discarded from residences. Electronic manufacturers support the recycle/reuse program based on the weight of electronics items each manufacturer sells in Illinois over the course of the previous year.

The Countywide Residential Electronics Collection events were well-received, with an average of 1,100 residents participating in each of two-four events held per year during 2010-2012. The number of events in Champaign County were reduced to two per year, for reasons explained in the following section.

In Champaign County, two new measures implemented at the Residential Electronics Collection events (online pre-registration and two-tv limit per registrant) were successful in that the traffic congestion was eliminated. Much positive feedback was received from participants, host site representatives, and event staff.

### 3. Recycling Program Status (continued)

#### Problems Encountered

Over the past few years, several factors have contributed to great dysfunction of the statewide system:

- 1) Electronics items generally have become considerably lighter in weight and as a result less money is available from electronics manufacturers to support the program;
- 2) The manufacturer funds that are available are insufficient to pay the high costs to electronics recycling collectors to fund processing of cathode-ray-tube televisions; and
- 3) Accountability and reporting of collected electronics has been unreliable and inconsistent.

Because of the shortage of funding available via the statewide system for the electronics recycling program, since 2013 local governments statewide have been requested to shoulder the cost of providing citizens at least some option for the recycling/re-use of cathode ray tube televisions. Many local governments have not been able to afford the cost to provide such programs and these have been discontinued altogether. At present, there is a critical need to provide citizens a means to responsibly recycle or re-use unwanted cathode ray tube televisions. Between 2013 and the present, local governments in Champaign County have faced the following issues:

- 1) Increased costs to local governments to contract services of a qualified electronics recycling company, from 'no cost' prior to 2015 to over \$20,000 per one-day collection event in 2016. These rates are not possible for our local governments to sustain.
- 2) Since February 1, 2016, the Best Buy retail store in Champaign (and all Best Buy retail outlets in Illinois) have opted out of accepting up to two televisions per household per day at no cost from residents.
- 3) Since 2013, non-profit outlets in Champaign County that previously offered free residential television recycling are no longer available (e.g., Habitat for Humanity ReStore and Land of Lincoln Goodwill outlets).
- 4) Our public works departments and highway commissioners will need to find the means to fund the proper disposal of abandoned televisions illegally dumped along public right-of-ways.

Over the course of 2016, a group of concerned stakeholders representing manufacturers, retailers, and local government entities, has continued to meet with Representative Emily McAsey (D) of the General Assembly to develop and negotiate a workable compromise. The solution includes providing Illinois citizens with a sustainable statewide system for the collection of electronic items—one that is sufficiently funded, with accountability, and that offers an improved convenience standard to citizens.

In December 14, 2016, a draft bill (sponsored by Emily McAsey) was sent to the Legislative Reference Bureau (LRB) for consideration by the 100th General Assembly. The bill was delayed and reconsidered by the 101th General Assembly in 2017 as SB 1417.

#### Anticipated Changes to Residential Electronics Recycling Collection Options

- 1) SB 1417 passed both houses of the Illinois General Assembly on June 29, 2017, and was signed by the Governor on August 25, 2017 to become Public Act 100-0433. Public Act 100-0433 creates the Consumer Electronics Recycling Act, which is an overhaul of the manufacturers' electronics take-back program so that it can be sustainable.
- 2) During 2018, the program would continue with a weight-based goal similar to the weight-based goal for 2017. In Champaign County, for example, one expectation is that local governments would continue to collaborate to fund two one-day Residential Electronics Collections to occur during 2018.

### 3. Recycling Program Status (continued)

- 3) Under the Consumer Electronics Recycling Act, beginning in 2019:
- a) Electronics manufacturers will be required to, individually or as a manufacturer clearinghouse, provide a manufacturer e-waste program to transport and recycle residential covered electronic devices collected at, and prepared for transport from the program collection sites and one-day collection events included in the program.
  - b) The manufacturers' take back program will be based on a population-based convenience standard. Based on its population, Champaign County would be entitled to either one program collection site or four one-day collection events, with all but "operational costs" covered by the manufacturers. Operational costs are costs associated with acquiring a program collection site or one-day collection site, costs to sort, pack, and prepare the collected unwanted electronics for transport.
  - c) The County will need to decide by March 1, 2018 whether to participate in a manufacturer e-waste program. If opting in, the county recycling coordinator must file with the manufacturer e-waste program and the Agency, on or before March 1, 2018, and on or before March 1 of each year thereafter for the upcoming program year, a written notice of election to participate in the program. The written notice must include a list of proposed collection locations likely to be available and appropriate to support this program, and may include locations already providing similar collection services.
  - d) Specified units of local government and retailers may collect a fee for any covered electronic device or eligible electronic devices or eligible electronic devices to collection sites.
  - e) Registered collectors participating in county supervised collection programs may collect a fee for each desktop computer monitor or television accepted for recycling to cover costs for collection and preparation for bulk shipment.
  - f) Retailers may charge a fee from residents for electronics received.

#### IEPA Sponsored Household Hazardous Waste Collection

The most recent Illinois EPA sponsored one-day household hazardous waste (HHW) collection event took place on September 29, 2012 at The News-Gazette Distribution Center on Apollo Drive in Champaign. Co-sponsors of the 2012 IEPA-one-day HHW collection event were the City of Urbana, City of Champaign, Village of Savoy, Champaign County, Champaign County Probation and Court Services, Champaign County Regional Planning Commission, Prairie Rivers Network, Sierra Club Prairie Group, and MTD, with The News-Gazette Distribution Center serving as host-site.

Prior to the IEPA one-day HHW collection event in 2012, there had not been a hazardous waste collection event in the Champaign-Urbana area since 2006.

#### Ongoing Need for Household Hazardous Waste Collection in Champaign County

In Champaign County, the establishment of a household hazardous waste collection facility remains an ongoing need. Sufficient funds are needed for the startup costs and operational costs, and ongoing HHW

### **3. Recycling Program Status (continued)**

processing costs for a modest HHW collection facility to serve Champaign County, with potential satellite collections to occur in nearby areas.

An HHW collection facility could be proposed as a public service or developed and managed as a non-profit. The four existing HHW collection facilities that operate in northern Illinois are not profit-driven businesses. The processing and transportation costs of the HHW collected at each of these facilities comes from the Illinois EPA Solid Waste Fund. The start-up and operational costs of the existing HHW collection facilities were derived in part from host-fee agreements negotiated with the management entities of the operational landfill(s) in each respective home county. (Champaign County, and approximately 70 of the 104 counties in Illinois have no operational landfills.)

The HHW Leadership Team is a recently formed volunteer committee facilitated by RPC and agency staff that is comprised of a group of diverse and broadly representative stakeholders. The HHW Leadership Team mission is to guide efforts towards implementation of convenient, safe, and environmentally responsible household hazardous waste management options for citizens of Champaign County, including but not limited to:

- Provision of interim one-day HHW collections;
- Expansion of collection options for unwanted pharmaceuticals; and
- Development of a permanent HHW collection facility.

### **4. Current Needs Assessment Information (optional)**

A comprehensive needs assessment regarding Champaign County solid waste and recycling needs has not occurred since the original Plan was prepared prior to the County's adoption of the *Champaign County Solid Waste Management Plan* in 1991.

Based on information available as of January 17, 2007, the 19<sup>th</sup> edition of the Illinois EPA annual report Nonhazardous Solid Waste Management and Landfill Capacity in Illinois: 2005 describes the management of nonhazardous municipal solid waste by the State's solid waste landfills, transfer stations and compost facilities. Region 4 includes East Central Illinois counties. From this publication, an estimated 17 years remains as the landfill life expectancy of landfills serving Region 4.

### **5. New Recommendations and Implementation Schedule**

Earlier revised Recommendations and Implementation Schedule from the Champaign County Solid Waste Management Plan 15-Year Update adopted August 27, 2007 are provided below:

“Recognizing the demonstrated lack of political sentiment for centralized government-administered countywide solid waste management, Champaign County should pursue a practical approach to solid waste management in the next five years. At this time, Champaign County has no further plans to

## 5. New Recommendations and Implementation Schedule (continued)

construct a transfer or landfill facility. The County will focus its limited resources upon providing support for the current source reduction and recycling efforts initiated by local municipalities, and by the private and nonprofit sectors. The central goal of the County should be to reduce the amount of municipal waste that is landfilled outside of the County by reducing the waste stream and improving the ratio of waste recycled to waste generated.

The following recommendations are intended to improve the reduction of the amount of waste generated and to increase the amount of waste recycled:

1. Champaign County will, as resources permit, encourage recycling initiated by municipalities or by private or non-profit groups and encourage education efforts made by such groups.
2. The County will consider using any excess funds from waste hauler licensing to promote recycling efforts.
3. The County will encourage all departments to promote and educate staff on office recycling efforts.
4. The County should, as possible, encourage volume-based collection fees.
5. The County will monitor, where information exists, County recycling rates and consider programming changes should current rates fall below 20% for non-market related reasons.
6. The County will, as possible, encourage landscape waste recycling efforts.
7. The County will, as possible, consider requiring businesses that contract with the County to practice commercial and/or industrial recycling.
8. The County will, as possible, encourage volume-based collection fees.

The following recommendations from the *Champaign County Solid Waste Management Plan 20-Year Update* adopted August 27, 2012 have been implemented, as limited resources have permitted:

1. Champaign County will, as resources permit, encourage recycling initiated by municipalities or by private or non-profit groups and encourage education efforts made by such groups.

*Contributions to advertising & staffing of recycling collection events...*

Prior to 2009, Champaign County contributed toward the advertising cost of local recycling hazardous waste collection and tire collection drop-off events held once annually, most typically, and organized by the City of Champaign or the City of Urbana. The County typically provided staff, as possible, to assist at collection events.

Between 2010 and 2013, the majority of costs associated with the jointly sponsored Residential Electronics Collections have been the responsibility of the contractor hired for those events. During this period, the County cost to participate in the Countywide Residential Electronics Collection was limited to staff time as provided for in the annual County Planning contract.

Beginning in 2016, the increasing costs of the jointly sponsored Residential Electronics Collections were more equitably proportionately divided among participating local governments based on population. In 2017, the County and participating local governments realized a reduction in costs of

## 5. New Recommendations and Implementation Schedule (continued)

the one-day residential electronics collection events due to reduced transportation costs as a result of an intergovernmental agreement between Champaign County and Will County.

2. The County will consider using any excess funds from waste hauler licensing to promote recycling efforts.

The primary revenue sources for the Solid Waste Management Fund are the fees collected from local waste hauler licensing and investment interest earned on the current fund balance. This fund pays the administrative costs associated with the licensure of waste haulers in Champaign County and provides contributions to intergovernmental recycling and drop-off events. The Solid Waste Management Fund is steadily depleting over time.

3. The County will encourage all departments to promote and educate staff on office recycling efforts.

Presently most County offices practice recycling on a variable and limited basis. No comprehensive or countywide effort to promote office recycling and to educate staff has occurred to date, possibly due, in part, to limited resources available and to the lack of a countywide policy in place. The County Board lacks the authority to impose operational mandates on the elected department heads who oversee the preponderance of County employees.

Over the past several years, aluminum can recycling containers have been distributed by the County at locations in County buildings. The County has hired a local recycling company to collect and recycle computer paper, large documents, and office paper from recycling containers provided throughout the County campus and Courthouse site. Most County offices utilize recycled printer cartridges as a cost-saving measure. Some County offices order recycled paper for use in copiers and some County offices encourage employees to print double-sided copies as often as possible. Some County office employees voluntarily recycling office items such as portfolios, binders, folders, recording tapes, etc by placing these items in the supply room for others to re-use.

6. The County will, as possible, encourage landscape waste recycling efforts.

At present, County groundskeepers compost grass clippings that result from maintenance of County campuses. Additional landscape waste from County campuses is hauled to the Landscape Recycling Center on an as-needed basis.

7. The County will, as possible, consider requiring businesses that contract with the County to practice commercial and/or industrial recycling.

The County Board adopted Ordinance No. 361 dated June 19, 1990 to amend the County Purchasing Policy (Ordinance No. 323) to adopt the following Item J, Section II Policy Statement:

“J. To help provide a stable market for recycled goods, the County of Champaign will make a concerted effort to purchase and use recycled/recyclable/reclaimable goods when recycled/recyclable/reclaimable goods quoted are of comparable quality to County-specified requirements and are quoted at a price competitive for the quality specified.”

The County Board adopted Ordinance No. 365 dated August 21, 1990 to amend the County Purchasing Policy (Ordinance No. 323) generally as follows:

## 5. New Recommendations and Implementation Schedule (continued)

“.. to indicate that the policy of the County Board is to help maintain stable markets for recycled and recyclable products;” and

“.. to encourage the IMS/Purchasing Division [of the County] to cooperate to the greatest extent feasible with other government bodies in the joint procurement of recycled products and products designed to be recycled ... upon approval of the Champaign County Board.”

The following recommendations from the *Champaign County Solid Waste Management Plan 20-Year Update* adopted August 27, 2012 have not yet been implemented:

4. The County will, as possible, encourage volume-based collection fees.

Ordinance #522, the ‘Waste Haulers Licensure Ordinance’ was adopted by the County on November 19, 1996. The Ordinance regulates the storage, collection, transportation and disposal of solid waste occurring within County jurisdiction. A fixed annual fee is assessed to each waste hauler operating within the County jurisdiction, based on the number of vehicles used for collection and transportation of solid waste. The collection fee schedule has not been modified since its adoption in 1996.

The County lacks the authority to tax waste generation or to impose fees that are unrelated to the costs of operating the licensing program itself. The County’s lack of statutory authority makes volume-based fees impractical.

5. The County will monitor, where information exists, County recycling rates and consider programming changes should current rates fall below 20% for non-market related reasons.

Based on data available as of January 17, 2007, an estimate of the recycling rate for Champaign County is 22.6% (from the Illinois EPA annual report entitled Nonhazardous Solid Waste Management and Landfill Capacity in Illinois: 2005).

### Proposed Recommendations and Implementation Schedule for the 25-Year Update

The Recommendation and Implementation Schedule of the 2017 Update to the *Champaign County Solid Waste Management Plan* is intended to further address the central County goal of reducing the amount of waste generated and improving the ratio of waste recycled to waste generated.

The seven recommendations adopted as a part of the 20-Year Update in 2012 are proposed to be retained as a part of the Recommendation and Implementation Schedule of the 2017 Update to the Champaign County Solid Waste Management Plan. Each of the following recommendations is to be implemented, as resources permit and as possible, on an ongoing basis. The 2017 Update Recommendation and Implementation Schedule follows:

### Proposed Recommendations and Implementation Schedule for the 25-Year Update

1. Champaign County will, as resources permit, encourage recycling initiated by municipalities or by private or non-profit groups and encourage education efforts made by such groups.



**5. New Recommendations and Implementation Schedule (continued)**

2. The County will consider using any excess funds from waste hauler licensing to promote recycling efforts.
3. The County will encourage all departments to promote and educate staff on office recycling efforts.
4. The County will monitor, where information exists, County recycling rates and consider programming changes should current rates fall below 20% for non-market related reasons.
5. The County will, as possible, encourage countywide monitoring, collection and reporting of recycling rates.
6. The County will, as possible, encourage landscape waste recycling efforts.
7. The County will, as possible, consider requiring businesses that contract with the County to practice commercial and/or industrial recycling.
8. The County will, as possible, encourage volume-based collection fees.

# MONTHLY REPORT for JULY 2017<sup>1</sup>

Champaign County  
Department of



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

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

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in July and one case was filed in July 2016. The average number of cases filed in July in the preceding five years was 1.8.

One Zoning Board of Appeals (ZBA) meeting was held in July and two cases were withdrawn. One ZBA meeting was held in July 2016 and two cases were completed. The average number of cases completed in July in the preceding five years was 2.2.

By the end of July there were 13 cases pending. By the end of July 2016 there were 18 cases pending.

**Table 1. Zoning Case Activity in July 2017 & July 2016**

Type of Case	July 2017 1 ZBA meeting		July 2016 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1**	1	1
SFHA Variance	1	0	0	0
Special Use	1	1**	0	1
Map Amendment	0	0	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
<b>TOTALS</b>	<b>3</b>	<b>2**</b>	<b>1</b>	<b>2</b>
Total cases filed (fiscal year)	16 cases		24 cases	
Total cases completed (fiscal year)	16 cases		19 cases	
Cases pending*	13 cases		17 cases	
* Cases pending includes all cases continued and new cases filed				
** Two related cases were withdrawn in July 2017				

<sup>1</sup> Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 88% or the equivalent of 4.4 full time staff members (of the 5 authorized) present on average for each of the 20 work days in July.

## **Subdivisions**

No County subdivision application was received in July. One municipal subdivision plat was reviewed for compliance with County zoning in July.

## **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 July can be summarized as follows:

- 9 permits for 7 structures were approved in July compared to 10 permits for 9 structures in July 2016. The five-year average for permits in July in the preceding five years was 16.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2017, February 2017, January 2017, November 2016, August 2016, July 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, and September 2012).
- 5.3 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$1,145,262 was the reported value for the permits in July compared to a total of \$624,998 in July 2016. The five-year average reported value for authorized construction in July was \$1,798,070.
- 30 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2017, March 2017, November 2016, October 2016, September 2016, 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, March 2013, January 2013, November 2012, August 2012, and September 2012).
- \$2,164 in fees were collected in July compared to a total of \$2,436 in July 2016. The five-year average for fees collected in July was \$3,669.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2017, March 2017, January 2017, November 2016, October 2016, 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, July 2013, February 2013, January 2013, October 2012, and September 2012).

**Planning & Zoning Monthly Report**  
**JULY 2017**

**Table 2. Zoning Use Permits Approved in July 2017**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	400,000	5	0	1,056,363
Other	1	0	45,000	12	0	1,105,461
SINGLE FAMILY Resid.: New - Site Built	1	981	390,000	12	8,982	3,833,175
Manufactured	1	809	250,000	3	986	448,840
Additions	2	146	52,000	19	3,604	647,461
Accessory to Resid.	1	65	4,400	24	6,570	888,269
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>			5.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				6	0	0
COMMERCIAL: New						
Other				1	228	110,000
INDUSTRIAL: New						
Other				3	3,595	2,805,000
OTHER USES: New				3	562	2,850,000
Other						
SIGNS				3	296	27,460
TOWERS (Incl. Acc. Bldg.)				2	600	196,000
OTHER PERMITS	2	163	3,862	18	1,153	63,112
<b>TOTAL APPROVED</b>	<b>9/7</b>	<b>2,164</b>	<b>1,145,262</b>	<b>111/87</b>	<b>\$26,576</b>	<b>\$14,031,141</b>

\*9 permits were issued for 7 structures in July 2017; 9 permits require inspection and Compl. Certif.

◇ 111 permits have been issued for 87 structures since 1/1/17

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 24 since 1/1/17, (this number is not included in the total number of structures).

There were 14 Zoning Use Permit Apps. *received* in July 2017 and 8 were *approved*.

1 Zoning Use Permit App. *approved* in July 2017 had been *received* in prior months.

**Planning & Zoning Monthly Report**  
**JULY 2017**

- There were also 6 lot split inquiries and 263 other zoning inquiries in July.
- One new rural address was issued in July
- Minutes for two ZBA meetings were transcribed in July.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2017.

**Table 3. Best Prime Farmland Conversion in 2017**

	July 2017	2017 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case July authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres <sup>3</sup>	2.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval July authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.0 acre	0.0 acre
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit July authorize a new non-agriculture use on a lot that did not previously exist or 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	6.6 acres
<b>TOTAL</b>	0.0 acres	8.6 acres
<b>NOTES</b>		
1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- Six zoning compliance inspections were made in July.
- Six zoning compliance certificates were issued in July. The 2017 budget anticipated a total of 275 compliance inspections and certificates for an average of 5.3 certificates per week. However, compliance inspections are typically done by temporary staffing and all temporary staffing continues to be needed to prepare the MS4 Storm Sewer System Map. Temporary staffing will resume compliance inspections after the MS4 Storm Sewer System Map has been completed.

**Zoning and Nuisance Enforcement**

Table 4 contains the detailed breakdown of enforcement activity for July 2017 and can be summarized as follows:

**Planning & Zoning Monthly Report**  
**JULY 2017**

---

- 5 new complaints were received in July compared to 8 complaints that were received in July 2016. No complaint was referred to another agency in July and one was referred to another agency in July 2016.
- 51 enforcement inspections were conducted in July compared to 65 inspections in July 2016. 3 of the July 2017 inspections were for new complaints.
- 1 contact was made prior to written notification in July and one was made in July 2016.
- 52 initial investigation inquiries were made in July for an average of 13.0 per week in July. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notices were issued in July and none were issued in July 2016. The 2017 budget anticipated a total of 39 First Notices for 2017.
- No case was referred to the State's Attorney's Office in July and no cases were referred in July 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- 6 cases were resolved in July (none of the resolved cases were new cases) and 13 cases were resolved in July 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 349 cases remain open at the end of July compared to 328 open cases at the end of July 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in July 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. Continued coordinating with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including one inspection.

**APPENDIX**

**A Zoning Use Permit Activity In July 2017**

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

**C Zoning Compliance Certificates Issued In July 2017**

**Planning & Zoning Monthly Report**  
JULY 2017

**Table 4. Enforcement Activity During July 2017**

	FY2016 TOTALS <sup>1</sup>	Jan. 2017	Feb. 2017	March 2017	April 2017	May 2017	June 2017	July 2017	Aug. 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	TOTALS <sup>1</sup> FY2017
Complaints Received	60	7	3	7	7	3	7	5						39
Initial Complaints Referred to Others	7	0	0	0	0	3	4	0						7
Inspections	400	62	12	26	11	37	18	51 <sup>4</sup>						217 <sup>5</sup>
Phone Contact Prior to Notice	12	0	1	2	2	0	1	1						7
First Notices Issued	22	2	1	2	0	1	0	0						6
Final Notices Issued	1	1	0	2	0	2	0	0						5
Referrals to State's Attorney	0	0	0	1	0	1	1	0						3
Cases Resolved <sup>2</sup>	50	1	0	2	1	1	2	6 <sup>6</sup>						13 <sup>7</sup>
Open Cases <sup>3</sup>	323	329	332	337	343	345	350	349						349 <sup>8</sup>

**Notes**

- Total includes cases from previous years.
- 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.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 3 inspections of the 51 performed were for the 5 complaints received in July, 2017.
- 41 inspections of the 217 inspections performed in 2017 were for complaints received in 2017.
- None of the resolved cases for July, 2017, were received in July, 2017.
- 6 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
- Total open cases include 24 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

**Planning & Zoning Monthly Report**  
**JULY 2016**

**APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2017**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
181-17-02  B-4	Lot 6 & 7 of Van Winkle Subdivision, Section 33, Somer Township; Address to be assigned PIN: 29-15-33-227-005	Tim Feldkamp	06/30/17 07/13/17	Change the Use to establish a vehicle parking lot
184-17-01  AG-2	Parcel A of a Plat of Survey of Part of the SE ¼ of Fractional Section 1, Mahomet Township; 551 County Road 2400N, Dewey, Illinois PIN: Part of 15-13-01-400-007	Ben Davis	07/03/17 07/13/17	Construct a single family home with attached garage
186-17-01  AG-1	The East ½ of the NE ¼ of Section 24, Sadorus Township; 277 County Road 600E, Pesotum, Illinois PIN: 22-31-24-200-001	Thomas Koberlein	07/05/17 07/17/17	Construct a single family home with attached garage
187-17-01  AG-1	A tract of land located in the NW ¼ of the NW ¼ of Section 27, Compromise Township; 2117 County Road 2600N, Gifford, IL PIN: 06-10-27-100-008	Evan Huls	07/06/17 07/17/17	Construct a detached agriculture storage shed
*187-17-02	Additional information required			
191-17-01  AG-2	Lot 3 in Bartlow's First Subdivision, Section 32, Somer Township; 500 E. Airport Road, Urbana, IL PIN: 25-15-32-476-004	Robert and Nancy Hesselmann	07/10/17 07/19/17	Place a manufactured home with attached garage on the subject property and construct a detached garage
195-17-01  R-1	Lot 101 of Maynard Lake 5 <sup>th</sup> Subdivision, Section 21, Champaign Township; 1808 Bridgestone Drive, Champaign, Illinois PIN: 03-20-21-230-007	Steven Strode	07/14/17 07/26/17	Construct a detached storage shed
200-17-01  R-1	Lot 32, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3913 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-352-003	Jeffrey Hettle	07/19/17 07/26/17	Construct an addition to an existing single family home



Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report  
JULY 2017**

**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY, 2017**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
201-17-01  CR	A tract of land in the SE ¼ of the SE ¼ of Section 2, Sidney Township; 1123 County Road 2300E, Sidney, Illinois PIN: 24-28-02-400-011	Catherine Capel	07/20/17 07/26/17	Construct a porch addition to an existing single family home
206-17-01  B-4	A tract of land located in Part of the NE ¼ of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3515 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-007	Quality Med Transport/ Ken Judy/ Glen Judy III	07/24/17 07/28/17	Change the Use to establish a Karate studio in a portion of an existing building
*209-17-01	Under review			
*209-17-02	Under review			
*209-17-03	Under review			
*212-17-01	Under review			
*212-17-02	Under review			

Land Disturbance Erosion Control Permit also required  
\*received and reviewed, however, not approved during reporting month

**Planning & Zoning Monthly Report**  
**JULY 2017**

**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS**

<b>Permit Number; Zoning;</b>	<b>Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied Date Approved Date of Final Stabilization</b>	<b>Project (Related Zoning Case)</b>
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
97-17-01  R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house

**Planning & Zoning Monthly Report**  
**JULY 2017**

**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JULY 2017**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
07/06/17	141-15-01	A tract of land located in the W ½ of the NW ¼ of Section 27, Compromise Township; 2117 County Road 2600N, Gifford, Illinois PIN: 06-10-27-100-008	A single family home with attached garage
07/20/17	36-16-01	The North 300' of the West 400' of the NW ¼ of Section 33, East Bend Township; 3096 County Road 800E, Dewey, Illinois PIN: 10-02-33-100-005	A detached storage shed
07/20/17	37-17-01	Lot 3 of Hobbs Subdivision, Section 32, East Bend Township; 3076 County Road 700E, Fisher, Illinois PIN: 10-02-32-101-003	A detached storage shed for personal use
07/20/17	183-16-01	Lot 3 of Hobbs Subdivision, Section 32, East Bend Township; 3076 County Road 700E, Fisher, Illinois PIN: 10-02-32-101-003	An above ground swimming pool
07/20/17	146-15-02	A tract of land located in the SE ¼ of the NW ¼ of the SW ¼ of Section 6, East Bend Township; 3525 County Road 625E, Foosland, Illinois PIN: 10-02-06-300-021	A Single family home with attached garage and detached shed
07/23/17	20-17-01	A 17.50 acre tract of land located in the NW ¼ of the NW ¼ of Section 11, Somer Township; 2294 County Road 1600E, Urbana, Illinois PIN: 25-15-11-100-015	A detached storage shed for agriculture equipment

## MONTHLY REPORT for AUGUST 2017<sup>1</sup>

Champaign County  
Department of



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

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

### Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in August and four cases were filed in August 2016. The average number of cases filed in August in the preceding five years was 1.0.

Three Zoning Board of Appeals (ZBA) meetings were held in August and five cases were completed. Two ZBA meetings were held in August 2016 and four cases were completed. The average number of cases completed in August in the preceding five years was 2.8.

By the end of August there were 11 cases pending. By the end of August 2016 there were 18 cases pending.

**Table 1. Zoning Case Activity in August 2017 & August 2016**

Type of Case	August 2017 3 ZBA meetings		August 2016 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	4	3	3
SFHA Variance	0	0	0	0
Special Use	1	0	1	0
Map Amendment	1	1	0	1
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
<b>TOTALS</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>4</b>
Total cases filed (fiscal year)	19 cases		28 cases	
Total cases completed (fiscal year)	21 cases		23 cases	
Cases pending*	11 cases		18 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> 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:

- 14 permits for 12 structures were approved in August compared to 34 permits for 22 structures in August 2016. The five-year average for permits in August in the preceding five years was 19.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2017, February 2017, January 2017, November 2016, August 2016, July 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, and September 2012).
- 9.4 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$718,630 was the reported value for the permits in August compared to a total of \$3,796,400 in August 2016. The five-year average reported value for authorized construction in August was \$1,998,122.
- 30 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2017, March 2017, November 2016, October 2016, September 2016, 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, March 2013, January 2013, November 2012, August 2012, and September 2012).
- \$3,063 in fees were collected in August compared to a total of \$8,437 in August 2016. The five-year average for fees collected in August was \$5,387.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2017, March 2017, January 2017, November 2016, October 2016, 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, and September 2012).

**Planning & Zoning Monthly Report**  
**AUGUST 2017**

**Table 2. Zoning Use Permits Approved in August 2017**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				5	0	1,056,363
Other				12	0	1,105,461
SINGLE FAMILY Resid.:						
New - Site Built	2	1,558	550,000	14	10,540	4,383,175
Manufactured				3	986	448,840
Additions	1	257	15,000	20	3,861	662,461
Accessory to Resid.	7	917	109,180	31	7,487	997,449
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			9.4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood				6	0	0
COMMERCIAL: New						
Other				1	228	110,000
INDUSTRIAL: New						
Other				3	3,595	2,805,000
OTHER USES: New				3	562	2,850,000
Other						
SIGNS	2	231	15,450	5	527	42,910
TOWERS (Incl. Acc. Bldg.)				2	600	196,000
OTHER PERMITS	2	100	29,000	20	1,253	92,112
<b>TOTAL APPROVED</b>	<b>14/12</b>	<b>\$3,063</b>	<b>\$718,630</b>	<b>125/99</b>	<b>\$29,639</b>	<b>\$14,749,771</b>

\*14 permits were issued for 12 structures in August 2017; 14 permits require inspection and Compl. Certif.

◇ 125 permits have been issued for 99 structures since 1/1/17

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 26 since 1/1/17, (this number is not included in the total number of structures).

There were 22 Zoning Use Permit Apps. *received* in August 2017 and 9 were *approved*.

5 Zoning Use Permit App.s *approved* in August 2017 had been *received* in prior months.

**Planning & Zoning Monthly Report**  
**AUGUST 2017**

- There were also 9 lot split inquiries and 313 other zoning inquiries in August.
- Three new 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 2017.

**Table 3. Best Prime Farmland Conversion in 2017**

	August 2017	2017 to date
<b>Zoning Cases.</b> 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 <sup>3</sup>	2.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval August authorize the creation of new Best Prime Farmland lots smaller than 35 acres:	0.0 acre	0.0 acre
Outside of Municipal ETJ areas <sup>1</sup>		
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit August authorize a new non-agriculture use on a lot that did not previously exist or 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	6.6 acres
<b>TOTAL</b>	0.0 acres	8.6 acres
<b>NOTES</b>		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- No zoning compliance inspections were made in August.
- No zoning compliance certificates were issued in August. The 2017 budget anticipated a total of 275 compliance inspections and certificates for an average of 5.3 certificates per week. However, compliance inspections are typically done by temporary staffing and all temporary staffing continues to be needed to prepare the MS4 Storm Sewer System Map. Temporary staffing will resume compliance inspections after the MS4 Storm Sewer System Map has been completed.

### **Zoning and Nuisance Enforcement**

Table 4 contains the detailed breakdown of enforcement activity for August 2017 and can be summarized as follows:

- 4 new complaints were received in August compared to 6 complaints that were received in August 2016. Two complaints were referred to another agency in August and none was referred to another agency in August 2016.
- 51 enforcement inspections were conducted in August compared to 62 inspections in August 2016. None of the August 2017 inspections were for new complaints.
- No contact was made prior to written notification in August and none were made in August 2016.
- 51 initial investigation inquiries were made in August for an average of 11.6 per week in August. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notices were issued in August and none were issued in August 2016. The 2017 budget anticipated a total of 39 First Notices for 2017.
- No case was referred to the State's Attorney's Office in August and no cases were referred in August 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- 10 cases were resolved in August (none of the resolved cases were new cases) and 11 cases were resolved in August 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 343 cases remain open at the end of August compared to 323 open cases at the end of August 2016.
- 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. Continued coordinating with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including one inspection.
  4. Coordinated with the State's Attorney's Office on the conveyance to Champaign County of 1101 Carroll Avenue, a former dangerous building property and coordinated the mowing of brush at 1101 Carroll Avenue.
  5. Coordinated and participated in an inspection of a dangerous structure at 2218 East University Avenue, Urbana. The inspection included arranging for an engineering consultant and an appraiser as well as a Sheriff's Deputy and Animal Control.

**Planning & Zoning Monthly Report**  
**AUGUST 2017**

---

6. Coordinated with the State's Attorney's Office on multiple inquiries regarding various proposed new ownership of the Carroll Addition Community Center.
7. Researched the original zoning approvals by the City of Urbana for the new Champaign County Nursing Home and the new Champaign County Highway Building.

**APPENDIX**

**A Zoning Use Permit Activity In August 2017**

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

**Planning & Zoning Monthly Report**  
**AUGUST 2017**

**Table 4. Enforcement Activity During August 2017**

	FY2016 TOTALS <sup>1</sup>	Jan. 2017	Feb. 2017	March 2017	April 2017	May 2017	June 2017	July 2017	Aug. 2017	Sep. 2017	Oct. 2017	Nov. 2017	Dec. 2017	TOTALS <sup>1</sup> FY2017
Complaints Received	60	7	3	7	7	3	7	5	4					43
Initial Complaints Referred to Others	7	0	0	0	0	3	4	0	2					9
Inspections	400	62	12	26	11	37	18	51	51 <sup>4</sup>					268 <sup>5</sup>
Phone Contact Prior to Notice	12	0	1	2	2	0	1	1	0					7
First Notices Issued	22	2	1	2	0	1	0	0	0					6
Final Notices Issued	1	1	0	2	0	2	0	0	0					5
Referrals to State's Attorney	0	0	0	1	0	1	1	0	0					3
Cases Resolved <sup>2</sup>	50	1	0	2	1	1	2	6	10 <sup>6</sup>					23 <sup>7</sup>
Open Cases <sup>3</sup>	323	329	332	337	343	345	350	349	343					343 <sup>8</sup>

**Notes**

- Total includes cases from previous years.
- 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.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 0 inspections of the 51 performed were for the 4 complaints received in August, 2017.
- 46 inspections of the 268 inspections performed in 2017 were for complaints received in 2017.
- 1 of the resolved cases for August, 2017, was received in August, 2017.
- 7 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
- Total open cases include 24 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

**Planning & Zoning Monthly Report**  
AUGUST 2016

**APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2017**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
280-16-01  AG-1	A tract of land located in the S ½ of the SW ¼ of Section 6, South Homer Township; 1112 County Road 2400E, Homer, Illinois PIN: 26-29-06-300-026	Rich White	08/17/17 08/21/17	Construct a detached garage (added to the existing Zoning Use Permit)
81-17-01  AG-1	Lot 1 of Koch Subdivision, Section 8, St. Joseph Township; 1604 County Road 1900E, Urbana, Illinois PIN: 28-22-08-300-014	Maurice Mehling	08/21/17 08/24/17	Construct a detached garage (added to the existing Zoning Use Permit)
138-17-01  CR	Lots 204 and 205 of a Replat of Lot 4 of Summerfield Subdivision, Section 36, Newcomb Township; 547 County Road 2500N, Dewey, Illinois PIN: 16-07-36-126-011 & 010	Trenton and Rebecca Severns	05/18/17 08/01/17	Construct a single family home with attached garage
209-17-01  AG-1	Two tracts of land located in the NE ¼ of the E ½ of the NE ¼ of Section 16, Hensley Township; 2199 County Road 900E, Champaign, IL PIN: 12-14-16-200-002 & 005	Musa Ferhat Kosen	07/28/17 08/16/17	Construct a detached garage
209-17-02  CR	A tract of land located in the NW Corner of the W ½ of the NW ¼ of Section 32, East Bend Township; 3094 County Road 700E, Fisher, Illinois PIN: 10-02-32-100-007	Ronald and Olga Culbertson	07/28/17 08/16/17	Construct a detached garage
212-17-01  CR	A tract of land located in the N ½ of the SW ¼ of Section 22, Newcomb Township; 517 Miller Woods Lane, Mahomet, Illinois PIN: 16-07-25-300-017	Jedediah and Jessica Shulze	07/31/17 08/21/17	Construct a single family home with attached garage and detached garage



Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report**  
AUGUST 2017

**APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2017**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
212-17-02  B-4	Fink Tracts, Part of the N ½ of the NE ¼ of Section 24, Hensley Township; 148 E. Leverett Road, Champaign, Illinois PIN: 12-14-24-200-009	Central Illinois Trucks, Inc.	07/31/17 08/21/17	Place 1 wall sign on the existing building
215-17-01  R-1	Lot 106, Rolling Hills Estates V Subdivision, Section 12, Mahomet Township; 2301 Pheasant Ridge Road, Mahomet, IL PIN: 15-13-12-201-036	Arthur and Judith Ehrlich	08/03/17 08/21/17	Construct a detached storage shed
215-17-02  AG-1	Parcel A of a Plat of Survey of Part of the NE ¼ of Section 4, Condit Township; 2993 County Road 900E, Dewey, Illinois PIN: 07-08-04-200-013	Brian and Amanda Hoff	08/03/17 08/29/17	Construct an addition to an existing single family home
219-17-01  R-3	The North ½ of the East ½ of Lot 16 of Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1311 E. Perkins Road, Urbana, IL PIN: 30-21-09-127-010	Larry Soliday	08/21/17 08/31/17	Construct a detached garage/storage shed
220-17-01  I-1	The SE ¼ of the NE ¼ of Section 17, Champaign Township; 811 S. Staley Road, Champaign, Illinois PIN: 03-30-17-200-004	Adolph Lo	08/08/17 08/31/17	Demolish the existing single family home and detached garage/shed and return the property to a level grade
220-17-02  I-1	The SE ¼ of Section 17, Champaign Township; 1015 S. Staley Rd., Champaign, IL PIN: 03-20-17-400-001	Adolph Lo	08/08/17 08/31/17	Demolish the existing single family home and return the property to a level grade
220-17-03  I-1	A tract of land located in the NW ¼ of Section 2, Condit Township; 1009 County Road 3000N, Dewey, IL PIN: 07-08-02-100-007	Illini FS, Inc.	08/08/17 08/29/17	Place 5 wall signs on the west building, facing west, with a building wall coverage of 27% CASE: 877-V-17

Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report  
AUGUST 2017**

---

**APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2017**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
222-17-01  AG-1	A 1/55 acre tract of land located in the NW ¼ of Section 31, Brown Township; 6 County Road 3050N, Foosland, Illinois PIN: 02-01-31-151-003	Douglas and Lynda Watterson	08/10/17 08/31/17	Construct a detached storage shed
*226-17-01				
*226-17-02				
*226-17-03				
*230-17-01				
*230-17-02				
*235-17-01				
*236-17-01				
*240-17-01				
*242-17-01				
*242-17-01 FP				
*242-17-02				
*243-17-01				
*243-17-02				

Land Disturbance Erosion Control Permit also required  
\*received and reviewed, however, not approved during reporting month

---

**Planning & Zoning Monthly Report  
AUGUST 2017**

**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS**

<b>Permit Number; Zoning;</b>	<b>Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied Date Approved Date of Final Stabilization</b>	<b>Project (Related Zoning Case)</b>
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
97-17-01  R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house