



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

County of Champaign, Urbana, Illinois

Thursday, November 8, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

James Quisenberry

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – October 4, 2018 1 - 4
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
 - A. Update on October 2018 Residential Electronics Collection 5 - 7
- VIII. **Items to be Approved by ELUC**
 - A. Annual Renewal of Recreation & Entertainment License for Curtis Orchard, 3902 Duncan Road, Champaign. 01/01/19 – 12/31/19 8 - 12
- IX. **Items to be Recommended to the County Board**
 - A. **Subdivision Case 201-18:** Slinger’s Country Club Subdivision – Final Plat Approval 13 - 58
of a One-Lot Minor Subdivision for an anticipated residence to be located in the part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 35 of T21N-R9E in Rantoul Township and located on the west side of CR 1700E approximately 0.36 mile south of CR 2500N (County Highway 11)
 - B. A Resolution concerning the Mahomet Aquifer Protection Task Force 59 - 60
 - C. A Resolution in Support of a Public Hearing on Stabilization of Coal Ash Pits Along the Middle Fork River 61 - 63
 - D. A Resolution to Agree to Participate in the Champaign County Multi-Jurisdictional Hazzard Mitigation Plan Update 64
 - E. **Zoning Case 903-S-18.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating Landowners the Mildred Catherine Wolf Trust, Mildred Catherine Wolfe, Trustee, and

Judith K. Wertz to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the House located at 2232A CR 1000N, Sidney. The following waivers of standard condition are necessary:

Part A: A waiver for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

- F. **Zoning Case 906-S-16.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts(MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 40.00-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E. The following waivers of standard conditions apply:

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Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

- G. **Zoning Case 907-S-18.** A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known

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

County of Champaign, Urbana, Illinois

Thursday, November 8, 2018 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

James Quisenberry

as the farmland of the southwest corner of CR 2350E and CR 1700N. The following waivers of standard conditions are necessary:

Part A: A waiver for a distance of 338 feet in lieu of the minimum required one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part B: A waiver for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5.B.(2)b. of the Zoning Ordinance.

Part C: Not providing a Decommissioning and Site Reclamation Plan that include cost Estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1.A.3. of the Zoning Ordinance.

Part D: Not entering into a Roadway Upgrade and Maintenance agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5.G. of the Zoning Ordinance.

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|-------|--|-----------|
| H. | Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program | 133 - 134 |
| X. | Monthly Report | |
| | A. July 2018 | 135 - 145 |
| | B. August 2018 | 146 - 157 |
| | C. September 2018 | 158 - 168 |
| XI. | Other Business | |
| XII. | Chair's Report | |
| XIII. | Designation of Items to be Placed on Consent Agenda | |
| XIV. | Adjournment | |



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, October 4, 2018
 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)	
Patti Petrie (Vice Chair)	
Jodi Eisenmann	
	Stephanie Fortado
Jim Goss	
Kyle Patterson	
James Quisenberry	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), 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 6:31 p.m.

II. Roll Call

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

III. Approval of Agenda and Addenda

MOTION by Goss to approve the agenda; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – August 9, 2018

MOTION by Petrie to approve the minutes of the August 9, 2018 ELUC meeting; seconded by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Michael Borkowski stated he represents Community Power Group. He discussed the waivers requested in Agenda Items IX A and IX B. According to Mr. Borkowski, each project has a one in ten chance of being selected by the Illinois Power Authority.

Christopher Soppet stated he and his wife are landowners on one of the proposed solar farm projects. He stated he takes environmental stewardship very seriously.

VI. Communications

Ms. Monte distributed a handout related to Agenda Item VII C.

VII. For Information Only

A. Residential Electronics Collection Update

Ms. Monte reminded all the registration for the October event is still open. Ms. Monte stated RPC has started a search for a 4800 square-foot, covered facility as a potential collection site. According to Ms. Monte, it does not have to be a long-term commitment. In response to a question from Mr. Esry, Ms. Monte noted there are 1,643 registered of the 1,900 available slots for next Saturday's collection event.

B. Mahomet Aquifer Protection Task Force Update

Ms. Monte announced the next meeting is scheduled for October 15, 2018 at the First Christian church in Decatur. Ms. Monte stated the Task Force anticipates completion of its report by the end of 2018, including a State plan to maintain the groundwater quality of the Mahomet Aquifer.

C. Update on State Permitting of Dynegy Coal Ash Pits Along Middle Fork River

Ms. Monte stated the Army Core of Engineers decided to review the permit as an individual permit, instead of a national permit, providing an opportunity for public input. Ms. Monte reviewed the materials previously handed out. In response to a question from Ms. Petrie, Ms. Monte stated she sees this as good news.

VIII. Items to be Approved by ELUC

A. Annual Hotel/Motel License for Urbana Motel, Inc. at 1906 North Cunningham Avenue, Urbana, for September 13, 2018 through December 31, 2018

Mr. Esry noted this is the only facility like this (hotel/motel license) in Champaign County. In response to a question from Mr. Patterson, Mr. Hall responded this property is a Motel 6.

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

B. Using Enforcement Fines to Help Offset the Cost of Adopting a Building Code

In response to a question from Mr. Quisenberry, Mr. Hall explained the difference between this and the State code. Mr. Hall noted the State code applies to new construction, but lacks a property maintenance code and does not have an existing building code. Mr. Quisenberry stated he would want to know what the projected staffing costs would be to cover the inspections and enforcement.

In response to a question from Mr. Weibel, Mr. Hall explained the process to purchase a building code. According to Mr. Hall, the County does not have the resources to develop a code. Mr. Hall noted the Cities of Champaign and Urbana purchased codes from a reputable code-seller. Mr. Hall stated the cost of the code is comparatively low (a few hundred dollars) and is legally defensible. Ms. Petrie stated she hopes the next board considers an additional staff member for the Planning and Zoning department for the 2020 budget. In response to a question by Ms. Eisenmann, Mr. Hall cited the Cherry Orchard Apartment complex and Yankee Ridge as examples of where a building code would have been helpful. Mr. Hall commented that another cost to having a code is the necessity for a code board of appeals to handle situations that come up.

MOTION by Ms. Petrie that the settlement money (\$109,800) be used to facilitate for the County to research and establish a building code; seconded by Mr. Esry. Upon vote, **MOTION FAILED**.

MOTION by Mr. Goss to use the settlement money (\$109,800) to research a building code; seconded by Mr. Quisenberry. Upon vote, **MOTION CARRIED** unanimously.

IX. Items to be Recommended to the County Board

- A. **Case 894-S-17.** *A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and participating landowners Erin and Chris Soppet, to authorize a Community PV Solar Farm Special use Permit on approximately 15.94 acres with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 57.84-acre tract in the West Half of the Northeast Quarter of Section 12 of Township 19 North, range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the property just north of the St. Joseph's Sportsman club. The following waivers of standard conditions are necessary:*

Part A: A waiver for a distance of 465 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration for the Special Use Permit by the board, per Section 6.1.1 A.3.

Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the board, per Section 6.1.5 G.

Mr. Hall stated this is the first solar farm request. He anticipates five additional solar farm requests by the end of the year. Mr. Hall reviewed the memo in the agenda packet, including public comments made at the Zoning Board meetings. In response to a question from Ms. Petrie, Mr. Borkowski explained the State of Illinois lottery process, with regard to solar farms. Mr. Borkowski explained power grid design its effect on solar farm implementation. He discussed how Community Power Group is able to monetize the electric from a solar facility. According to Mr. Borkowski, the cutoff for application was in September. In response to a question from Ms. Eisenmann, Mr. Borkowski noted the panels used do not contain Cadmium.

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

- B. **Case 897-S-18.** *A request by Community Power Group LLC, via agent Michael Borkowski, Owner of Community Power Group, and landowners Thomas and Debra Sutter to authorize a Community PV Solar Farm of 16.23 acres in area with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring in the AG-1 Agriculture Zoning district. The subject property is a 36.77-acre tract in the West Half of the North Half of the Northwest Quarter of Section 20 of Township 22 North, Range 9 East of the Third Principal Meridian in Ludlow Township, and commonly known as the farmland adjacent to the electric substation o the southeast corner of the intersection of CR 3300N and Cr 1300E. The following waivers of standard conditions are necessary:*

Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special use Permit by the Board, per Section 6.1.1 A.3.

Part B: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the board, per Section 6.1.5 G.

In response to a question from Mr. Goss, Mr. Borkowski responded this project is in coop territory. He noted in the original legislation, coops were allowed to participate in these solar farm projects. The state later reversed that decision, as a result of a lawsuit. According to Mr. Borkowski, he agreed to move forward in the event that they prevail in the lawsuit and it does become eligible.

MOTION by Ms. Petrie; seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously. Per a request by Ms. Petrie, this item will not be on the consent agenda.

X. Other Business

A. *Semi-annual Review of CLOSED Session Minutes*

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

MOTION by Mr. Quisenberry to maintain all as closed; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

XI. Chair's Report

None

XII. Designation of Items to be Placed on the Consent Agenda

None

XIII. Adjournment

There being no further business, Mr. Esry adjourned the meeting at 7:57 p.m.

Memorandum

To: Environment and Land Use Committee
From: Susan Monte, RPC Planner
Date: October 31, 2018
Re: Results of the October 13, 2018 Residential Electronics Collection

Action Request: For Information Only

Summary of Weights Collected

Attachment A lists the Summary of Total Weights Collected for each of the Residential Electronics Collection (REC) events held since 2010. The results of the most recent REC event held on October 13, 2018 appears at the bottom of this list.

Number of Participants at October Event

As detailed on Attachment B, 1,649 participants registered to attend the REC event at Parkland College on Saturday, October 13, 2018. The approximate number of attendees at the REC event was 1,320. This is an attendance rate of 80%, slightly down from previous most recent REC event this past May, which had an attendance rate of 82%.

Leading up to each REC event, the planning team of local recycling coordinating staff, together with the electronics recycling contractor, assesses actual attendance and number of registered participants for each REC event in order to efficiently plan for staff and volunteer resources needed, and to accurately schedule the number of semitrailers required on the day of each REC event.

Collection Trends

A review of trends evident from this most recent REC event, is that the volume collected of CRT (cathode ray tube) televisions and monitors is easing off slightly. At the same time, the volume of LCD (liquid crystal display) televisions and monitors is increasing.

These trends are expected, as more and more of stored up CRT televisions and monitors are brought to collections. Recycling industry predictions are that CRT televisions and monitors will continue to be a major collection need for approximately five more years.

Attachments

- A Residential Electronics Collection Summary of Total Weights Collected
- B Participants at October 13, 2018 REC Event

RESIDENTIAL ELECTRONICS COLLECTION (REC)
SUMMARY OF TOTAL WEIGHTS COLLECTED

Attachment A

REC Dates	Computers	Monitors	Printers	Televisions	EEDs	Non EEDs	lbs.	tons			
2/27/2010	15,958		10,685	68,133	26,978	5,464	127,218	63.6			
5/8/2010	14,949	39,889	8,269	35,180	11,364	5,297	114,948	57.5			
8/7/2010	24,577	46,055	18,217	86,686	18,460	8,960	202,955	101.5	lbs. totals	ton totals	
11/6/2010	18,871	36,213	6,984	54,120	19,620	1,122	136,930	68.5	582,051	291.0	
3/5/2011	13,142	23,701	7,245	46,560	22,005	411	113,064	56.5			
5/21/2011	10,249	15,014	5,956	29,084	12,334	3,048	75,685	37.8			
8/6/2011	8,647	11,224	4,787	29,410	12,430	1,114	67,612	33.8	lbs. totals	ton totals	
10/29/2011	17,030	32,762	16,955	51,361	35,908	3,113	157,129	78.6	413,490	206.7	
05/05/12	9,275	11,095	6,498	35,275	11,063	0	73,206	36.6			
08/04/12	12,776	14,458	8,890	36,785	12,579	5,250	90,738	45.4	lbs. totals	ton totals	
10/13/12	6,466	7,183	3,946	22,216	9,539	2,321	51,671	25.8	215,615	107.8	
	Computers*	Monitors	Printers	Televisions	Peripherals**	Other	lbs.	tons	lbs. totals	ton totals	
4/20/2013	13,028	2,590	9,446	58,012	14,336	16,553	113,965	57.0			
10/12/2013	2,050	12,134	9,831	60,715	8,886	12,960	106,576	53.3	220,541	110.3	
4/12/2014	Wood/ ProjectionTVs	TVs/Printers	Monitors and TVs	TVs	Printers	CPUs	LCDs	Mix	lbs. totals	ton totals	
	8,263	508	37,098	780	1,690	746	2,759	63,895	115,739	57.9	
4/11/2015	TVs	74,526	Printers	7,143	Tablets		Stereo Equipment	4,356			
	LCD/LCD TVs	6,014	Laptops	547	Phones		DVD/VCR	2,249	115,691	57.8	
	Monitors	7,263	Computers	9,286	Peripherals	3,207	Other	1,100			
10/10/2015	TVs	72,805	Printers	6,030	Tablets	22	Stereo Equipment	4,623	105,873	52.9	
	LCD/LCD TVs	2,243	Laptops	143	Phones	89	DVD/VCR	2,872			
	Monitors	6,818	Computers	8,410	Peripherals	286	Other	1,532	lbs. totals	ton totals	
									221,564	110.7	
5/21/2016	TVs	84,159	Printers	3,646	Tablets	94	Stereo Equipment	5,998			
	LCD/LCD TVs	6,534	Laptops	511	Phones	461	DVD/VCR	4,170	120,393	60.2	
	Monitors	5,336	Computers	6,633	Peripherals	1,523	Other	1,328			
10/15/2016	CRT Monitors	4,813	CRT TVs	52,270	Wood Console TVs		9,880				
	LCD Monitors	2,658	LCD TVs	4,964	Wood Containing Units		876		100,893	50.4	
	Laptops	1,007									
	Printer/Scanner/Fax	4,802	Computers	6,706	Small Miscellaneous Items		12,917		lbs. totals	ton totals	
									221,286	110.6	
5/20/2017	TV & Monitor: CRT	72,902	Computer	8,527							
	Console/Projection	7,272	Laptop	2,417					125,429	62.7	
	TV: LCD	4,970	Monitor: LCD	2,747							
	Small Misc Items	19,279									
	Printer/Scanner/Fax	7,315									
10/14/2017	TV & Monitor: CRT	94,189	Computer	9,879							
	Console/Projection	9,396	Laptop	2,584					166,797	83.4	
	TV: LCD	7,399	Monitor: LCD	2,229							
	Small Misc Items	31,046							lbs totals	ton totals	
	Printer/Scanner/Fax	10,075							292,226	146.1	
5/19/2018	TV & Monitor: CRT	89,642	Computer	13,575							
	Console/Projection	4,994	Laptop	2,260							
	TV: LCD	10,377	Monitor: LCD	1,835							
	Small Misc Items	28,022									
	Printer/Scanner/Fax	11,091							161,796	80.9	
10/13/2018	TV & Monitor: CRT	84,039	Computer	11,468							
	Console/Projection	11,330	Laptop	2,315					163,748	81.9	
	TV: LCD	12,465	Monitor: LCD	3,553							
	Small Misc Items	28,776									
	Printer/Scanner/Fax	9,802							lbs. totals	ton totals	
									325,544	162.8	
rev 10/25/2018									lbs. totals	ton totals	
									TOTAL TO DATE:	2,608,056	1,303.9

Participants at October 13, 2018 REC Event

	Total allowed to register online	Total registered once we closed...	Total registered after postcards went out...	Postcards collected on 10/13/18:	Ppl who didn't get postcards or didn't register	Approx. total attendees:	Approx. no shows:	% showed up	% no show
Oct 15, 2016	708	715	674	681	35	716			
May 20, 2017	1040	1142	1099	924	50	974	125	89%	11%
Oct 14, 2017	1248	1296	1296	1072	31	1103	198	85%	15%
May 19, 2018	1600	1585	1545	1247	43	1290	255	83%	17%
Oct 13, 2018	1782	1595	1649	1266	54	1320	329	80%	20%

Semis filled	Tons collected
7	50.1
9	62.7
8	83.4
8	80.9

10/13/18 Event clear; cooled down to around 40 degrees (was 80 degrees a couple days before)

Total allowed to register:	Total registered once we closed...	Total registered after postcards went out...	Postcards collected on 10/13/18:	People who didn't get postcards + people who didn't register	Participating communities:
99	97	102	86	1	1 Bondville
99	98	103	88	1	2 Broadlands
99	100	102	80	4	3 Champaign
99	99	99	78	1	4 Fisher
99	99	100	78	2	5 Gifford
99	100	100	81	2	6 Homer
99	98	100	81	3	7 Ivesdale
99	99	102	79	2	8 Ludlow
99	99	104	78	4	9 Mahomet
99	98	99	75	4	10 Ogden
99	99	101	77	3	11 Pesotum
99	96	95	74	1	12 Rantoul
99	99	101	78	1	13 Royal
99	69	73	61	1	14 Sadorus
99	70	77	50	11	15 Savoy
99	55	58	38	4	16 Sidney
99	44	54	38	9	17 Thomasboro
99	76	79	46	4	18 Urbana
					19 Unincorp Co/Otr
1782	1595	1649	1266	54	1649

80% showed up
20% no show

Approx TOTAL attendees: 1320
Approx no shows: 1649 - 1318 = 329

Avg per 15 min time slot b/n 8am-12:30pm: 89 92 70



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

REDACTED FILED
 OCT 30 2018
 CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. _____
 Date(s) of Event(s) ANNUAL
 Business Name: CURTIS ORCHARD, LTD
 License Fee: \$ 100.00
 Filing Fee: \$ 4.00
 TOTAL FEE: \$ 104.00
 Checker's Signature: [Signature]

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

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

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

- A. 1. Name of Business: Curtis Orchard
2. Location of Business for which application is made: _____
3. Business address of Business for which application is made: 3902 S. Duncan Rd., Champaign, IL 61822
(same as above)
4. Zoning Classification of Property: AG-2 w/ major rural specialty business
5. Date the Business covered by Ordinance No. 55 began at this location: 1-1-1977
6. Nature of Business normally conducted at this location: Fruit & vegetable retail
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live music, pony rides, wagon rides, inflatables, corn maze
8. Term for which License is sought (specifically beginning & ending dates): January 1 - December 31
(NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? yes
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: N/A
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: Not Applicable Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, place and date of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____

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

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

- D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Curtis Orchard LTD.
2. Date of Incorporation: 2-25-93 State wherein incorporated: Illinois

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

N/A

Give first date qualified to do business in Illinois: _____

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

3902 S. Duncan Rd, Champaign, IL 61822

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

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

Name of Officer: Paul E. Curtis

Title: President

Date elected or appointed: 2-25-93

Social Security No.: REDACTED

Date of Birth: 9-20-34

Place of Birth: Urbana, IL

Citizenship: _____

If naturalized, place and date of naturalization: N/A

Residential Addresses for past three (3) years: _____

3902 S. Duncan Rd., Champaign, IL 61822

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

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

3. Name(s) of owner(s) or local manager(s) (include any aliases):

DEBRA J. GRAHAM, SECRETARY; ELECTED 2-25-32

Date of Birth: 2-28-58

Place of Birth: URBANA, IL

Social Security Number: REDACTED

Citizenship: UNITED STATES

If naturalized, state place and date of naturalization:

Residential Addresses for the past three (3) years:

3812 S. DUNCAN RD., CHAMPAIGN, IL 61822

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

OWNER OF CURTIS ORCHARD

6. Name(s) of owner(s) or local manager(s) (include any aliases):

RANDALL D. GRAHAM VICE PRESIDENT; ELECTED 2-25-32

Date of Birth: 9-16-58

Place of Birth: DANVILLE IL

Social Security Number: REDACTED

Citizenship: UNITED STATES

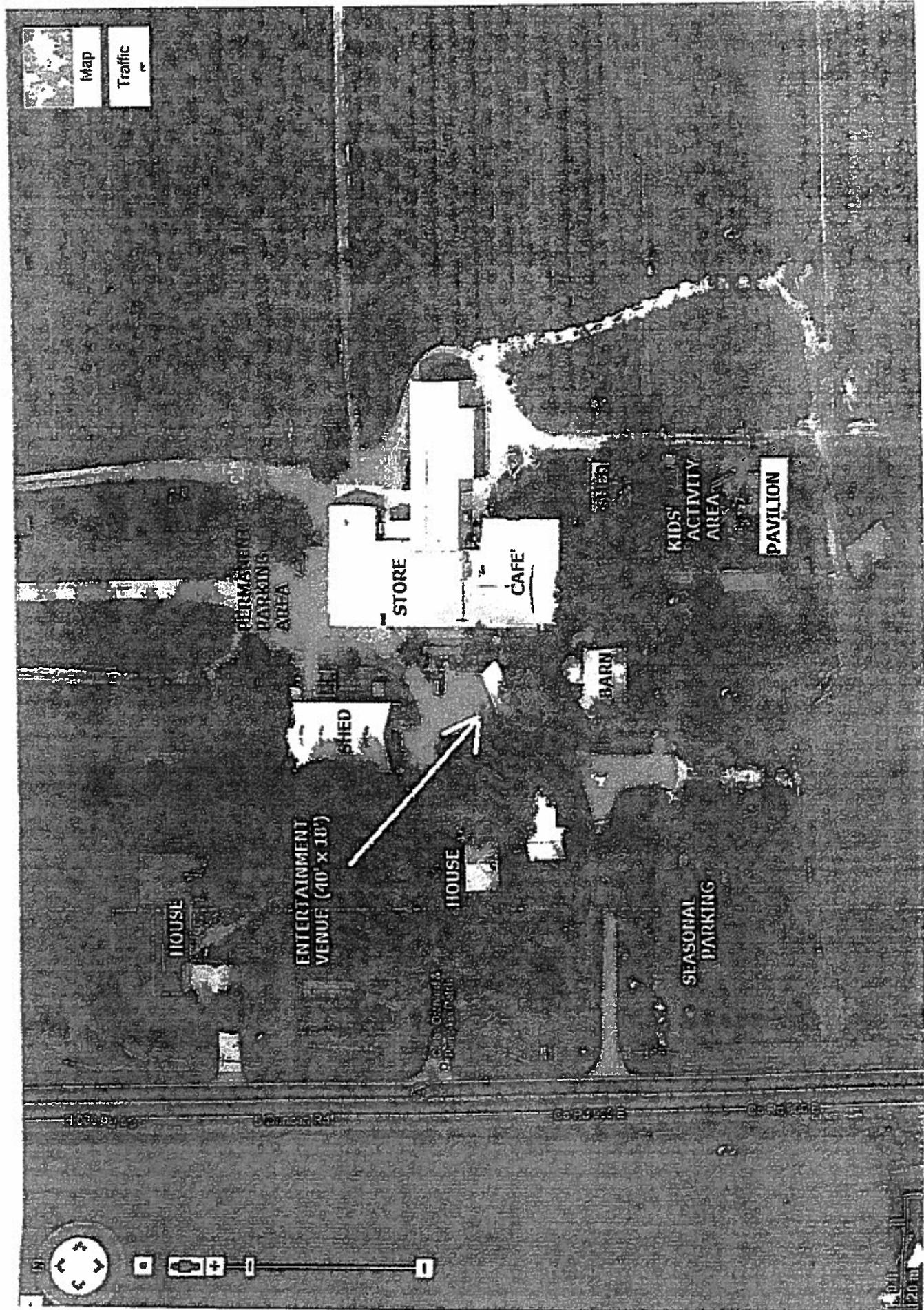
If naturalized, state place and date of naturalization:

Residential Addresses for the past three (3) years:

3812 S. DUNCAN RD., CHAMPAIGN, IL 61822

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

OWNER OF CURTIS ORCHARD



Champaign County
Department of

**PLANNING &
ZONING**

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

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

TO: **Environment and Land Use Committee**
FROM: **Susan Burgstrom, Senior Planner**
John Hall, Zoning Administrator & Subdivision Officer
DATE: **October 31, 2018**
RE: **Case 201-18 Slinger's Country Club Subdivision**

Owner:	Subdivider:	Engineer/Surveyor:
Diane K Wood 2985 CR 300E Fisher, IL 61843	Michael Esslinger 226 N Sheldon St Rantoul, IL 61866	Eric Hewitt Phoenix Consulting Engineers 421 E Main St Mahomet, IL 61853

REQUESTED ACTION

The petitioner requests Final Plat approval for a one-lot minor subdivision of a 3-acre lot for a proposed residence out of an existing 65-acre parcel located in the AG-1 Agriculture Zoning District in Section 35 of Rantoul Township, located on the west side of CR 1700E approximately 0.36 mile south of CR 2500N (County Highway 11).

The proposed lot meets all Zoning Ordinance requirements and the proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require some waivers. Approval at this time requires the following waivers (See Attachment H: Draft Findings):

1. Waive the requirement of paragraph 9.1.2 q. for showing percolation test holes and data on the face of the Final Plat.
2. Waive the requirement of paragraph 9.1.2 r. for certification of the proposed lot and soil characteristics for private septic disposal systems to be recorded on the Final Plat.

LOCATION, LAND USE, AND ROADWAY ACCESS

The subject property is a 65-acre parcel in part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 35 (see Attachment A: Location Map). The petitioner plans to construct a single-family residence.

The proposed lot is surrounded by farmland on all sides, with one farmstead to the east across CR 1700E (see Attachment A: Land Use Map).

CR 1700E is in Rantoul Township jurisdiction. Danny Sage, Rantoul Township Highway Commissioner, stated that he approved of the Final Plat sent to him by Eric Hewitt on September 12, 2018, in an email dated September 28, 2018, and received by P&Z Staff on October 2, 2018 (Attachment G).

APPLICABLE ZONING REGULATIONS

The subject property is zoned AG-1 Agriculture (see Attachment A: Zoning Map). The proposed lot meets the minimum lot requirements; Table 1 below summarizes those requirements:

Table 1. Review Of Minimum Lot Requirements

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Notes
Lot Area (acres)	Minimum: 1.00 acre	2.83 acres <i>excluding road right-of-way</i>	COMPLIES: WITHIN REQUIREMENTS
	Maximum ¹ : 3.00 acres		
Lot Frontage (feet)	200.00 (minimum)	250 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 (minimum)	492.72 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200.00 (minimum)	250 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth to Width	3.00 : 1.00 (maximum)	1.97 : 1.00	COMPLIES: LESS THAN MAXIMUM ALLOWED
<p>NOTES</p> <p>1 The maximum lot size only applies when the new lots are Best Prime Farmland overall and when the tract to be divided was larger than 12 acres on 1/1/98.</p>			

MINIMUM SUBDIVISION STANDARDS AND AREA GENERAL PLAN APPROVAL

The Minimum Subdivision Standards were added to the Area General Plan section of the *Subdivision Regulations* on July 8, 2004, in Subdivision Case 175-04, Part B, which also added the requirement that any subdivision needed Area General Plan approval except for subdivisions pursuant to a Rural Residential Overlay (RRO) map amendment. Area General Plan approval is only by ELUC. The subject subdivision is not pursuant to an RRO amendment and so Area General Plan requirements are applicable.

Attachment C reviews the conformance of the proposed subdivision with those standards, and the proposed subdivision appears to meet all of the minimum subdivision standards and thus appears to comply with the Area General Plan requirements.

NATURAL RESOURCE REPORT / SOIL CONDITIONS

A Natural Resource Report from Champaign County Soil and Water Conservation District was received on September 20, 2018 (Attachment E). The report states that “special attention should be paid to any sanitation placed on the property, and that the Champaign County Health Department should be contacted for best septic design.” The report also states that “underground tile drainage is an important aspect of the modern farm operation and this field may contain drainage tile; care should be taken to locate, reroute, and/or maintain the tile.”

The Soil Survey of Champaign County indicates that the proposed lot contains three soil types: Raub silt loam (481A), Drummer Silty Clay Loam (152A), and Dana silt loam (56B). The soils have an average LE score of 95 and are considered Best Prime Farmland. The CCSWCD Natural Resource Report considers soil limitations for these soil types to be “very limited”, meaning that “soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.”

DRAINAGE, STORMWATER MANAGEMENT POLICY, AND FLOOD HAZARD STATUS

The subject property is in the Raup Drainage District. The Drainage District was notified of the proposed subdivision. No part of the proposed lot contains any portion of the drainage ditch right of way.

The Subsidiary Drainage Plat received October 2, 2018 (Attachment D), indicates elevations for the proposed lot and adjacent roadway. The site is relatively flat and drains generally to the north.

The existing property is not located in the Special Flood Hazard Area.

The proposed subdivision is exempt from the Stormwater Drainage Plan per Section 4.2 F. of the Storm Water Management and Erosion Control Ordinance.

PUBLIC IMPROVEMENTS

No public improvements are indicated or required in this subdivision.

WATER WELLS AND SOIL SUITABILITY FOR SEPTIC SYSTEMS

No septic system or well information was provided at the time of application.

The Onsite Soil Evaluation for Septic Filter Field report by Roger Windhorn received October 2, 2018 (Attachment F) states, “The soils present here are very typical for central Illinois soils. Farm fields, homesites, streets, roads, etc. are all located on these soils.”

The CCSWCD Natural Resource Report received September 20, 2018, considers soil limitations for the aforementioned soil types to be “very limited,” meaning that “soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.”

The Champaign County Health Department is reviewing the soils data. No comments have been received to date.

ATTACHMENTS

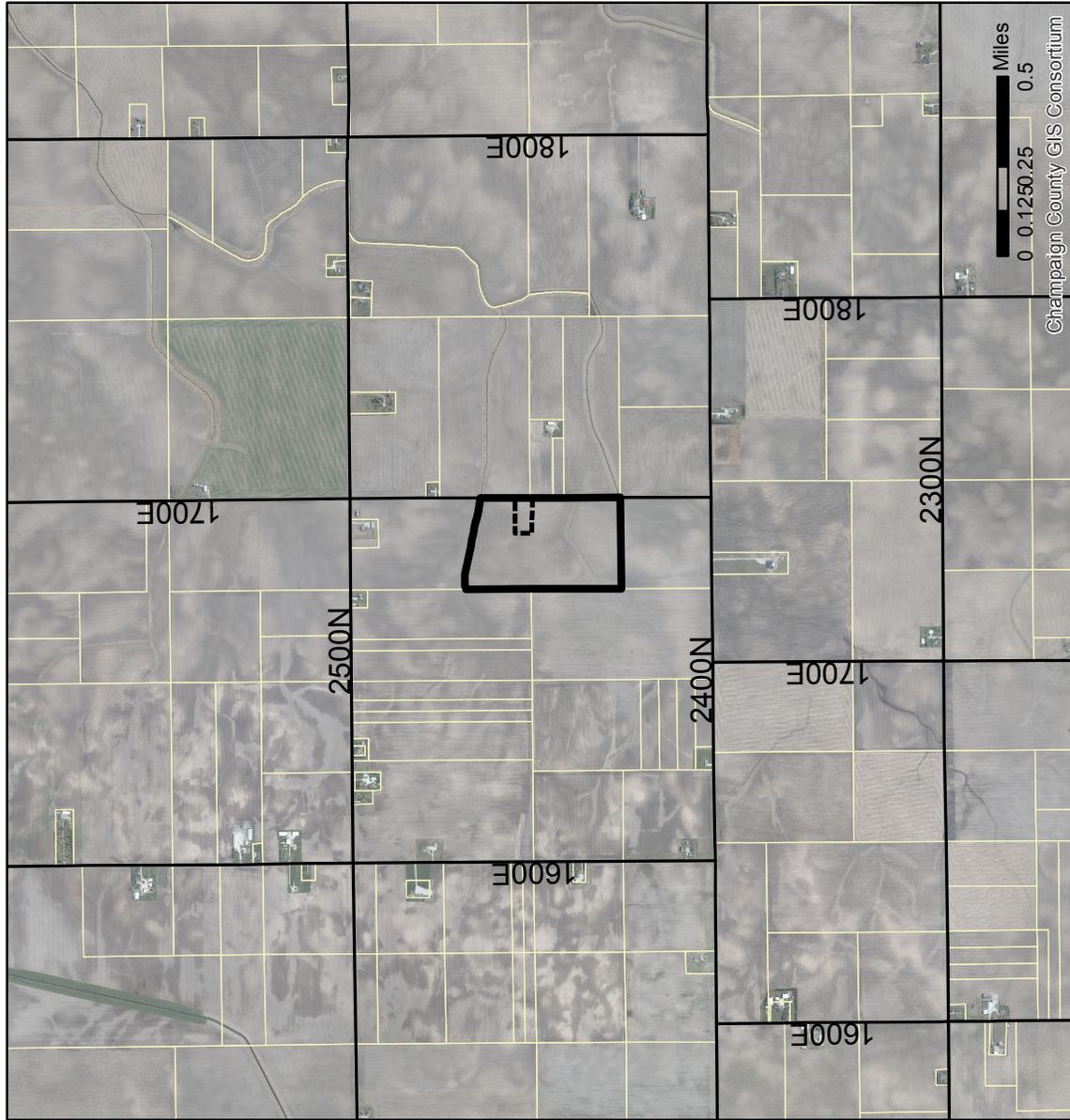
- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Slinger's Country Club Subdivision received October 2, 2018
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Subsidiary Drainage Plat received October 2, 2018
- E Natural Resources Report from Champaign County Soil and Water Conservation District received September 20, 2018
- F Onsite Soil Evaluation for Septic Filter Field report by Roger Windhorn, MS, CPSS-ARCPACS, CPSC-ISCA Soil Technician, received October 2, 2018
- G Email from Danny Sage, Rantoul Township Highway Commissioner, received October 2, 2018
- H Draft Findings for Waivers of Final Plat Requirements

Location Map

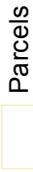
Case 201-18

November 8, 2018 ELUC

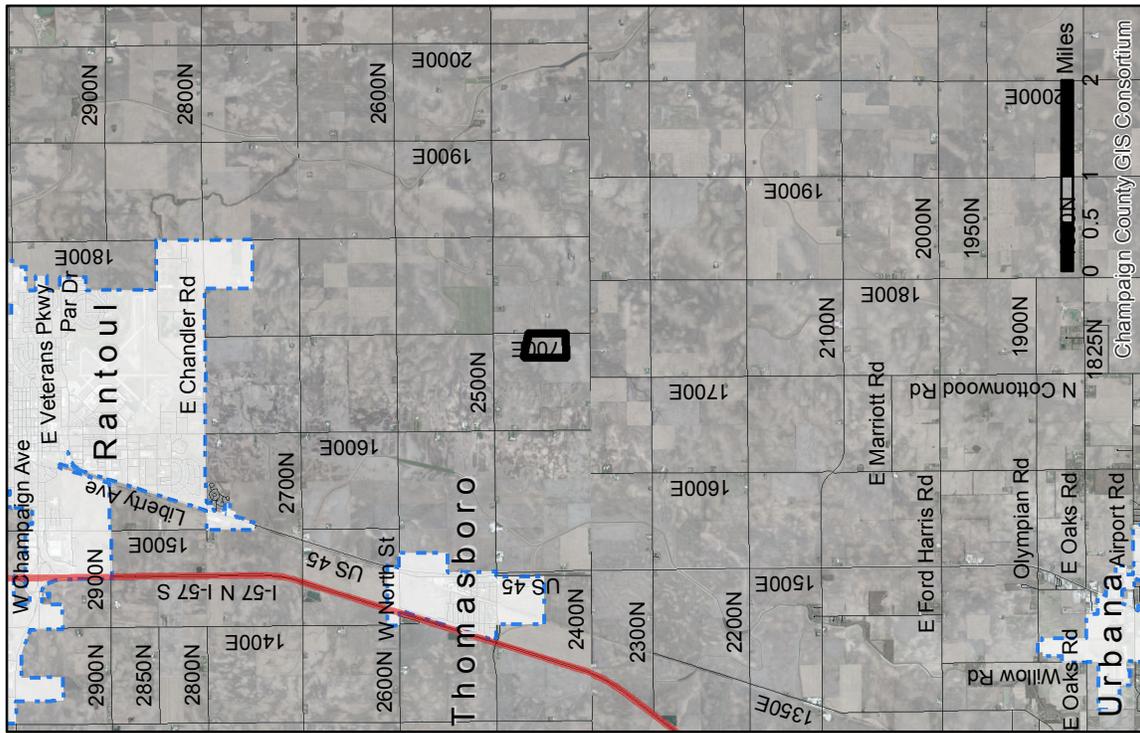
Subject Property



Legend

-  Proposed Lot
-  Municipal Boundary
-  Parent Tract
-  Streets
-  Parcels

Property location in Champaign County

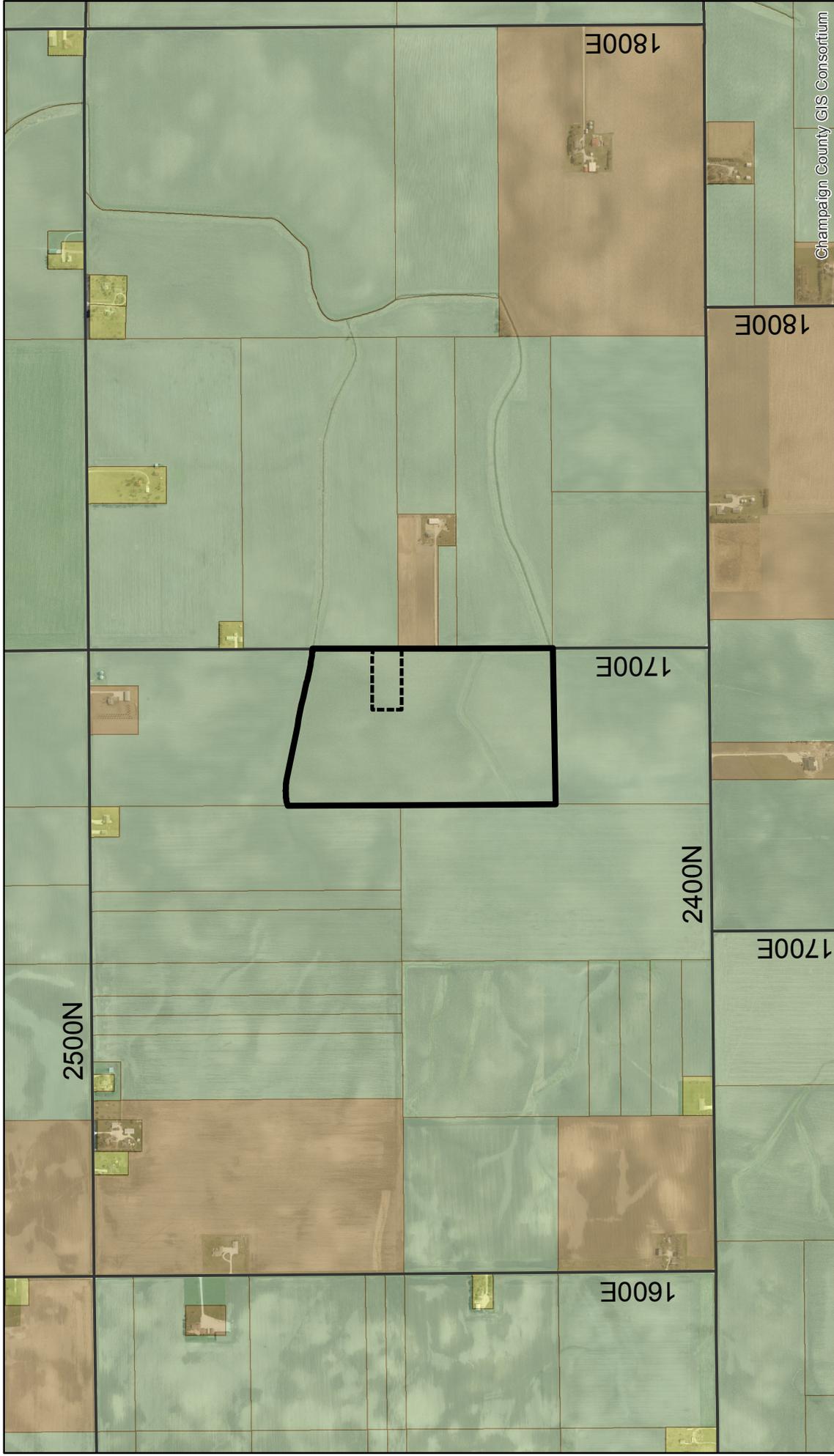


Champaign County
Department of
**PLANNING &
ZONING**



Land Use Map

Case 201-18
November 8, 2018 ELUC



Champaign County GIS Consortium

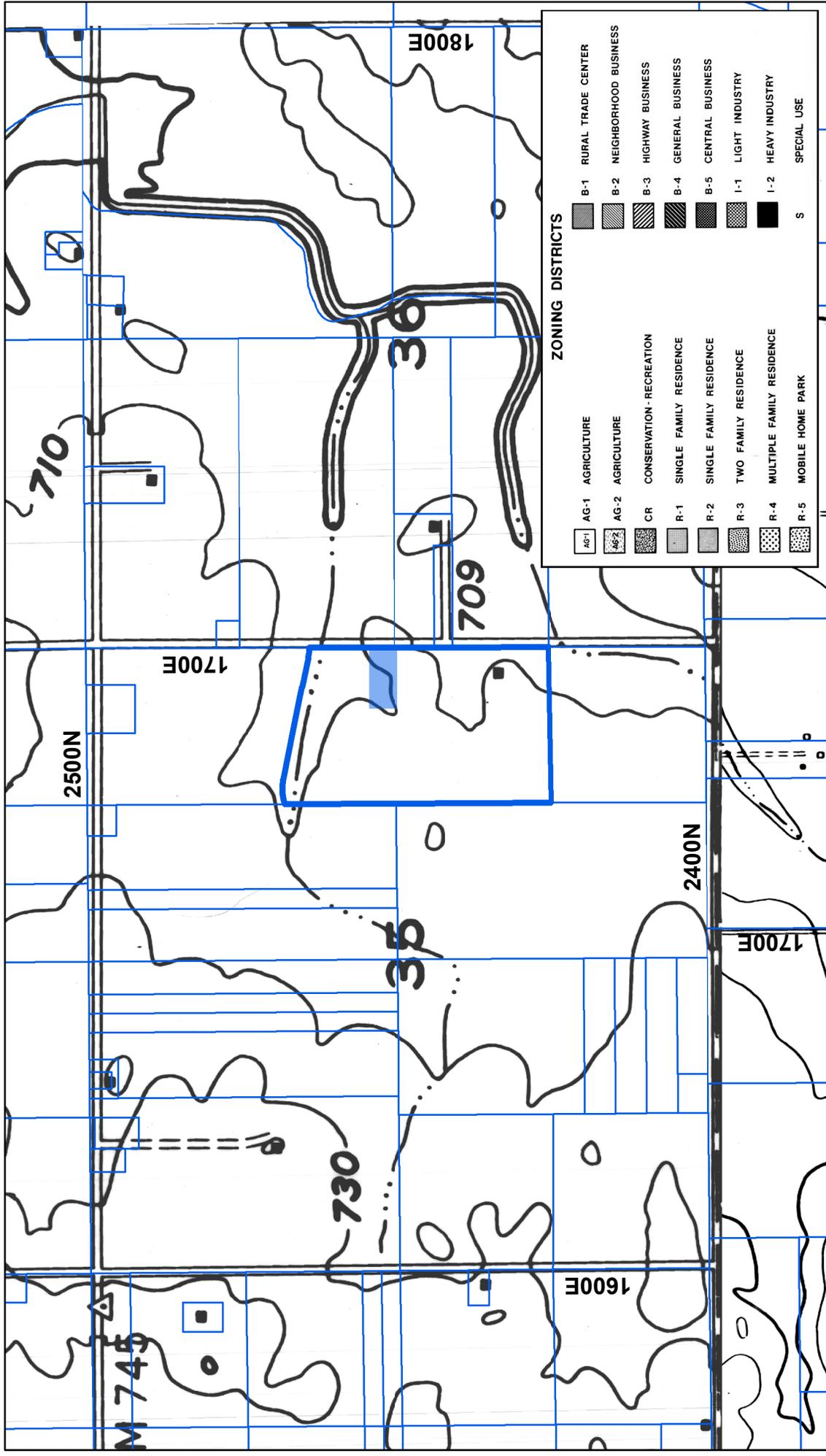


- Legend**
- Proposed Lot
 - Residential
 - Parent Tract
 - Agriculture with Residence
 - Agriculture
 - Streets

Zoning Map

Case 201-18

November 8, 2018 ELUC

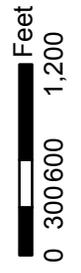


ZONING DISTRICTS

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

- Proposed Lot
- Parent Tract
- Parcels



**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE
WITH MINIMUM SUBDIVISION STANDARDS**

Case 201-18 Slinger's Country Club Subdivision

October 30, 2018

Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA ² shall be located on the following soils: Ross silt loam soil (No. 3473A), Ambraw silty clay loam soil (No. 3302A), Peotone silty clay loam soil (No. 330A), or Colo silty clay loam soil (3107A)	APPEARS TO CONFORM. The <i>Champaign County Soil Survey</i> indicates the proposed lot contains three soil types: Raub silt loam (481A), Drummer Silty Clay Loam (152A), and Dana silt loam (56B).
2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline	APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone	APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	APPEARS TO CONFORM. The proposed lot is not located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0325D.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	APPEARS TO CONFORM. This subdivision is for a proposed residence. The proposed lot consists of Raub silt loam (481A), which has a "Medium" soil potential rating class; Drummer Silty Clay Loam (152A) which has a "Low" soil potential rating class; and Dana silt loam (56B), which has a "High" soil potential rating class. There is a small area comprised of Wyanet silt loam (622B, formerly Parr silt loam 221B), which has a "Very High" soil potential rating class. The Wyanet soil area is in the southwest corner of the parent tract, over 575 feet west of CR 1700E.
6) The amount of farmland with a Land Evaluation score of 85 or greater that is occupied by each LOT must be minimized as much as possible.	APPEARS TO CONFORM. The average LE score of the entire subject property is 96. The proposed lot is situated on the least productive soil in the parent tract that is adjacent to the road. The 3.63-acre Wyanet soil area has a relative LE of 83, classified as Prime farmland, but is over 575 feet from the road.
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	APPEARS TO CONFORM. This subdivision is for a proposed residence. Minimum topographic information has been provided and appears to indicate conformance.
CONTINUED ON NEXT PAGE	

**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE
WITH MINIMUM SUBDIVISION STANDARDS**

Case 201-18 Slinger's Country Club Subdivision

October 30, 2018

Standard	Preliminary Assessment ¹
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	<i>APPEARS TO CONFORM.</i> This subdivision is for a proposed residence. No proposed driveway location was provided with the subdivision application. The Stopping Sight Distance for a 55 mph stretch of road is 495 feet.
<i>AGRICULTURAL COMPATIBILITY STANDARDS</i> (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	<i>APPEARS TO CONFORM.</i> This 1-lot subdivision is for a proposed residence. There are no other driveways in the vicinity.
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: <ul style="list-style-type: none"> i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves 	<i>APPEARS TO CONFORM.</i> The proposed lot is located at least 500 feet from existing adjacent properties on the west side of CR 1700E. There are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	<i>APPEARS TO CONFORM.</i> This subdivision is for a proposed residence. The proposed lot is surrounded by agriculture from the parent tract, but its location minimizes the perimeter that borders agricultural on adjacent properties.
Notes <ul style="list-style-type: none"> 1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. 2. The minimum required lot area is one acre (43,560 square feet). 	

SUBSIDIARY DRAINAGE PLAT
SLINGER'S COUNTRY CLUB
 PART OF EAST HALF OF SECTION 35
 TOWNSHIP 21 NORTH, RANGE 9 EAST, THIRD PRINCIPAL MERIDIAN
 RANTOUL TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS



LEGEND
 - - - 700 - - EX. CONTOUR LINE
 - - - - - EX. DIRECTION OF FLOW
 - - - - - EX. CENTERLINE

SURVEYOR/ENGINEER:
 PHOENIX CONSULTING ENGINEERS, LTD.
 P.O. BOX 1187
 MAHOMET, IL 61853
 (217) 586-1803
 FAX (217) 586-6757
 PROFESSIONAL DESIGN FIRM
 NO. 184.005835

OWNER:
 DIANE K. WOOD
 2985 COUNTY ROAD 300 E
 FISHER, IL 61843

SUBDIVIDER:
 MICHAEL ESSLINGER
 226 N. SHELDON ST.
 RANTOUL, IL 61866

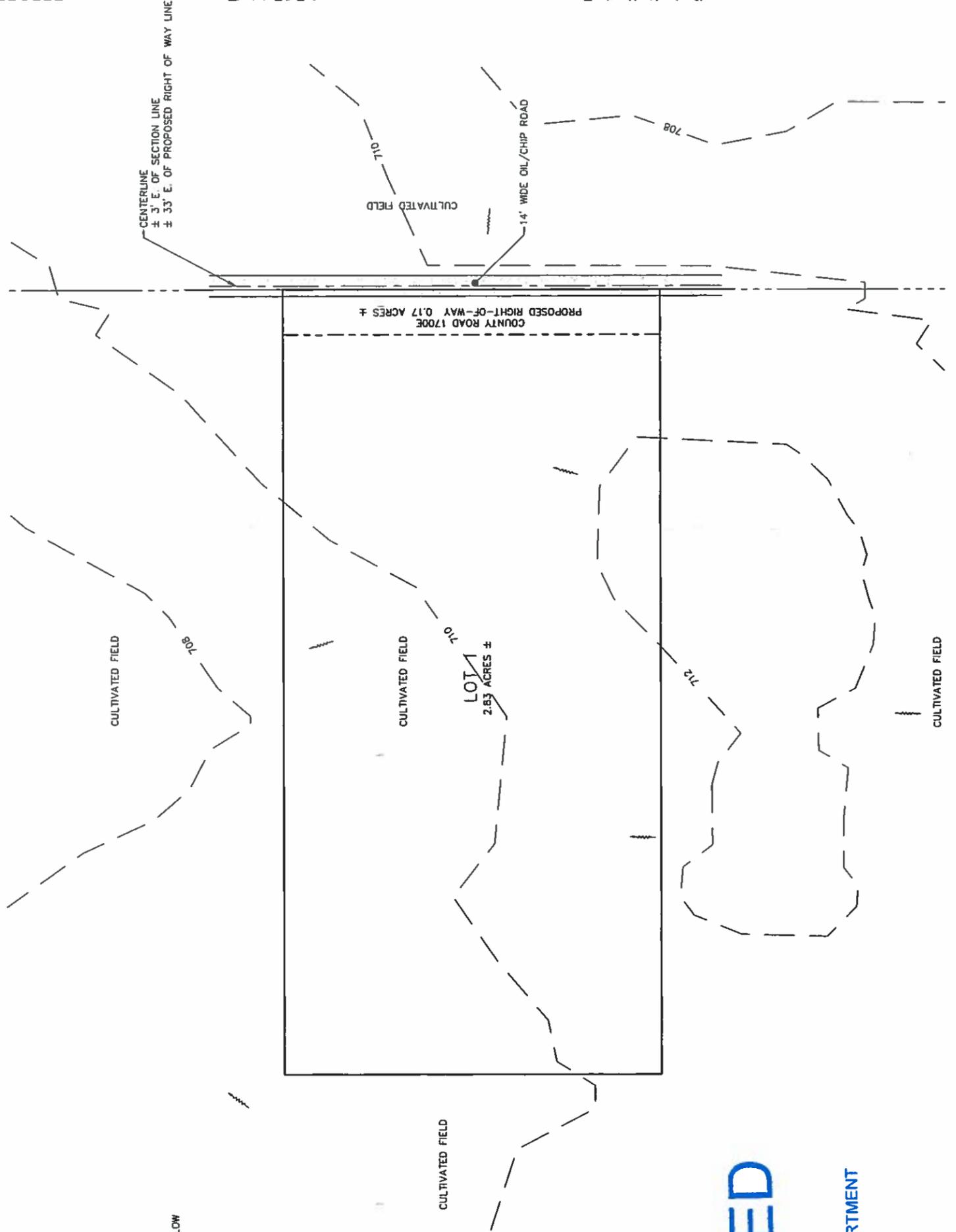
DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DEVELOPMENT OF SUBJECT SUBDIVISION.

THOMAS L. OVERMYER, P.E.
 LICENSED PROFESSIONAL ENGINEER
 ILLINOIS NO. 062-049198 EXPIRES NOVEMBER 30, 2019

DATE: _____

OWNER: _____
 DIANE K. WOOD



NOTES:

1. NO PUBLIC IMPROVEMENTS ARE PROPOSED FOR THIS SUBDIVISION.
2. NO NEW STORM WATER DETENTION IS PROPOSED FOR THIS SUBDIVISION.
3. NO CHANGES IN GROUND ELEVATIONS ARE PROPOSED.
4. EXISTING CONTOURS ARE BASED UPON CHAMPAIGN COUNTY GIS CONSORTIUM.
5. SEE ACCOMPANYING FINAL PLAT FOR ADDITIONAL INFORMATION.

RECEIVED

OCT 02 2018

CHAMPAIGN CO. P & Z DEPARTMENT



Phoenix Consulting Engineers, Ltd.
 Professional Design Firm No. 184.005835
 421 E. Main Street • Mahomet, IL 61853
 Ph 217-586-1803 • Fax 217-586-6757

Natural Resources Information Report 22.02

September 2018

**Prepared for
Slinger's Country Club**



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 -- www.ccsxcd.com

RECEIVED

SEP 20 2018

CHAMPAIGN CO. P & Z DEPARTMENT

**CHAMPAIGN COUNTY SOIL AND WATER
CONSERVATION DISTRICT
NATURAL RESOURCE INFORMATION REPORT
NRI**

Date District Board Reviewed Application	September, 2018
Applicant's Name	Slinger's Country Club
Size of Parcel	3 Acres
Present Zoning	Agriculture
Champaign County Zoning Meeting Date	2018
Contact Person	Eric Hewitt

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	<i>yes</i>	<i>no</i>
The Petitioner	X	
The Contact person	X	
The Champaign County Zoning Office	X	
The Champaign County Soil Water Conservation District Files	X	

Report Prepared By: Jonathon Manuel

Position: Resource Conservationist

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Forward:

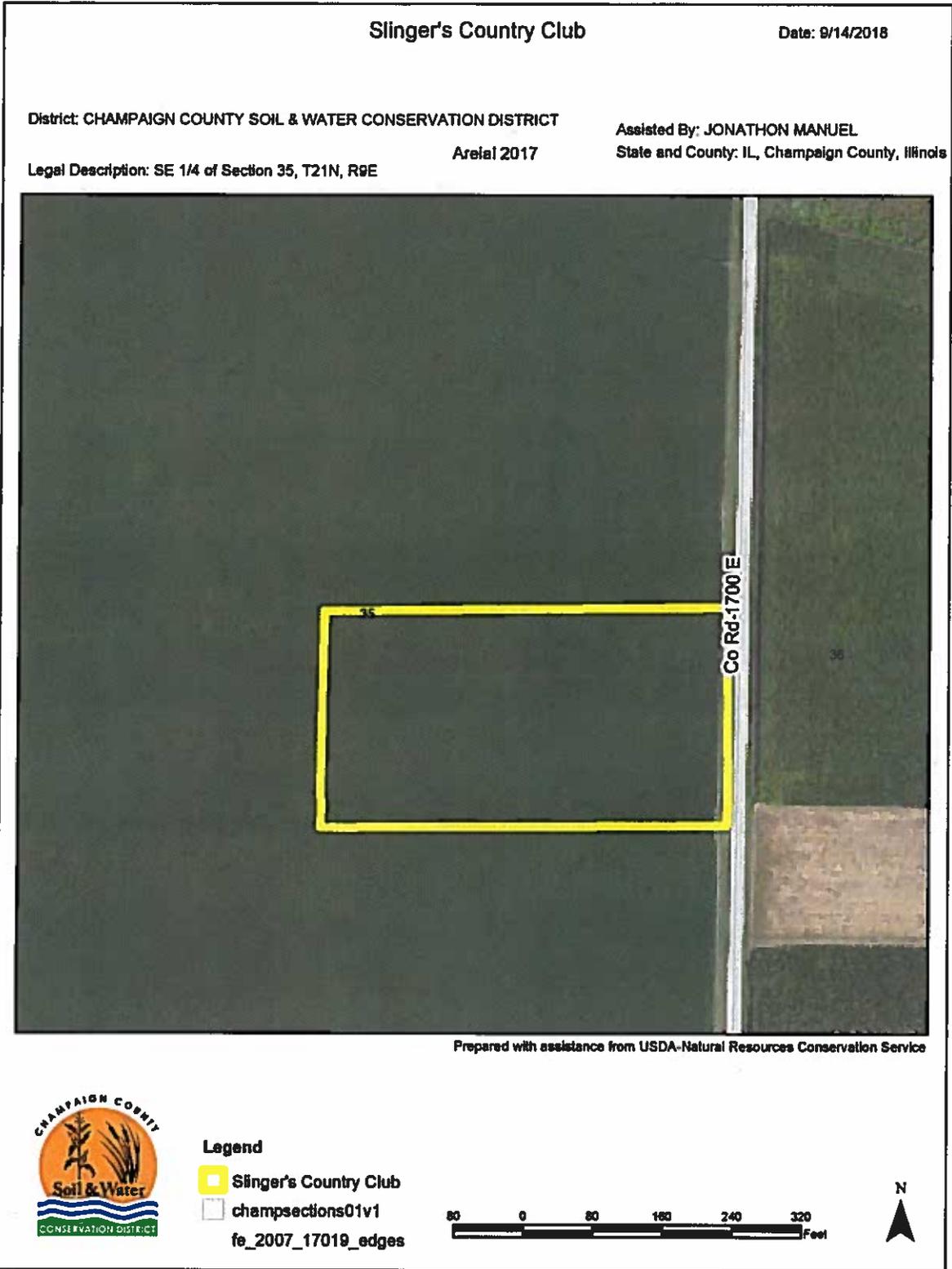
Soil and Water Conservation Districts are required to prepare Natural Resource Information (NRI) Reports under the Illinois Soil and Water Conservation Act of 1977, Illinois Revised Statutes, Chapter Five.

Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from municipality's or county's zoning ordinance or who proposes to sub-divide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than thirty days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action. Added by Act approved December 3, 1971.

This report provides technical data necessary to evaluate the natural resources of a specific area and the impacts or limitations associated with the proposed land use change. The report is limited to information researched by the Piatt County Soil and Water Conservation District staff. (Technical information is obtained from a number of different sources and may be subject to modification based on detailed site investigations or new technical information.) The information gathered in this report comes from several key reference materials and are sited throughout this report and listed in the Reference section. Any questions on the information contained in this report can be directed to:

Champaign County Soil and Water Conservation District
2110 W. Park Court, Suite C
Champaign, IL 61821
Phone 217-352-3536 ext. 3

Parcel Location



Concerns of the Board

The Champaign County Soil and Water Conservation District has reviewed the proposed land use change and has some concerns relevant to the impact on the areas natural resources. The reader is advised to consider the following information contained in this report.

Special attention should be paid to any sanitation placed on the property. The Champaign County Health Department should be contacted for the best septic design.

The land is now in agricultural use. **Underground tile drainage is an important aspect of the modern farm operation and this field may contain drainage tile, care should be taken to locate, reroute and/or maintain the tile. If there is tile in the field and it is not maintained it could potentially cause major problems in the future.**

Land Evaluation Site Assessment (LESA):

This site received a score of 95 indicating a **High** level of protection for the current agricultural use.

**A site with a score ranging from
0-40 has a low rating for protection.
41-89 is a medium rating for protection.
90-98 a high rating for protection.
99-100 a very high rating for protection.**

Technical Data

Included in this report you will find numerous publications and specific recommendations for construction site erosion control. The erosion control practices work effectively only if they are installed timely and correctly and then properly maintained. This information is also available from the Piatt County SWCD office in Monticello and the Illinois Urban Manual.

Erosion Control: construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses like agriculture averaging 4-5 tons/acre/year. Sediment entering creeks, rivers and lakes degrade water quality and reduce capacity, which increases the risk of flooding. Sediment also carries other possible pollutants such as chemicals and metals by adhering to the sediment's surface. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during construction and after.

Silt Fencing: is a woven geotextile fabric stretched across and attached to supporting posts used to intercept sediment-laden runoff from small drainage areas of disturbed soil. The purpose is to filter out sediment from runoff before it enters a water body. Silt fence should be used to intercept concentrated flows of runoff into the detention basin or exiting the site into a ditch. Silt fence should also be routinely inspected and maintained to ensure proper installation and operation. (Please see attachment A)

Construction Road Stabilization: the stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading the area. The purpose of this practice is to reduce erosion areas. (Please see attachment B)

Vegetative Cover - is one of the most important means to control runoff and sedimentation. Planting temporary vegetation around the perimeter of the construction site provides a good natural buffer to filter sediment and chemicals. The SWCD recommends that a temporary grass be planted in the areas that will not be disturbed. This vegetation will help protect soil from erosion during construction. A permanent vegetative filter strip will be extremely important in protecting the storm water detention basin from runoff. If at any time during construction land is left exposed for more than 30 days it should be temporarily seeded with some sort of vegetation like oats or rye. Temporary seeding is very important to stabilize the soil. After cuts are completed on bare soil slopes and road ditches temporary seeding must be established. See table 1 below for Temporary Seeding rates (Illinois Urban Manual). (Please see attachment C)

OPERATION AND MAINTENANCE

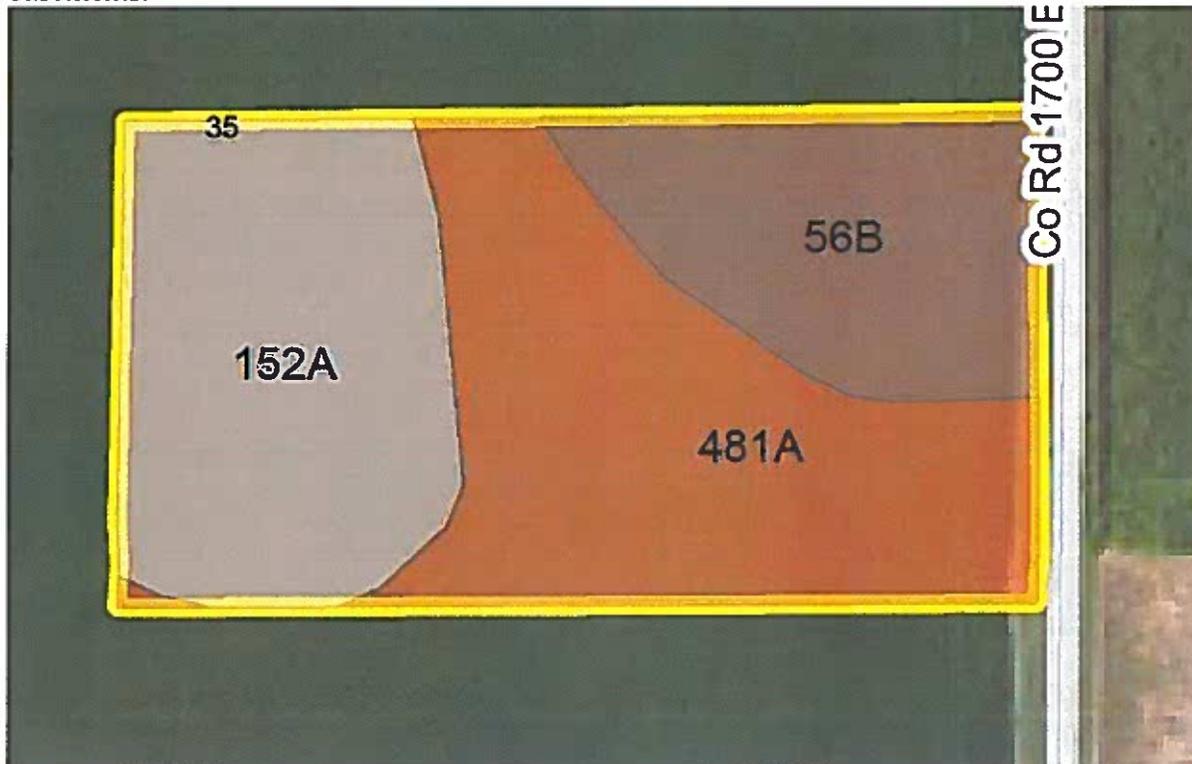
Reseed areas where seedling emergence is poor, or where erosion occurs, as soon as possible. Protect from vehicular and foot traffic. Control weeds by mowing.

TEMPORARY SEEDING SPECIES, RATES AND DATES

Species	Lbs./Acre	Lbs./1000 ft.2	Seeding Dates
Oats	90	2	Early spring – July 1
Cereal Rye or Wheat	90	2	Early spring – Sept. 30
Perennial Ryegrass	25	0.6	Early spring – Sept. 30

Soil Information

The Soil information comes from United States Department of Agriculture, Natural Resources Conservation Service Soil Survey of Piatt County. This information is important to all parties involved in determining the suitability of the proposed land use change. Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils, slope class. Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and building without basements.



<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>ACRES</u>	<u>PERCENT</u>
481A	Raub Silt Loam, Non-densic substratum, 0 to 2 percent slopes	1.1	42 %
152A	Drummer silty loam, 0 to 2 percent slopes	0.9	35 %
56B	Dana silt loam, 2 to 5 percent slopes	0.6	23%

Soil Interpretations Explanation

Nonagricultural

General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common type of building limitation this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report.

The area of development will be susceptible to erosion both during and after construction. Any areas left bare for more than 7 days should be temporarily seeded or mulched and permanent vegetation needs to be established as soon as possible

Limitations Ratings

1. ***Not limited-*** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
2. ***Somewhat limited -*** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. ***Very limited-*** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high-water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

EPA REQUIREMENT

EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool:

EPA requires a plan to control storm water pollution plan for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their storm water discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan. Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide.

To view the guide, models and template, visit
<http://www.epa.gov/npdes/swpppguide>.

A new small lots plan can be found at this website location:
<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

Low impact development:

The EPA's new report, "Reducing Storm water Costs through Low Impact Development (LID) Strategies and Practices." Provides ideas to improve water quality through unique designs. The report contains 17 case studies from across North America that show using LID practices in construction projects can lower costs while improving environmental results. LID practices are innovative storm water management practices used to manage urban storm water runoff at its source. The goal of LID practices is to mimic the way water moves through an area before development occurs, which is achieved using design techniques that infiltrate, evapotranspiration and reuse runoff close to its source. Some common LID practices include rain gardens, grassed swales, cisterns, rain barrels, permeable pavements and green roofs. LID practices increasingly are used by communities across the country to help protect and restore water quality. For a copy of the report, go to www.epa.gov/owow/nps/lid/costs07.

SANITARY FACILITIES

SYMBOL	Septic Tank Absorption Fields	ACRES	PERCENT
481A	Very limited: depth to saturated zone, slow water movement	1.1	42%
152A	Very limited: ponding depth to saturated zone, slow water movement	0.9	35%
56B	Very limited: depth to saturated zone, slow water movement	0.6	23%

The Table shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons.

The limitations are considered **Not limited** if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome. The limitations are considered **Somewhat limited** if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations. The limitations are considered **Very limited** if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Septic Tank Absorption Fields: these are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 to 72 inches is evaluated. The ratings are based on soil properties, site features and observed performance of the soils. Permeability, high water table, depth to bedrock or to a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan interfere with installation. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage, can affect public health. Groundwater can be polluted if highly permeable sand and gravel or fractured bedrock is less than 4 feet below the base of the absorption field, if slope is excessive, or if the water table is near the surface. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively. Many local ordinances require that this material be of a certain thickness.

Building Site Development

Symbol	Dwellings With Basement	Dwellings Without Basements	Small Commercial Buildings	Acres	Percent
481A	Very Limited: depth to saturated zone, Shrink-Swell	Somewhat Limited: depth to saturated zone, Shrink-Swell	Somewhat Limited: depth to saturated zone, Shrink-Swell	1.1	42%
152A	Very limited: ponding, depth to saturated zone, shrink-swell	Very limited: ponding, depth to saturated zone, shrink-swell	Very limited: ponding, depth to saturated zone, shrink-swell	0.9	35%
56B	Very Limited: depth to saturated zone, Shrink-Swell	Somewhat Limited: depth to saturated zone, Shrink-Swell	Somewhat Limited: depth to saturated zone, Shrink-Swell	0.6	23%

The Table shows the degree and the kind of soil limitations that affect dwellings with or without basements and small commercial buildings.

The limitations are considered **Not limited** if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome. The limitations are considered **Somewhat limited** if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations. The limitations are considered **Very limited** if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Dwellings and Small Commercial Buildings: these are structures built on a shallow foundation on undisturbed soil. The load limit is the same as that for single-family dwellings no higher than three stories. Ratings are made for small commercial buildings without basements and, for dwellings without basements. The ratings are based on soil properties, site features, and observed performance of the soils. A high-water table, depth to bedrock or to a cemented pan, large stones, slope, and flooding, affect the ease of excavation and construction. Landscaping and grading that require cuts and fills of more than 5 or 6 feet are not considered.

Prime Farmland Soils

Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does need to be in the production of food & fiber.

Table 5 of the Natural Resource Conservation Service Soil Survey Book states that urban or built-up land on prime farmland soils is not prime farmland.

SYMBOL	DESCRIPTION	ACRES	PERCENT
481A	All areas are prime farmland	1.1	42%
152A	Prime Farmland if drained	0.9	35%
56B	All areas are prime farmland	0.6	23%

The Land Evaluation and Site Assessment System

The Land Evaluation and Site Assessment system is a tool designed to evaluate the viability of agricultural lands where changes in land-use are proposed. LESA was developed as a decision-making tool used by the Zoning Board, City Councils or County Boards to help make unbiased decisions of proper land-use. The LESA system was developed by the USDA-NRCS and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, urban growth factors, and land-use policies determined by local government. LESA was designed for use in conjunction with the county's land-use plan, zoning ordinances, and other policies being used to decide land-use changes.

The Champaign County Land Evaluation and site assessment system (LESA) is a tool designed to provide Officials with a systematic and objective means to numerically rate a site or a parcel in terms of its agricultural importance.

The LESA is intended for the following applications with in Champaign County:

To assist Officials to evaluate the proposed conversion of farmland on a parcel of site in rezoning cases that include farmland conversion to a non-agricultural land use.

To assist in the review state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on Important Farm land.

The land Evaluation (LE) portion of LESA is additionally intended as a means to determine the 'Best Prime Farmland' designation of a particular site or parcel.

The LESA is one of several tools intended to assist in making land use decisions; it should be used in conjunction with the Champaign County Land Resource management Plan, and Land use regulations including Zoning Ordinances, Subdivision Regulations and Stormwater management Policies.

LAND EVALUATION WORKSHEET

Soil Type	Soil Name	Ag Group	Relative Value	Acres	Land Evaluation Score
481A	Raub	3	94	1.1	103.4
152A	Drummer	2	100	0.9	90.0
56B	Dana	4	91	0.6	54.6
					0.0
					0.0

acreage for calculation slightly larger than tract acreage due to rounding of soils program

Total LE Weighted Factor= 248

Acreage= 2.6

Land Evaluation Factor For Site= 95

Note: A Soil Classifier could be hired for additional accuracy if desired

Data Source: Champaign County Digital Soil Survey

Flood Insurance Rate Maps

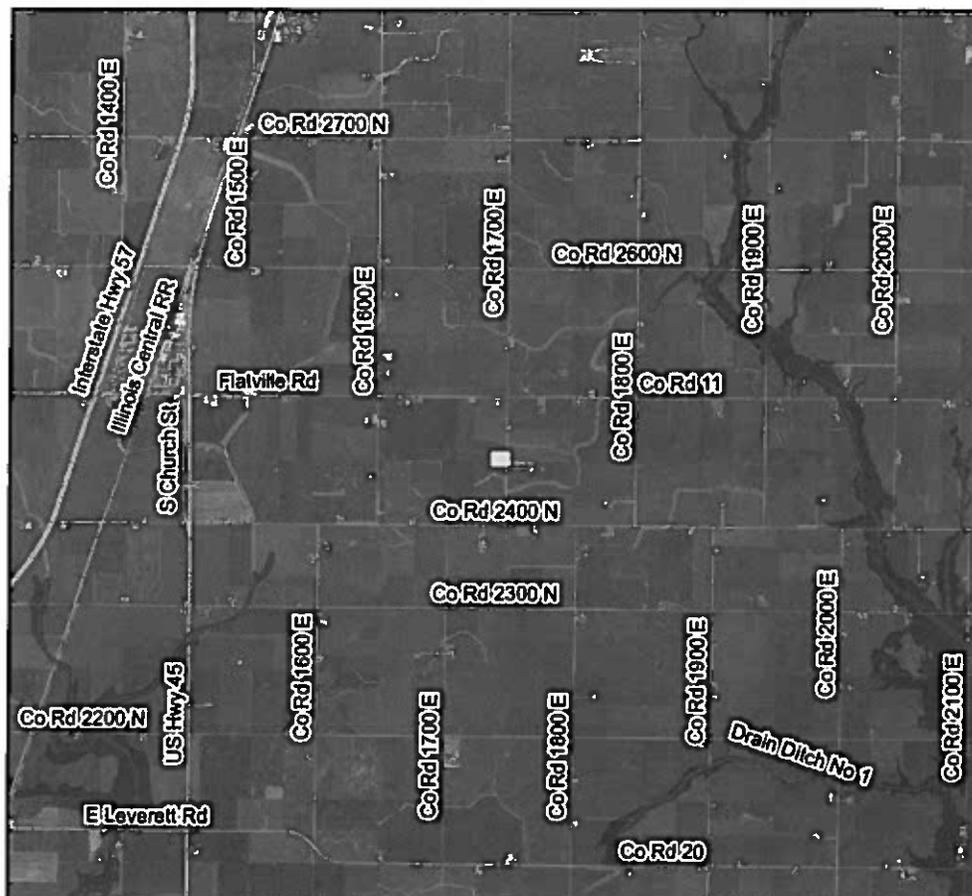
Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions that affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following map can help developers and future homeowners to “sidestep” potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100-year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

100 Year Flood Plain Map



Topographic Maps

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information. Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources. Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The point that we use on these reports is usually the point where water exits the parcel. The point is marked with a "O." The watershed boundary is drawn in using the following marking: (— • • —). Often times, water will flow off the parcel in two or more directions. In that case, there is a watershed break on the parcel (— • • —), and there are two or more watersheds on the parcel. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or plan miter.

Using regional storm event information, site specific soils and land use information, the peak storm water flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS). When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value. Theoretically, if each development, no matter how large or small, maintains their pre-construction Q value after construction by the installation of storm water management systems, the streams, wetlands and lakes will not suffer damage from excessive urban storm water.



Cultural and Animal Resources

a) Cultural:

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

b) Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act:

State agencies or units of local government must consult the Department about proposed actions that they will authorize, fund or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants or animals or for adversely modifying a Nature Preserve or a Land and Water Reserve.

Home rule governments may delegate this responsibility, through duly enacted ordinances, to the parties seeking authorization or funding of the action.



Applicant: Champaign County Soil & Water Conservation District **IDNR Project Number:** 1903052
Contact: Jonathon Manuel **Date:** 09/18/2018
Address: 2110 West Park Court
 Suite C
 Champaign, IL 61821

Project: Slings Country Club
Address: 2110 West Park Court, Suite C, Champaign

Description: New building

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Champaign

Township, Range, Section:
21N, 9E, 35



IL Department of Natural Resources
Contact
 Impact Assessment Section
 217-785-5500
 Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 1803052

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

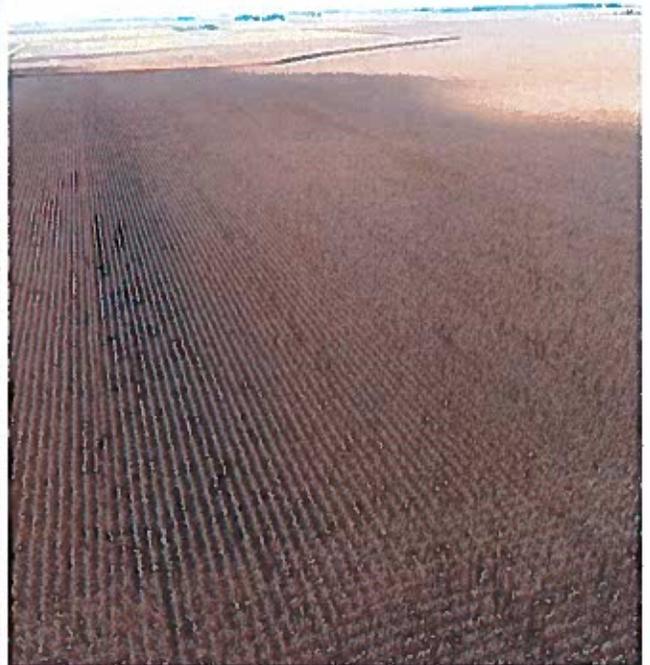
EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

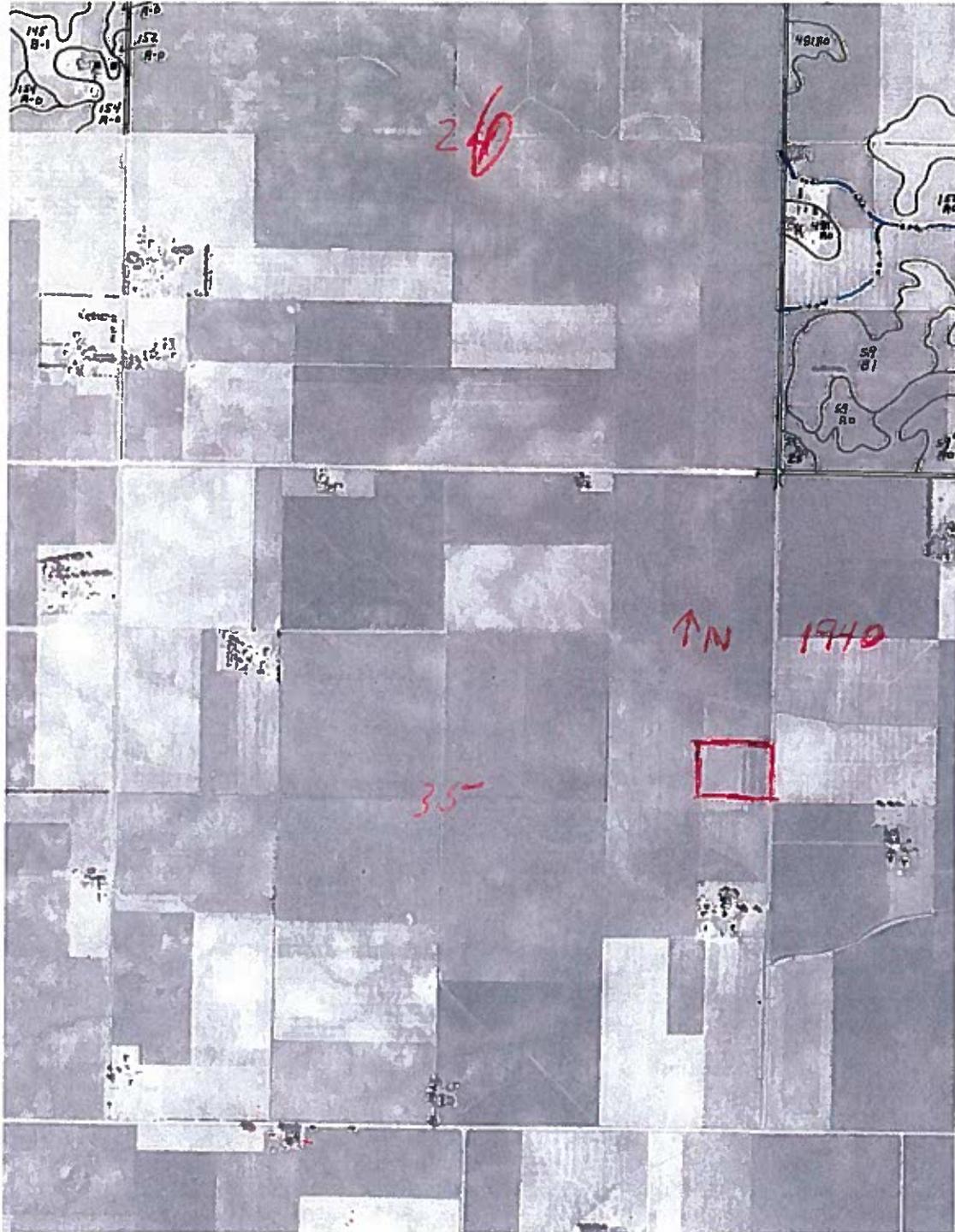
EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Drone Aerial photo's 9/18/2018

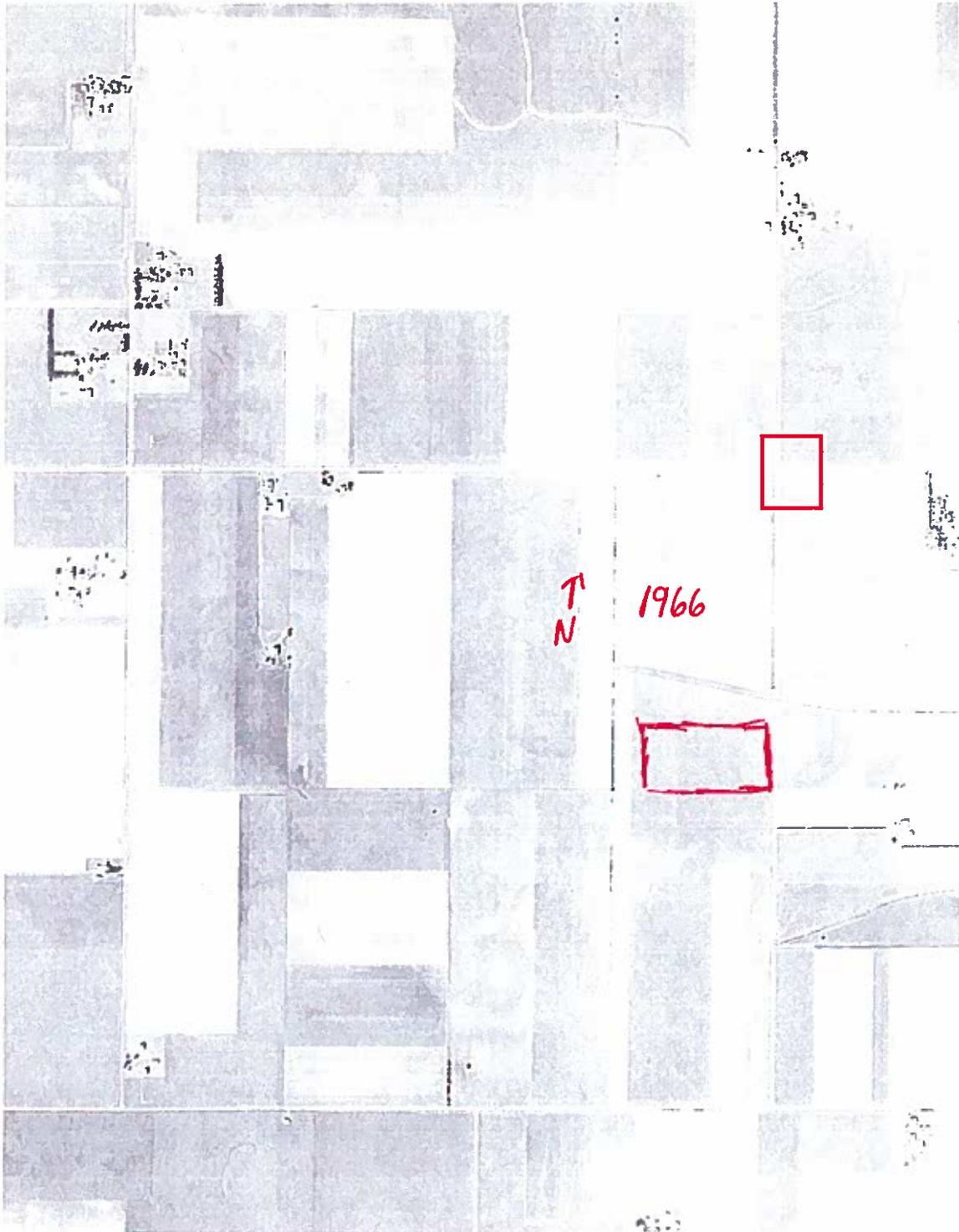


Historical Aerial photo's

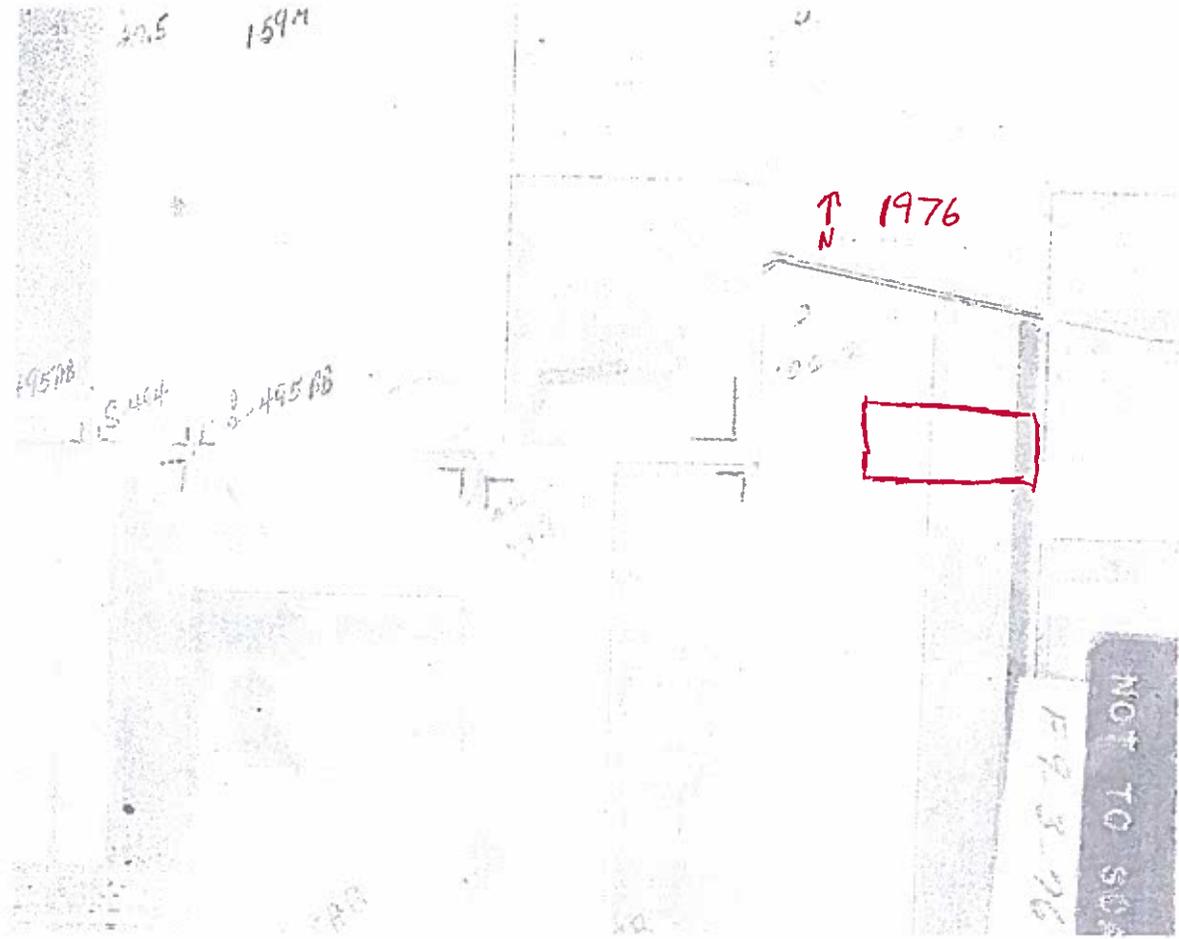
1940



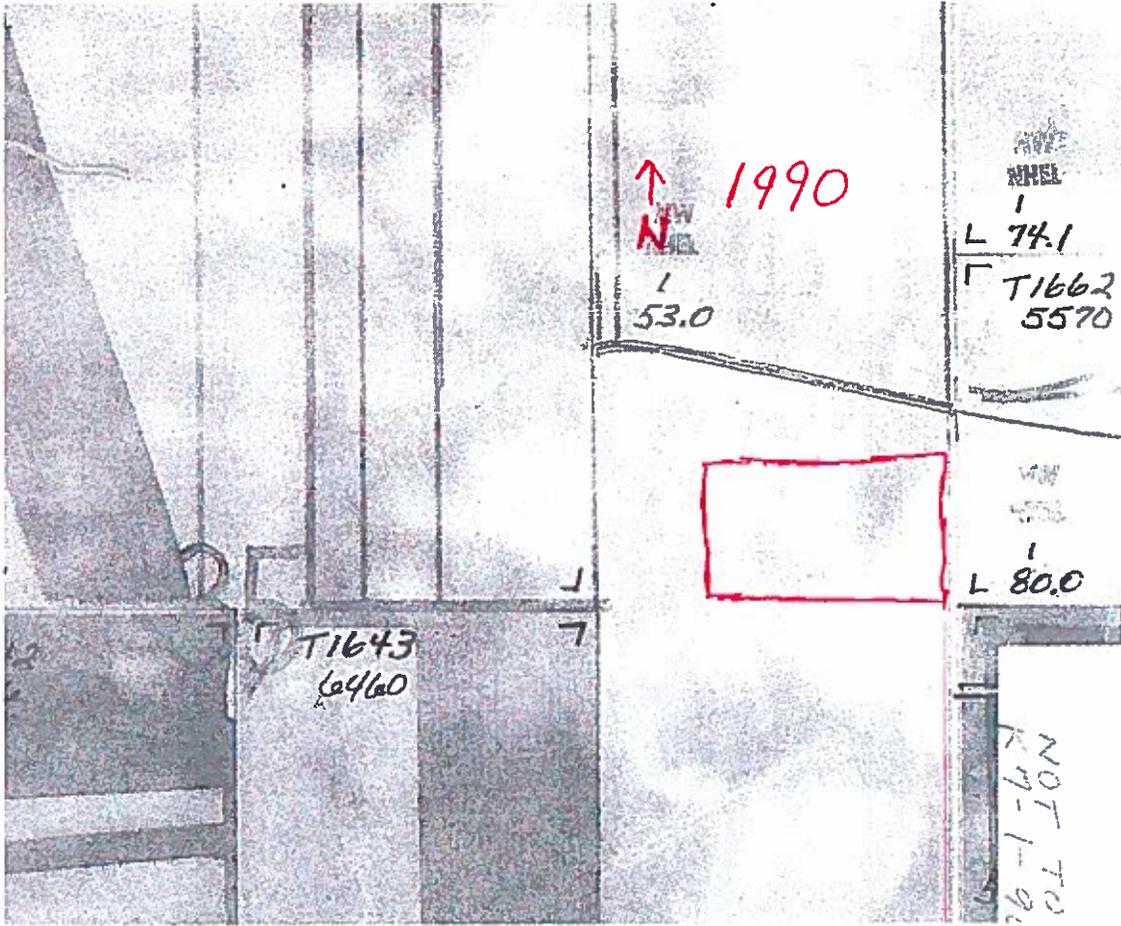
1966



1976



1990



2010



2014



Glossary

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

ADT – the average daily traffic that a local road normally receives; based upon records by the County Superintendent of Highways.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high-water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

Water Table, Perched - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. Mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland fresh water wetlands

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited for food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)000

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil and miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for tax and in terms of ranges of tax adjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions.

References

7.5 Quadrangle Topographic Maps, United States Geologic Survey

Field Office Technical Guide, Natural Resources Conservation Service

Flood Insurance Rate Map, National Flood Insurance Program, Federal Emergency Management Agency

Illinois Urban Manual 2002, Illinois Environmental Protection Agency

Procedures and Standards for Urban Soil Erosion and Sedimentation Control, The Urban Committee of the Association of Illinois Soil and Water Conservation Districts

Soil Survey of Piatt County, United States Department of Agriculture

Wetlands Inventory Maps, Department of the Interior

Potential For Contamination of Shallow Aquifers in Illinois, Illinois Department of Energy and Natural Resources, State Geological Survey Division

Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition

Land Evaluation and Site Assessment System, Champaign County

ON-SITE SOIL EVALUATION for SEPTIC FILTER FIELD
SE-2884

Eric

To: Mike Esslinger, 226 North Sheldon, Rantoul, Illinois 61866.

On September 21, 2018 an in-field soil evaluation was made on the property at 2450 N 1700 E Road, Thomasboro, Illinois in Champaign County. This soil evaluation is done in accordance with and by the standards established in the PRIVATE SEWAGE DISPOSAL LICENSING ACT AND CODE of 2003 and continuing in subsequent revisions and updates. (Recently October, 2013) **NOTE:** This evaluation was based on site conditions on the above mentioned date. If soil or site conditions are altered, a new evaluation may be necessary. **NOTE:** A second soil evaluation on the same site is an additional fee. **NOTE:** Soil Evaluation test rarely fails a site by itself for *conventional systems*, unless very wet, very slow permeability due to compaction, very dense glacial till, or composed entirely of fill material. State Septic Code allows for depth and size ranges to accommodate different soil conditions. **NOTE: From a professional perspective AFTER PAYMENT, this soil report belongs to the person paying for it.**

Three holes within the proposed seepage filter field were examined to a depth of 60 inches. Hole 1 is on the east side of the proposed field. Hole 2 is located in the center of the field, with Hole 3 located on the west side. Elevation difference between the holes is estimated to be one foot or so. The distance between each hole is at least 50 feet as specified in the State Code or as far apart as lot size allowed. All holes were described using accepted procedures and terminology as used in the United States Department of Agriculture Soil Survey Manual. The approximate field location of the holes has been sketched on the soil description sheets, although the field map is not to scale.

Hole Number 1 (East) had a **Limiting Layer** (as defined in 2013 STATE CODE) at a depth of about 29 inches. This limiting layer is a seasonal water table as indicated by prominent, continuous gray soil mottles. "Seasonal High Water Table" is a natural condition of saturation that exists in the soil *temporarily*, sometimes *only for a couple of weeks*, during the wettest time of the year. The soil horizons at a depth of 29 to 34 inches have a Moderately Slow permeability rate due to clay content greater than 35%.

Hole Number 2 (Center) had a **Limiting Layer** at a depth of 30 inches, as indicated by prominent, continuous gray soil mottles (seasonal high water table). The soil horizons at a depth of 21 to 30 inches have a Moderately Slow permeability rate due to clay content greater than 35%.

Hole Number 3 (West) had a **Limiting Layer** at a depth of 31 inches, as indicated by prominent, continuous gray soil mottles (seasonal high water table). The soil horizons at a depth of 24 to 31 inches have a Moderately Slow permeability rate due to clay content greater than 35%.

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CHAMPAIGN CO. P & Z DEPARTMENT

18SUR140

SITE CHARACTERISTICS. All holes have layers in the middle or lower part of the subsoil that have a Moderately Slow permeability rate. They have a loading rate of 0.45g/d/sq. ft. or 445 square feet per bedroom. All three holes *would have formed under* soil conditions with a seasonal high water table in the middle part of the subsoil. Any seasonal water table present is part of a regional water table that exists in this general area. **If suitable outlet is available,** the addition of a curtain tile drain on one side will also help to lower the seasonal water table. The proposed field location should be protected from encroachment by heavy trucks, construction traffic, driveways, buildings, etc.! Always a good idea to keep the leach field as shallow as State Code and conditions allow. **General site location:** The soils present here are very typical for central Illinois soils. Farm fields, homesites, streets, roads, etc. are all located on these soils.

Example situation based on soil properties only: Restrictive soil layers are listed in 2013 State Code. Least permeable layer between the top of the *septic distribution system* to **about two feet below** the bottom of the trench, (about 40" to 44") defined in the 2013 State Code, has a loading rate of 0.45 g/d/sq. ft. or 445 sq. ft. per bedroom. Size of the actual leach field for a home site and using a conventional chamber system will depend on *number of bedrooms, depth and type of system installed.* Gravel systems that are looped and *small chamber systems* will require more linear feet. *Large (2+ feet) chambers* with a 3:1, 4:1 or 5:1 (county specific) sq. ft. to linear foot ratio allow for total square footage required to be divided by a factor of 3, 4 or 5. Example situation only, if a three bedroom home is assumed here. Using the most restrictive soil layer listed above, 3 times 445 sq. feet per bedroom would equal 1335 *square feet* of leach field required for a shallow system. Using a *large chamber system (4:1), about 335 linear feet of line would be needed for a conventional system. (5:1=270')* *If three part time folks are assumed here and each assigned a rate of 30 g/day, then 90 gallons would be total daily usage.* Using the most restrictive soil layer as determined above, 90 divided by 0.45 would equal 200 *square feet* of leach field required for a shallow system. Using a *large chamber system (4:1), about 50 linear feet of line would be needed for a conventional system. (5:1=40')* Aerobic systems used for permanent home sites will require two thirds of this length or equivalent seepage area for an exit field.

Included are copies of the detailed soil descriptions. Also included are the loading rates applicable for each soil layer. All loading rate charts can be viewed at the Laws and Rules Section of the Illinois Department of Public Health website. <http://www.idph.state.il.us/> If there are questions, I would be glad to discuss any of my findings and conclusions with you at the site.

Roger D. Windhorn, MS
217-433-5293
43soiltech@gmail.com
www.illinoissoils.org

ARCPACS - Certified Professional Soil Scientist #01228
ISCA - Certified Professional Soil Classifier #19

SOIL EVALUATION FIELD REPORT

6/16

In accordance with 77 Illinois Administrative Code, Chapter 1, Subchapter r, Section 905

Report prepared for:

Name: Mike Esslinger Investigation No: SE-2884 Date: 9-21-18
 Address: 226 N Sheldon Property Owner: _____
 City: Rantoul State: IL Zip: 61866 County: Champaign
 Site Location: 2450 N 1700 E Road

>35%?
↓

Soil Description / Interpretations Bore Hole 1

East

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive					
A/E	0 15	SiL SiCL	Mod SubAng Blocky-Platy			265	0.75	5D 6D
B	15 29	SiCL CL	Mod SubAng Blocky			325	0.52	6D 6E
B	29 34	SiCL CL	Mod Prismatic/Blocky		X	445	0.45	6D 6E 7D
2B	34 43	SiCL SiCL CL	Weak Mod Prismatic			385	0.52	5B 6E 7D
2B	43 51	CL SiCL SiCL	Weak Mod Prismatic			385	0.52	5B 6E 6E
2BC	51 60	CL SiCL SiCL	Weak Blocky/Massive			445	0.45	5B 6C 6E

*Limiting Layer (LL): Seasonal Water, Gray Matrix, Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 29

Parent Material: Loess 0 34 Sandy-Loamy Outwash _____ Glacial Till 3460 Other _____

Physiography: Upland Terrace _____ Landscape Position Road flat Slope % 1-2 Shape _____

Compaction? () yes no Depth: _____

Additional Remarks: _____

>35%?
↓

Soil Description / Interpretations Bore Hole 2

Center

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive					
A/E	0 14	SiL SiCL	Mod SubAng Blocky-Platy			265	0.75	5D 6D
B	14 21	SiCL CL	Mod SubAng Blocky			325	0.62	6D 6E
B	21 30	SiCL CL	Mod Prismatic/Blocky		X	445	0.45	6D 6E 7D
2B	30 39	SiCL SiCL CL	Weak Mod Prismatic			385	0.52	5B 6E 7D
2B	39 49	CL SiCL SiCL	Weak Mod Prismatic			385	0.52	5B 6E 6E
2BC	49 60	CL SiCL SiCL	Weak Blocky/Massive			445	0.45	5B 6C 6E

*Limiting Layer (LL): Seasonal Water, Gray Matrix, Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 30

Parent Material: Loess 0 30 Sandy-Loamy Outwash _____ Glacial till 30 60 Other _____

Physiography: Upland Terrace _____ Landscape Position Road flat Slope % 1-2 Shape _____

Compaction? () yes no Depth: _____

Additional Remarks: _____

SOIL EVALUATION FIELD REPORT

>35%?
↓

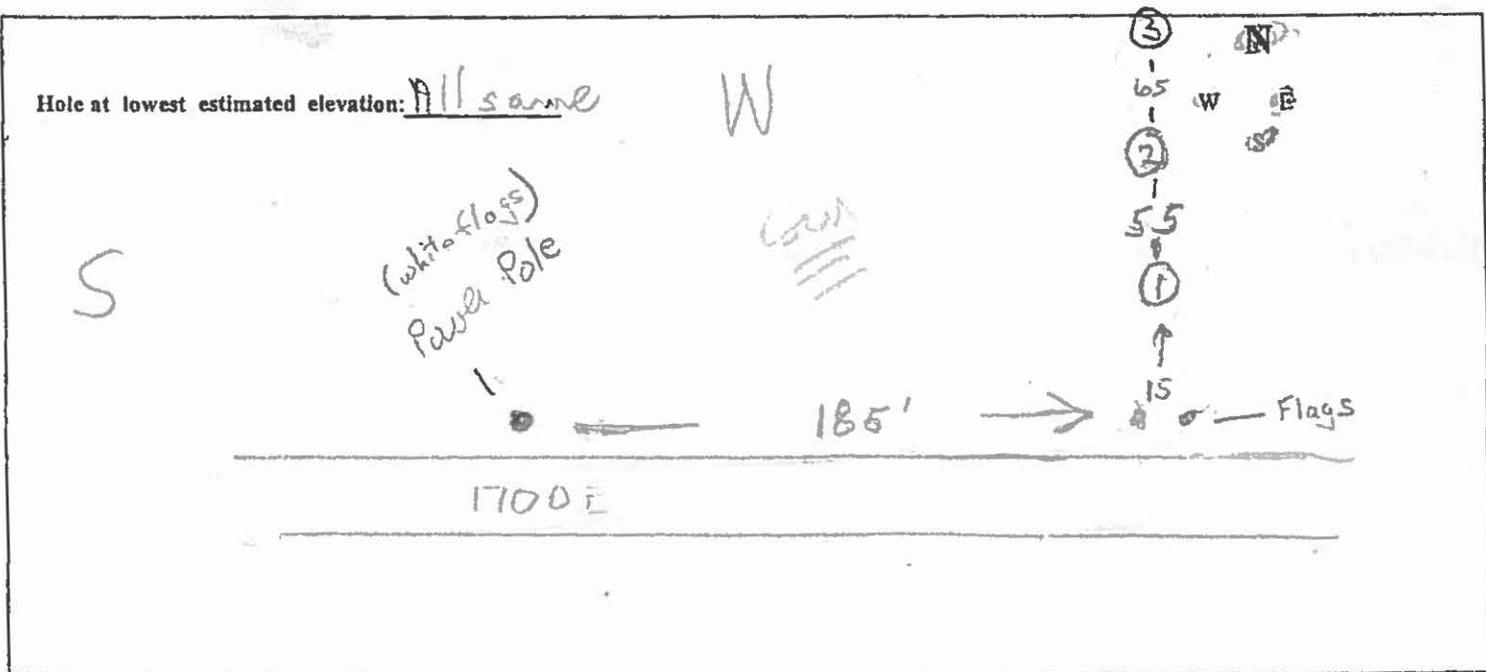
Soil Description / Interpretations Bore Hole 3 West

Layer Desig.	Depth (in)	Texture	Structure	C	Limiting Layer *	Sq Ft/ Bedroom	Loading G/D/Ft ²	Soil Group
A/Fill		SiL SiCL CL	Blocky-Platy-Massive					
A/E	0 17	SiL StEB	Mod SubAng Blocky-Platy			265	0.75	5D 6D
B	17 24	SiCL CL	Mod SubAng Blocky			385	0.52	6D 6E
B	24 31	X SiCL CL	Mod Prismatic /Blocky			445	0.45	6D 6E 7D
B	31 38	SiCL CL SL	Weak Mod Prismatic		X	385	0.52	5B 6E 7D
2B	38 46	CL SiCL CL SL	Weak Mod Prismatic			385	0.52	5B 6C 6E
2BC	46 60	CL CL SL SL	Weak Blocky/Massive			445	0.45	5B 6C 6E

*Limiting Layer (LL): Seasonal Water; Gray Matrix; Gray Mottles 4/1 4/2 5/1 5/2 Other _____ Depth: 31
 Parent Material: Loess 0 46 Sandy-Loamy Outwash _____ Glacial till 46 60 Other _____
 Physiography: Upland Terrace _____ Landscape Position Broad flat Slope % 1-2 Shape _____
 Compaction? () yes (X) no Depth: _____
 Additional Remarks: _____

Site Map -- **NOT TO SCALE**

Well Location Identified



Report prepared by: Roger Windhorn, MS CPSS - ARCPACS; CPSC - ISCA Soil Tech Phone: (217)433-5293

Signature: Roger D. Windhorn



Eric Hewitt <ehewitt@phoenix-ce.com>

Re: Slinger's Country Club

1 message

Danny Sage <dsage1106@gmail.com>
To: Eric Hewitt <ehewitt@phoenix-ce.com>

Fri, Sep 28, 2018 at 3:02 PM

Yes I approve to this paperwork

On Fri, Sep 28, 2018 at 10:39 AM Eric Hewitt <ehewitt@phoenix-ce.com> wrote:

Danny,

We kindly ask you to reply to this email giving your approval. We would like to get the paperwork submitted to the County at this time.

Thanks,

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E. Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803
217-840-9129 (cell)

RECEIVED

OCT 02 2018

CHAMPAIGN CO. P & Z DEPARTMENT

----- Forwarded message -----

From: Eric Hewitt <ehewitt@phoenix-ce.com>
Date: Wed, Sep 12, 2018 at 2:31 PM
Subject: Slinger's Country Club
To: <dsage1106@gmail.com>
Cc: <messlinger@myrantoul.com>, Bill Scott <bscott@ak-law.com>

Danny,

Please find attached a location map, draft of the final plat, and subsidiary drainage plat for subject proposed one lot minor subdivision.

Note the block in the lower left hand corner of the final plat. I ask that you review the documents as the township highway commissioner for Rantoul township. Your signature is not need at this time, but rather a reply to this email that you have performed your review and have no objections and intend to give approval.

Let me know if you have any questions.

Thanks,

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E. Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803
217-840-9129 (cell)

ATTACHMENT H. DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS**Case 201-18 Slinger's Country Club Subdivision**

OCTOBER 30, 2018

DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **November 8, 2018**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waiver(s) of final plat requirements **WILL NOT** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. **P&Z Staff received the Onsite Soil Evaluation for Septic Filter Field report and data from Roger Windhorn, MS, on October 2, 2018.**
 - B. **The proposed subdivision is for one dwelling, and the Soil Evaluation report states that “the soils present are very typical for central Illinois soils”, and “farm fields, homesites, streets, roads, etc. are all located on these soils.”**
 - C. **Topographic information has been provided.**
2. Special conditions and circumstances **DO** exist which are unique to the property involved and are not applicable generally to other property and granting the subdivision waiver(s) of final plat requirements will not confer any special privilege to the subdivider because:
 - A. **This is a one lot subdivision for a proposed single-family dwelling. Information regarding home and septic system design is not yet available.**
 - B. **These waivers are not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Particular hardships **WILL** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. **Requiring that percolation test data and the statement regarding suitability being recorded on the Final Plat would increase the subdivider’s costs and slow down the approval process with no gain to public health or safety.**
4. The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the subdivider because:
 - A. **The Final Plat was prepared by an Illinois Professional Land Surveyor using a format that conforms to the current Illinois minimum standards for a boundary survey, and inclusion of the soil and septic report data is not a state-mandated minimum requirement on the Final Plat. Further, the petitioner provided the necessary soil and septic report data with the subdivision application as an independent document.**

RESOLUTION NO. _____

RESOLUTION RECOMMENDING THE
MAHOMET AQUIFER PROTECTION TASK FORCE
TO PROPOSE ACTIONS TO PRESERVE WATER QUALITY AND
SUSTAINABLE AVAILABILITY OF WATER FROM THE MAHOMET AQUIFER

WHEREAS, the Mahomet Aquifer Protection Task Force was established via the Public Act 100 – 0403 and was implemented on December 21, 2017 to address the issue of maintaining clean drinking water from the Mahomet Aquifer and the Task Force is in the process of writing a report to the General Assembly to be submitted by the end of December 2018; and

WHEREAS, most of Champaign County is dependent upon the Mahomet Aquifer as their sole source of potable drinking water that is necessary for public health and safety for east central Illinois; and

WHEREAS, the Mahomet Aquifer is critical to the economy of Champaign County; and

WHEREAS, there have been instances of contamination of the Mahomet Aquifer preventing landowners from use of the water including the recent contamination of private wells by natural gas in the Manlove Gas Storage Area; and

WHEREAS, there are reasonable concerns about sustainable use and preservation of water quality from various threats to the Mahomet Aquifer because of large cones of depression caused by withdrawals from the aquifer; and

NOW, THEREFORE, BE IT RESOLVED by the County Board:

1. The Mahomet Aquifer Protection Task Force is urged to advocate taking all means necessary to insure the quality and sustainable availability of water from the Mahomet Aquifer in perpetuity as a matter of public health and economic necessity, and that the report should include actions needed to implement recommendations by the task force including a State plan to protect the aquifer that includes the following:
 - A. Determine the geography of the Mahomet Aquifer through additional research including identification of recharge areas and initiating a HTEM technology project.
 - B. Monitor water quality and quantity.
 - C. Take remedial action as appropriate to protect water quality.
 - D. Take preventive action where possible to protect water quality especially as relates to the following:
 - a. Legacy landfills that should be prioritized for action based on the hazard to surface and ground water resources.
 - b. Storage, processing, and transportation facilities that contain large quantities of material that could threaten the aquifer.
 - c. Other contamination threats to the aquifer including Manlove #4, source water contamination, road salt, upwelling brine, arsenic, nitrates, improperly sealed and/or abandoned wells, and household hazardous waste.

- c. Updating the current methods and increase the training of landfill inspectors to incorporate advances in remote sensing and GIS to guide field inspections.
 - E. Provide ongoing public education as well as timely notice of unusual events.
 - F. Establish a regional organization to accomplish the Plan, perhaps an extension of the Mahomet Aquifer Protection Task Force.
 - G. Create a funding plan, including authority for a water-based fee system.
2. The County Administrator shall forward a copy of the approved Resolution to the Mahomet Aquifer Protection Task Force c/o Barb Lieberoff, Illinois EPA Office of Community Relations, at Barb.Lieberoff@Illinois.gov.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 20th day of November A.D. 2018.

C. Pius Weibel, Chair
Champaign County Board
Champaign County, Illinois

ATTEST: _____
Gordy Hulten, County Clerk
and *ex-officio* Clerk of the Champaign County Board

Memorandum

To: Environment and Land Use Committee
From: Susan Monte, RPC Planner
Date: October 31, 2018
Re: Resolution to Request the Army Corps of Engineers hold a Public Hearing regarding the Proposed Riverbank Armoring along the Middle Fork of the Vermilion River

Action Request: Recommend County Board Approval

Proposed County Board Resolution

The Army Corps of Engineers (ACOE) will receive and consider requests regarding its option to hold a public hearing to receive public input the proposed riverbank armoring along the Middle Fork of the Vermilion River.¹ The subject ACOE project is officially referred to as: "Project ID: LRL-2018-602-SJK, Riverbank Armoring along the Middle Fork of the Vermilion River."

A draft Resolution is attached for ELUC review and recommendation.

Timing of the Resolution

The ACOE will consider letters or resolutions to request that the ACOE hold a public hearing regarding the above-noted project. Letters or resolutions will be accepted officially by the ACOE only during a yet-to-be-scheduled 30-day public comment period. The ACOE is to provide a couple of weeks' notice before the comment period begins this fall.

If the County Board reviews and approves the proposed resolution at its November meeting, then the approved County Board resolution would be held to submit during the yet-to-be scheduled 30-day public comment period that is expected to begin sometime this fall.

Attachment

Draft Resolution

Note:

1. Information is from *The News-Gazette* article ["Push building for hearing on plan to stabilize Middle Fork near coal-ash pits"](#) on October 26, 2018.

RESOLUTION NO. _____

RESOLUTION REQUESTING THE ARMY CORPS OF ENGINEERS TO HOLD A PUBLIC HEARING REGARDING PROJECT ID: LRL-2018-602-SJK, RIVERBANK ARMORING ALONG THE MIDDLE FORK OF THE VERMILION RIVER

WHEREAS, in July of 2018, Vistra Energy Corp. submitted a permit application to the U.S. Army Corps of Engineers to install 22,370 cubic yards of fill below the ordinary high water line of the Middle Fork of the Vermilion River in an effort to stem the continuing erosion of the riverbank next to their coal ash storage facility in Vermilion County, Illinois; and

WHEREAS, the project site is just upstream of Kickapoo State Park, and the livery in the Park places tens of thousands of kayakers, canoers, tubers, and waders on the river each year, and this much stone would damage the esthetic and scenic value of the river as well as making it more difficult for recreational users to pass construction areas during low water periods, and with construction likely to take many months and continue during prime recreation season, the project could have a significant impact on recreational use of the Middle Fork and the economic benefits that it brings to the region; and

WHEREAS, the Middle Fork is one of the most diverse aquatic habitats in the State of Illinois and is home to over 57 different species of fish and a variety of mussels, a number of which are state-protected; and heavy silt loads from construction pose a risk to many of these species and could lead to temporary or permanent depopulation; and

WHEREAS, the area in which construction would take place is actively leaching dangerous chemicals into the river from the adjacent coal ash impoundments, any disturbance of the riverbank could potentially release even more of these chemicals into the water, and while the coal ash remains in place, any solution for bank armoring is temporary and allows for further degradation of the river and the only permanent solution to protect the Middle Fork from coal ash pollution is the complete removal of the coal ash from the floodplain; and

WHEREAS, Vistra will ultimately fulfill its obligations to approving agencies and leave the area, and ongoing monitoring, maintenance and repair of coal ash impoundments and riverbank armoring that will forever be required should not be left to the taxpayer, nor should Vermilion County be left the threat of a coal ash spill in the event a portion of the riverbank armoring were to fail.

NOW, THEREFORE, BE IT RESOLVED by the County Board that:

1. The Champaign County Board requests a public hearing on the project, in order to ensure that both the general public and experts have the opportunity to testify and comment on the scope of the riverbank stabilization project proposed, and that the ultimate approved project best serves to protect the river and the interests of those who use and rely on it for its environmental, economic and recreational value to the region.

2. The County Administrator shall forward a copy of the approved Resolution to the Army Corps of Engineers, c/o Sarah Keller, Indiana Army Corps of Engineers Office, _____, during the upcoming 30-day public comment period this fall.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 13th day of November
A.D. 2018.

C. Pius Weibel, Chair
Champaign County Board
Champaign County, Illinois

ATTEST: _____
Gordy Hulten, County Clerk
and *ex-officio* Clerk of the Champaign County Board

RESOLUTION NO.

Statement of Intent to Participate in Multi-Jurisdictional Hazard Mitigation Planning

The County of Champaign, Illinois

WHEREAS, as a potential participant in the FEMA Pre-Disaster Mitigation Planning Program, the County of Champaign, Illinois hereby states their interest in participating in the update of the Champaign County Multi-Jurisdictional Hazard Mitigation Plan.

WHEREAS, after FEMA funding approval and during the planning implementation, the County of Champaign, Illinois agrees to participate in the hazard mitigation planning process.

NOW, THEREFORE, BE IT RESOLVED that, as signed, we understand this is a voluntary program and our participation may benefit our jurisdiction by identifying hazards and prioritizing potential projects to mitigate the effects of natural and technical hazards.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 20th day of November, A.D, 2018.

C. Pius Weibel, Chair
Champaign County Board

Gordy Hulten County Clerk
and ex-officio Clerk of the
Champaign County Board

To: **Environment and Land Use Committee**

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

Date: **November 2, 2018**

RE: **Case 903-S-18 PV Community Solar Farm**

Request: **A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Mildred Catherine Wolf Trust, Mildred Catherine Wolf, Trustee, and Judith K. Wertz, to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney. The following waivers of standard conditions are necessary:**

Part A: A waiver for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

BACKGROUND

At the November 1, 2018 public hearing, the ZBA recommended Case 903-S-18 for approval with 4 votes in favor and 3 votes opposed. A summary of public testimony from the September 13 and October 25, 2018, hearings can be found below.

The petitioner applied for a Special Use Permit to construct two 2-megawatt (MW) Photovoltaic (PV) Community Solar Farms on the north side of CR 1000N (County Highway 15) on a 121.79-acre property. The "Wolf/Wertz Sidney Solar Project" is proposed to have 16,968 solar modules and 32 125kW inverters surrounded by a 7 feet tall wire fence with a security gate. Access would be from CR 1000N via a 20-foot wide gravel access road.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owners of the subject property signed a Memorandum of Option to Ground Lease Agreement with Forefront Power LLC on December 28, 2017.

REQUIRED WAIVERS

This case started with additional waivers, but the petitioner considered input from the public, the Village of Sidney, P&Z Staff, and the Board and revised their Site Plan so that they would no longer be necessary. The information below relates to the two remaining waivers.

Waiver Part A is for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b. of the Zoning Ordinance. The 121.79-acre subject is split-zoned AG-1 Agriculture and CR Conservation Recreation. The proposed PV SOLAR FARM would be located entirely in the AG-1 Agriculture Zoning District. There is an inherent incompatibility of solar farms with at least the larger wildlife (i.e., deer) in the CR District and the fencing would obstruct wildlife movement. In addition, the CR District is the principal rural residential district and thus it is somewhat analogous to the one-half mile separation from a municipality.

- At the October 25, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part A: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: 1) Most of the adjacent CR Conservation Recreation district is in cultivation and is not habitat, and 2) we have not received any specific evidence or testimony identifying a particular adverse impact on the Conservation Recreation district; and 3) there are many non-residential permitted uses in the Conservation Recreation district with Special Use Permits that would occupy as much or more land and generate substantially more traffic, would be occupied, would require emergency services, and would impose public infrastructure and service demands as well as create much greater disruption in the CR district than the solar farm would.”

Waiver Part B is for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. The petitioner provided basic estimates for decommissioning in the application received August 24, 2018, but it does not include all the required information. Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.”

PUBLIC COMMENTS FROM SEPTEMBER 13 AND OCTOBER 25, 2018 ZBA MEETINGS

A summary of public testimony from September 13th has been added to the revised Summary of Evidence dated October 25, 2018, under Item 8. I. as follows:

- (1) The following testimony was received at the September 13, 2018 ZBA meeting:

- a. Cross-examination of Ed Switzer, Project Development Manager for FFP IL Community Solar, included the following:
 - (a) Joyce Hurd asked how many of the 100 jobs would be permanent jobs.
 - (b) Lisa Nesbitt asked for clarification regarding the effects on power lines on her side of the road and in particular if they would be heavier lines with more noise.
 - (c) Phil Fiscella asked about the 218 feet separation indicated on the diagram.
- b. Joyce Hurd, 2232B CR 1000N, Sidney, stated that she considers herself to be an environmentalist and believes that we already experiencing a warmer climate and she believes in smart solar. She believes that destroying prime farmland is not smart due to food shortages. She has concerns about the electric grid and sabotage. She believes that since there are only 195 sunny days a year in Champaign County it is not an ideal location for a solar farm. She said that the proposed solar farm location floods and she is concerned about whether the solar farm will pollute water wells. She said that the State of Illinois recommends that agricultural land not be used for solar farms. She was concerned if the noise levels would be greater than 39 decibels, Ms. Hurd stated that she is retired and often spends eight hours per day outside gardening and doing other things. She asked if it would be possible to visit other solar farms constructed by the petitioner. She is against eliminating the required separation to the CR District. She is concerned about possible bird deaths she has read about due to solar farms but she could not recall where those bird deaths occurred. She asked if there are complaints against any solar farms owned by the petitioner located in other counties. She was concerned that the petitioner would remove the top four feet of topsoil from the proposed site.
- c. Bill Glithero, 2232B CR 1000N, Sidney, stated that he is not an environmentalist, but has spent lots of time improving his property. He believes solar farms should be put on less quality land. He is concerned about noise. He thinks that two to three times per year maintenance is not enough. He is against the proposed waivers, and asked the Board to think about residents, not the developers.
- d. Chuck White, 309 S Bryan, Sidney, is the Village President of Sidney. He said that the results from the 2018 Crop Report for Premier Coop said that the Sidney area was in the top 2 or 3 corn producing areas. Mr. White wondered why the solar farm did not locate near Rising in Champaign County. He said that the Sidney area produces 236 bushels per acre and in the vicinity of Bondville the production is only about 201 bushels per acre. He asked that a cost analysis be done of what a farmer gets for crops per acre versus a solar farm development on the same land. He said that the last Village of Sidney board meeting was on September 4, 2018, and he got the notice for the meeting on September 8th – there was not enough time to absorb the new information. He said he received the Special Use Permit application on May 25, 2018, from Westwood. He referred to Attachment C, page 23 of the Special Use Permit

supplemental information, and asked if the Village would be reimbursed for engineering that it would need to do. He said that the Sidney Fire Chief did not receive any notice. He said that he does not want the proposed waivers, and the ordinance should stand as-is.

- e. William McGee, 2254 CR 1000N, Sidney, stated that the petitioners want to put a road next to his driveway. He said that he does not want any waivers; his porch is 27 feet from where they want to put a road, and no one would want that. He said that his wife has asthma, so they are concerned about health effects from the solar farm. He said that the subject property has flooding issues.
- f. Phil Fiscella, land owner of 2232C CR 1000N, Sidney, stated that the property lines need to be double checked. He said that the project does not seem that bad to him, and it could be worse.
- g. Tim Osterbur, 302 Witt Park Rd, Sidney, is the Sidney Township Highway Commissioner. He said there is a blind corner on County Highway 15 heading west, and asked if there had been any input from the County Engineer. He asked where the closest recycling facility is for decommissioning solar farm equipment. He asked if the developer would sell to another company.
- h. Lisa and Doug Nesbitt, 2232 A CR 1000N, Sidney, requested that the Board deny all waivers. They wanted more time to absorb all the case information. She asked who would benefit from their loss, and showed an ear of corn to illustrate how their land is not marginal. She said that they are stewards of the land. She distributed statistics on corn and soybeans for 2015 through 2017 as further evidence. She said that cash rents also prove the value of land, with an average of \$271 per acre. She said they are concerned about chemicals and effects on the food they grow. She said they are concerned about property values; if they cannot sell their property, then that affects property values. She said the solar farms would cause loss of local employment (farmers), and would have habitat impacts. She said that when it rained they had standing water in their front yard and she wondered if the solar farm developer was aware of the likelihood of standing water. She also had photographs of standing water from recent rain events.
- i. Ted Hartke, 1183 CR 2300E, Sidney, stated that setbacks should be different for cables and inverters. He asked if the developer would use the same wires that are already along the highway, to which the petitioner responded that there would be no new wires, but there would be new insulators. He asked about standing water and how it relates to cables, and asked if electrocution is possible. He said that the decommissioning costs are not realistic. He said that the inverters might be under water, and wants an assurance that they would not be relocated without protections for neighbors. He said he would like protection in the CR Conservation Recreation district from solar farms, just like there is for wind farms. He said he wants inverters to have noise-buffering sheds. Regarding waivers, he said that he thinks land owners should be able to give waivers, not this Board. He said that the Board deciding waivers takes

away from adjacent owners' rights. He thinks the proposed access drive jammed up against the neighbor's driveway should be moved west to maximize visibility.

- (2) In a letter received September 17, 2018, Art Rapp, 401 Aspen Court, St. Joseph, stated that the public meeting held on September 13, 2018, was not done well. He said that in his opinion, people who had arrived to speak did not have a chance to, that the ZBA members appear to have made up their minds in favor of solar farms and restricted rebuttal testimony so as to preclude negative comments. He said that the solar farm representative was less than forthright with project details, suggested using closed generating plants to develop the solar farms rather than prime farmland. He feels that the county should not grant any variances in addition to their present zoning for solar farms, and respect all municipalities, townships, homeowners and individuals who have valid concerns which should not be ignored.

The following testimony was received for this case at the October 25, 2018 ZBA meeting:

- Bill Glithero, 2232B CR 1000N, Sidney, stated that he has testified over the last several weeks, and one of the things he has sat through has been the findings of fact. He said that the Ordinance states that findings of fact for a variance has to be a positive, definable reason that is unique to the property you are talking about. He said he listened to the one from St. Joseph a couple of weeks ago and tonight when they were going through the findings of fact, and a lot of it sounded like justification because we want the variance to go through. He said during the St. Joseph findings of fact, the Board gave an answer to one of the findings, and then they said, "wait a minute, that would work better for a different question," so they would go back and find a different reason for that variance finding of fact should be made. He said he is not one to be critical, but he would think that someone who was looking at that would perhaps find reasons to contest the finding of fact that was made.
- Joyce Hurd, 2232B CR 1000N, Sidney, stated that there are several things she would like to address. She said that they received a mailing through FedEx, and she does not know exactly what page, but in the mailing, it said that the company would follow all community rules, which to her would indicate that the company would not be requesting variances, so she wanted to question that. The second thing she wanted to address is that in the new packet they received today, she believes she read something that said there was nothing harmful in the solar panels, but everything that she has found indicates that there are chemicals in the solar panels, which is why they have to be recycled. She said there might be things like cadmium and lead that are harmful to both the environment and to people in the solar panels. She said she does not know the exact distance, but we have had tornadoes strike us; she understands that we do not get 105-mph winds, but when we do have high winds, we often have objects hurtling through the air, and she is concerned about safety. She said she is also concerned about cleanup if panels are damaged before the end of the term; she understands that there are provisions for ensuring that money is there to clean up when the solar panel farm ends, but how quickly would things be cleaned up and dealt with, and exactly what chemicals would have to be cleaned up, and if our water were contaminated, who would be responsible for providing us with water.
- Brian Hartwig, engineer for the petitioner, offered to respond to some of Ms. Hurd's questions. Ms. Capel agreed that he could respond to concerns regarding the chemicals in the solar panels. Mr. Hartwig stated that in response to Ms. Hurd's concern about harmful chemicals, there are various types of solar panels on the market right now, and the one that is thought of as potentially having

harmful chemicals in it is called thin film technology, which has a cadmium telluride metal inside it. He said that those are not the type of panels being included as part of this project. He said that these are silicone based monocrystalline type panels, and they do not have cadmium as part of that; they are in fact inert materials. He said that with regards to lead and other potential problems, all electronics have heavy metals in them; depending on how you review them, by EPA for example, copper is considered a potentially leachable and therefore a potentially dangerous metal, but all of our water supply comes in copper pipes. He said that the wiring and circuitry that is associated with all electronics have lead in them, and this is no different. He said that the solar panels have copper wiring in them, as in all electronics. He said that under normal operating conditions, and per National Electric Code (NEC), these components are not going to be exposed to weather, and there is nothing in them that could be leachable into the environment in any realistic way. Regarding damage to the panels, throughout the life of the project, Forefront is an electric company, and they get paid based upon the electricity that they produce, and there is no one more motivated to fixing damaged panels than they are. He said that with their telemetry and computer management systems, they recognize when solar panels are not producing very, very quickly. He said they are financially motivated to get those changed out immediately. Regarding damage in storms, he said that solar panels are constructed much like windshields, where they have a film over them. He said that if anything were to hit it or break it, they would not shatter all over the place; they are all stuck together. He said that maybe a large piece could rip off in very extreme conditions, but you would not have instances of small pieces of glass being shattered and carried long distances.

- In cross-examination, Chuck White, 309 S Bryan, Sidney, asked Mr. Hartwig what would happen if winds exceeded the 105-mph rating that the solar farm panels have. Mr. Hartwig responded that they would be damaged similar to other structures.
- In cross-examination, David Jones, 1752 CR 2200 E, St. Joseph, asked Mr. Hartwig if the panels would withstand 175-mph winds. Mr. Hartwig responded no, and that the 105 mile per hour rating is an across the board industry standard.
- Lisa Nesbitt, 2232A CR 1000N, Sidney, asked if the revised site plan in Supplemental Memorandum #3 is the same as the one they received via FedEx. Ms. Capel clarified that the Board and P&Z Staff had not received the FedEx package from the petitioners, and do not know what it contained. Chris Wall of Forefront Power, which sent the site plan and brochure via FedEx, confirmed they were the same. Ms. Nesbitt stated that her questions are basically related to what life would be like for them should the petitioners be successful with project approval.
- Ms. Nesbitt asked if the landowner or farmer will still be able to farm the area between the vegetative screen and the property line. Mr. Chris Wall responded absolutely, and they will work with adjacent landowners.
- Ms. Nesbitt asked for clarification about employment for the solar farm, how often they will be in the area, time of day, etc. Mr. Wall responded that Forefront has a telemetry system that oversees production, so they do not visit the site every day, but they are always monitoring the site. He said that they can tell, for instance, if one inverter goes down immediately. He said that Forefront tries to create local jobs by partnering with a local electrician, who would by contract be required to respond within 24 hours. He said that they would not be onsite other than that except maybe once every three weeks for maintenance.

- Ms. Nesbitt asked if any of those employees be trained specifically in fire safety. Mr. Wall responded that they sent a letter to the Sidney Fire Department today that was submitted as a “let it burn” agreement that Forefront has with the local jurisdiction fire department. He said that part of the agreement includes a safety training for the local jurisdiction as well as their operations and maintenance provider and anyone else who is interested. Ms. Nesbitt asked if they would actually fund training for local people. Mr. Wall said absolutely, they would be willing to train local people. Ms. Nesbitt pointed out that in their area, they have a volunteer fire department, which calls several departments to respond, especially in an incident such as a field fire. She said that it is good that the petitioner has a buffer around the solar farm, because the fastest way to stop a fire like that is to pull a piece of equipment in there and start plowing to make a break so it cannot spread. Mr. Wall said that they knew it was an issue after the last meeting, so his colleague went to meet with the local fire chief.
- Ms. Nesbitt asked if the project’s solar panels would track with the sun. Mr. Hartwig responded yes, they are single axis panels that tilt and follow the sun east to west. She asked if the vegetation the petitioners would put up would cover any glare. Mr. Hartwig responded that these are non-glare panels.
- Ms. Nesbitt asked if the petitioner had any examples of noise levels. Mr. Hartwig stated that noise is a very common concern, and you will effectively not be able to hear them. He said the loudest part of the solar farm is the transformer and inverter; they have roughly the same amount of noise as a vacuum when you are standing next to them. He said that by the time you get to the fence, you should not be able to hear them. He said that you should be able to stand right next to one and be able to have a normal conversation without having to elevate your voice. He said something worth noting is that they make no noise; at the end of the day, the panels will revert back and position themselves preparing for the sun to rise the next morning.
- Ms. Nesbitt stated that at the September 13, 2018 hearing, she brought a picture of flooding around her house. She said that someone else gave inaccurate testimony at that meeting regarding flooding around her house. She said that there is flooding in the front of her house that has nothing to do with the subject property. She said that there is flooding on the side and the back, which comes from the subject property. She asked if the petitioners have given any additional consideration to installing field tile or asking the landowner to do that prior to construction, because once you start construction, it will be very hard to accurately tile. Mr. Hartwig responded that they are required by law in Illinois to address field tile. He said they are required to identify field tile, map anything that is there, and maintain anything that is there. He said that they are well aware of the rules in Illinois where other people are allowed to drain their land through yours if there is a line that does that, and they are also afforded the right to increase the size of any through pipes to accommodate any addition. He said the reason he is saying this is that they are very familiar with all the drain tile requirements and will most certainly be looking at them because it is extremely important to them to make sure they are well-managed. He said that Forefront does not want to have some work done underneath their solar panels, which would be extremely difficult, and they know that they are required to maintain them throughout the life of their system being there. He said that if maintaining them means adjusting how they are currently laid out to make sure they are not going to run underneath their panels or some other circumstance, they will certainly want to address that before the panels are installed.
- Ms. Nesbitt asked about the waiver for the decommissioning plan, which is one of her major concerns. She asked if at some point the petitioners would have to do the decommissioning plan. Ms. Capel stated that the reason for the waiver is because what we require is really expensive, and

for them to do that work before they even know if they have a permit from us or the State, would not be feasible. Ms. Capel said that it must be done before they can get a permit for construction.

- Mr. DiNovo explained that this is a multi-step process. He said that after approval of the Special Use Permit the petitioner would have to go back to get a Zoning Use Permit before they can actually build anything, and it is at the time they seek the Zoning Use Permit that they have to submit the decommissioning plan.
- William McKee, 2254 CR 1000N, Sidney, stated that he again did not get notified of this meeting until last night, and again he had to have papers faxed to him. He said he is not an attorney and he cannot read all of this and be up to date on it. He said it seems like everyone wants to forget that this thing is right on his doorstep. He said he got another letter over the weekend that they are going to put another solar farm 120 feet from his driveway to the south. He said he wants to know what is going on. He said he bought his house for a retirement place; he lives on a fixed income. He said he has seen water run across his property like a stream coming off of the subject property that is right in his back yard. He said that now there is a gully behind his barn that is 6 to 8 inches deep and about a foot wide coming from the subject property running down to his pasture, which then floods. He said that if you go back farther on the subject property, about even with the last house there, you will also find another spot where water runs across back there and stands in puddles. He said that he thinks someone is trying to pull something on somebody here, and he does not like being a scapegoat. He said he is worried about radiation from the panels, and all the traffic that is going to be coming in and out of the road they are going to make. He said they should do a survey of the road and the traffic on it. He said the proposed driveway is still on the curve of CR 1000N. He said that when people travel east to west, they will not be able to see that driveway until they get almost on top of it. He said that it is so bad that the U.S. mail will not deliver to his house. He said there is supposed to be a 50-mph speed limit, but people come through at 80 mph, and trucks even pass in the no passing zone. He said that the wind last Saturday was awful bad, and asked how the wind would sound whistling through the solar panels; he said he was going to have a hard time with the noise. He asked why the petitioner couldn't put in a blacktop instead of gravel access road to keep dust from kicking up. He said that if you go back and look at the materials, they are talking about 50 to 100 trips per day on that driveway.
- Ms. Capel stated that Mr. Hartwig could testify. Mr. Hartwig stated that Forefront will plant native seed grasses that will help with some of the runoff from the subject property, although that may not solve the problem entirely. He said that he is not an expert on radiation, but all electronic devices are studied to be used in the U.S., and he knows of no known health concern with the solar panels. He said he has not heard or heard of complaints about wind whistling through the panels.
- Mr. DiNovo asked the petitioner about the number of truck trips per day. Mr. Wall responded that their application has those figures, and said that there would be waves of 20 to 30 employees during the construction period.

NOISE CONCERNS AND ANALYSIS DONE BY P&Z STAFF

Noise generated by the solar farm inverters has been a concern since development of the solar farm text amendment and continues to be a concern for every solar farm case. For case 903-S-18, the following information was introduced in the Preliminary Memorandum dated September 6, 2018, and included under Item 13 in the Summary of Evidence dated September 13, 2018:

- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- a. Subparagraph 6.1.5 I.(1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
 - (a) A Special Use Permit application for a Community PV Solar Farm does not require a noise level analysis unless the Board requires one.
 - (b) Distances from adjacent residences were provided in the proposed Site Plan received August 24, 2018.
 - (c) A statement regarding noise was provided in the application received August 24, 2018: “According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FFP IL Community Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence.”
 - (d) In an email received August 31, 2018, David Dickson provided the following technical specifications:
 - i. The proposed inverter is the Sungrow SG125HV; this project will require 32 of these string inverters.
 - (e) P&Z Staff requested noise level information from Sungrow for the SG125HV inverter. In an email received August 31, 2018, Richard Wang attached a “SG125HV Noise Level Test Report” which provided the following information:
 - i. The noise test was completed in the shielding room at the Sungrow Testing Center. One meter from the inverter, test noise levels were the following:
 - (i) Bottom of inverter: 61.6 dB
 - (ii) Left side of inverter: 56.9 dB
 - (iii) Top of inverter: 53.7 dB
 - (iv) Right side of inverter: 53.2 dB
 - (v) Background noise: 31.1 dB
 - ii. P&Z Staff requested any available information on noise levels for 16 inverters combined, but no information was provided.
 - (f) In an email received August 31, 2018, Michael Borkowski of Community Power Group LLC shared a video resource by Michael van Biezen, a physics professor at Loyola Marymount University, referring to calculating sound levels from multiple noise sources combined.

- i. The video showed that doubling the number of sources (in this case, inverters) resulted in an increase of 3 dB.
- ii. The proposed Wolf-Wertz project proposes 32 inverters, which would double the inverter noise levels cited by Sungrow five times over. Using the highest noise level provided by Sungrow, 61.6 dB at 1 meter, P&Z Staff determined that 32 inverters would create 76.6 dB at 1 meter.
- iii. P&Z Staff utilized an online tool during the solar farm text amendment process for Case 895-AT-18 to calculate noise levels at a series of distances from one inverter. Using this online tool, which can be found at <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>, P&Z Staff estimated the following noise levels for the proposed inverters:
 - (i) At a separation of 515 feet from the inverter (the minimum required without a waiver by the Solar Farm text amendment approved by the County Board on August 23, 2018), the noise level for the 32 inverters would be 32.7 dB.
 - (ii) At a separation of 743 feet from the inverter (the closest residence on a lot less than 10 acres to the inverter in the proposed solar farm), the noise level for the 32 inverters would be 29.5 dB.
 - (iii) At the closest property line to the inverters, which is approximately 295 feet to the east, the noise level for the 32 inverters would be 37.5 dB. The 39.25-acre lot to the east does not have any buildings on it.
 - (iv) P&Z Staff estimates are not as accurate as an actual noise study.

SPECIAL CONDITIONS APPROVED BY ZBA ON OCTOBER 25, 2018

A. The Site Plan received October 17, 2018 is the approved site plan for Case 903-S-18.

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

B. The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by the Environment and Land Use Committee is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**
1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
 2. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 3. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
 4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 5. **The telephone number for the complaint hotline required by 6.1.5 S.**

6. **Any updates to the approved Site Plan from Case 903-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- G. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**

1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- H. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
4. **Maintain a current general liability policy as required by 6.1.5 O.**
5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**

7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

ATTACHMENTS

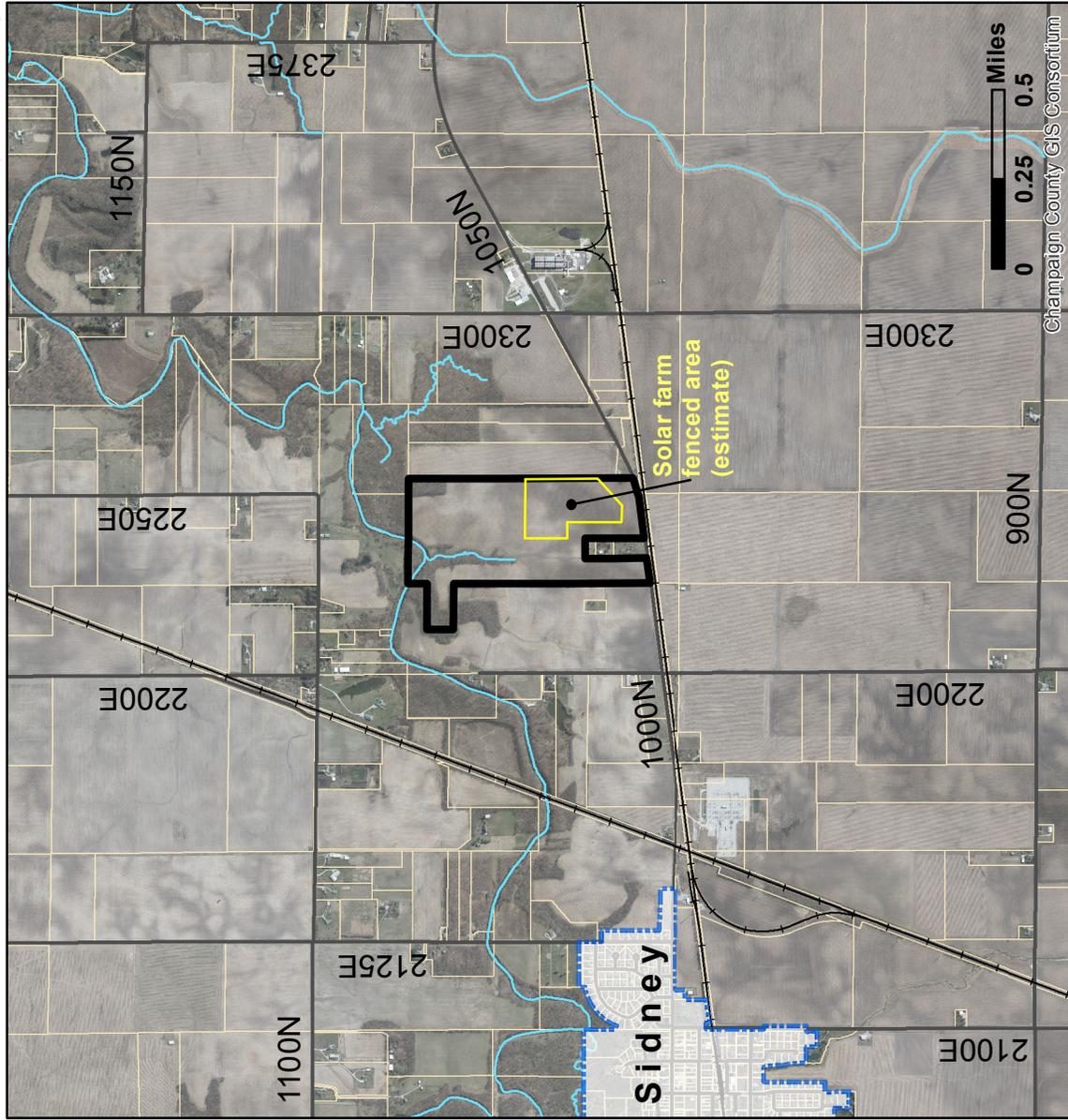
- A Case Maps (Location Map, Land Use, and Zoning)
- B Approved Site Plan received October 13, 2018
- C Case 903-S-18 Findings of Fact approved October 25, 2018
- D Future Land Use Map from the Village of Sidney Comprehensive Plan, adopted on June 5, 2000

Location Map

Case 903-S-18

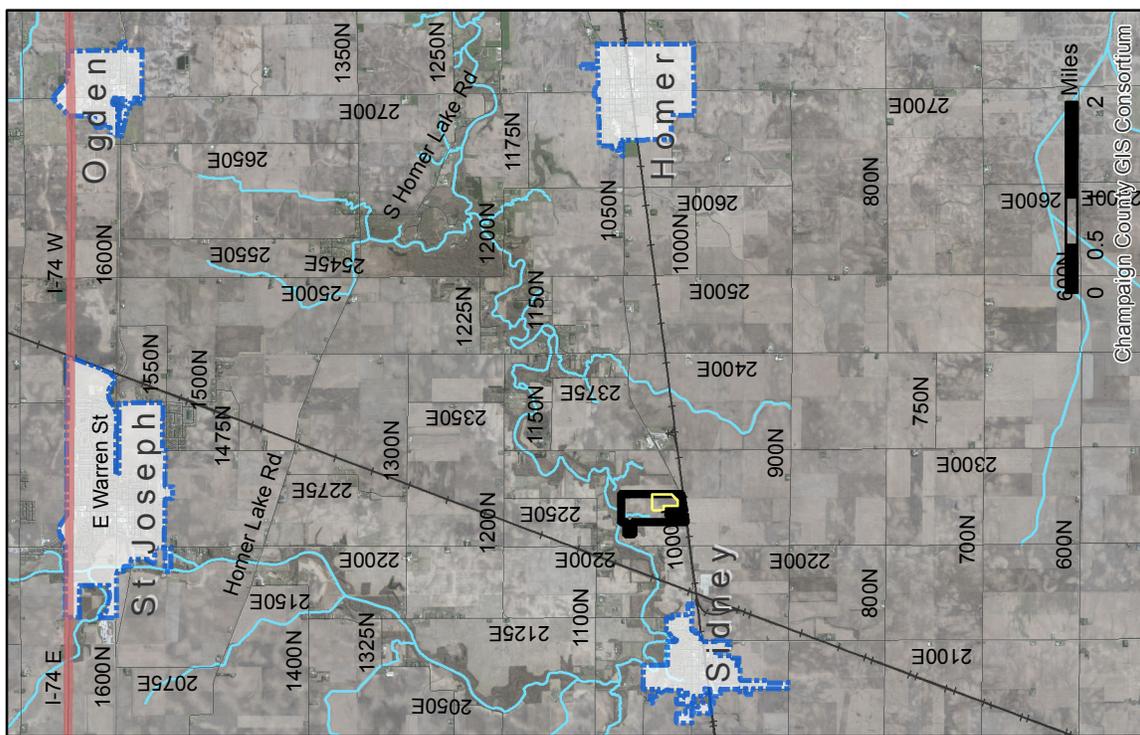
September 13, 2018

Subject Property



- Legend**
-  Subject Property
 -  Parcels
 -  Municipal Boundary
 -  Streets

Property location in Champaign County

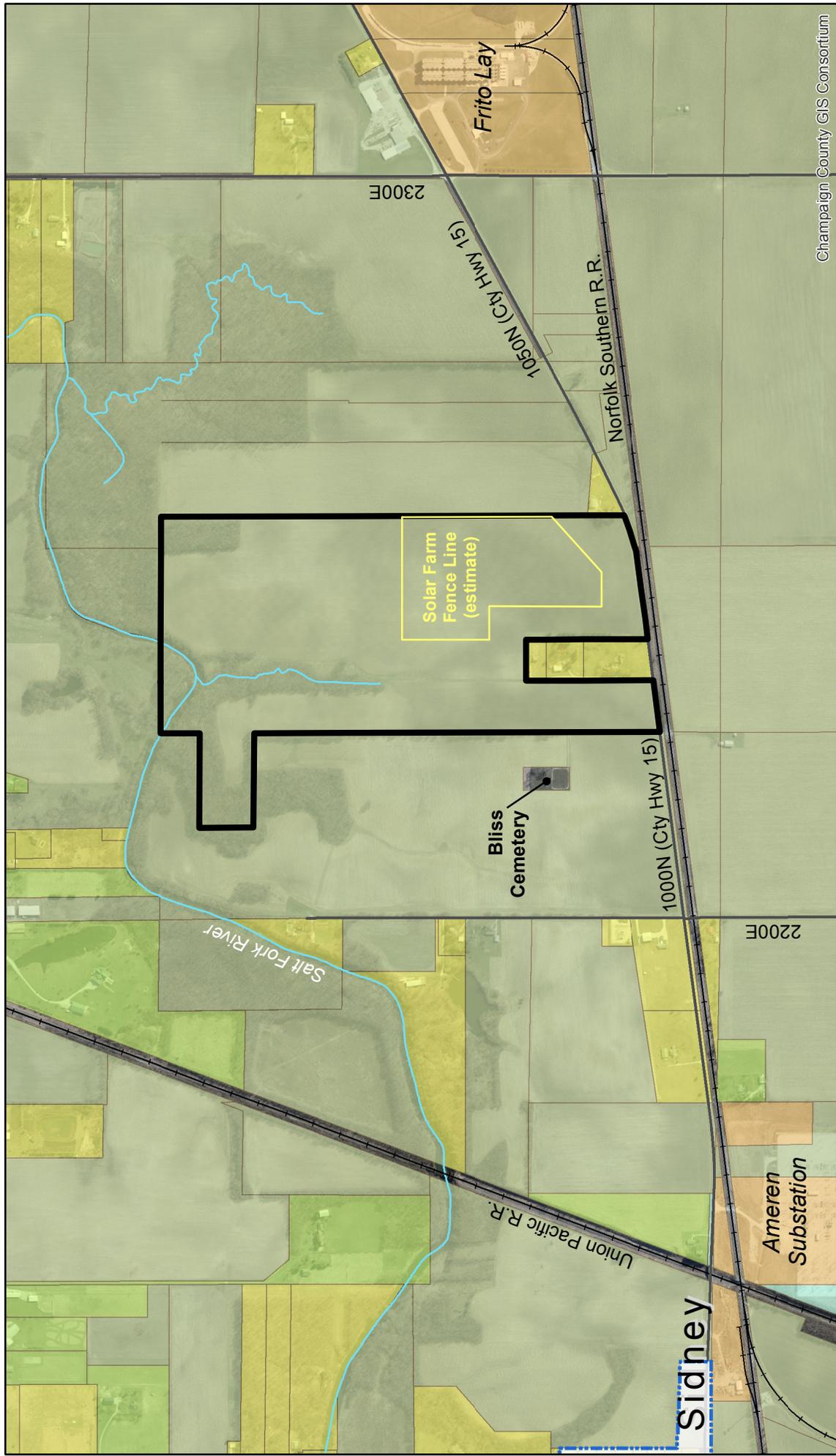


- Champaign County
Department of
**PLANNING &
ZONING**
- 

Land Use Map

Case 903-S-18

September 13, 2018



Legend

- Solar Fenced Area
- Subject Property
- Municipal Boundary
- Streets
- Railroad
- Streams
- Residential
- Agriculture
- Ag-Residential
- Commercial/Industrial
- Utility

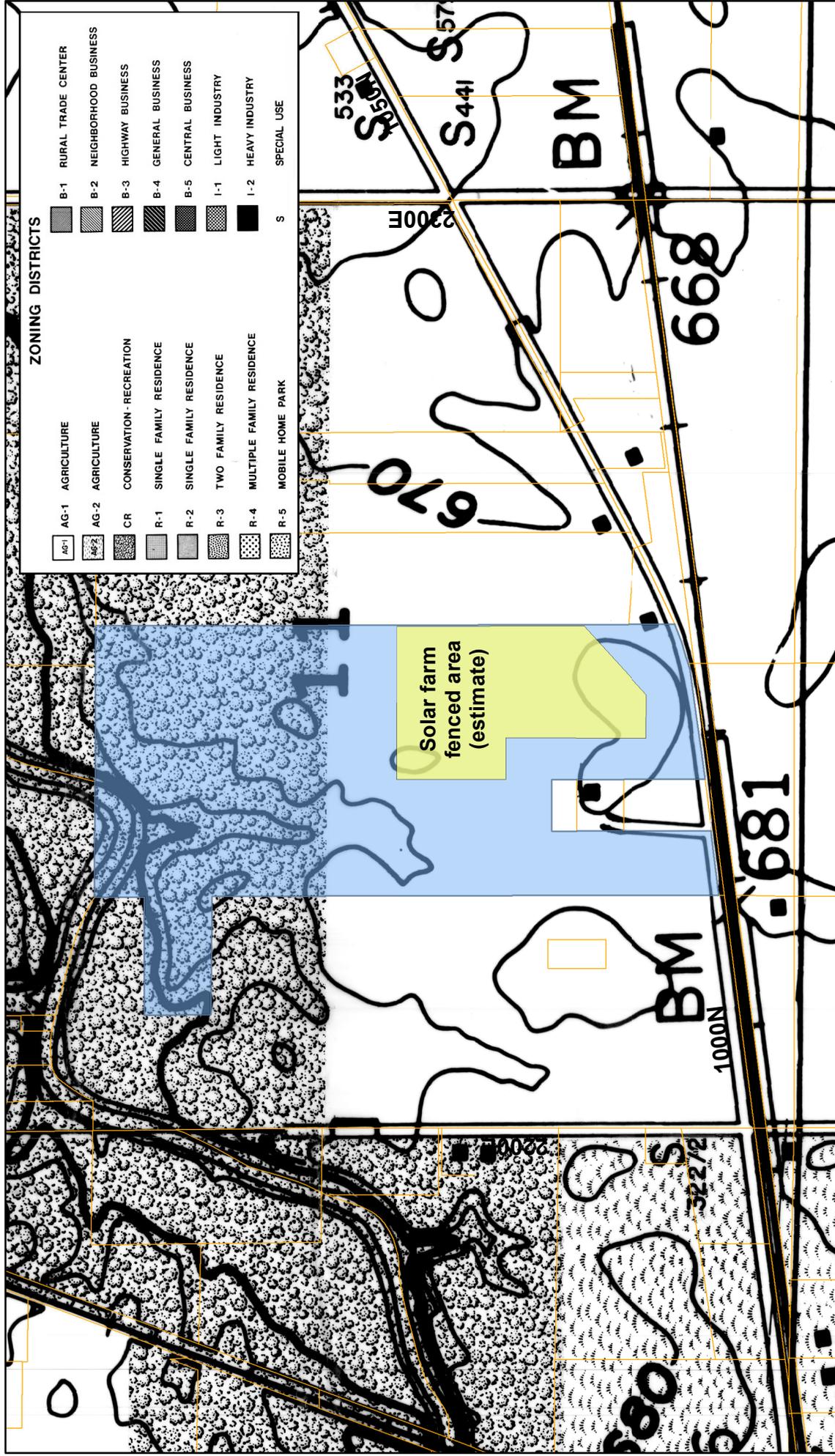


Champaign County
Department of
**PLANNING &
ZONING**

Champaign County GIS Consortium

Zoning Map

Case 903-S-18
September 13, 2018



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

Champaign County
Department of
**PLANNING &
ZONING**

Legend

- Solar Fenced Area
- Subject Property
- Parcels

0 200 400 800 Feet

N

General Notes:

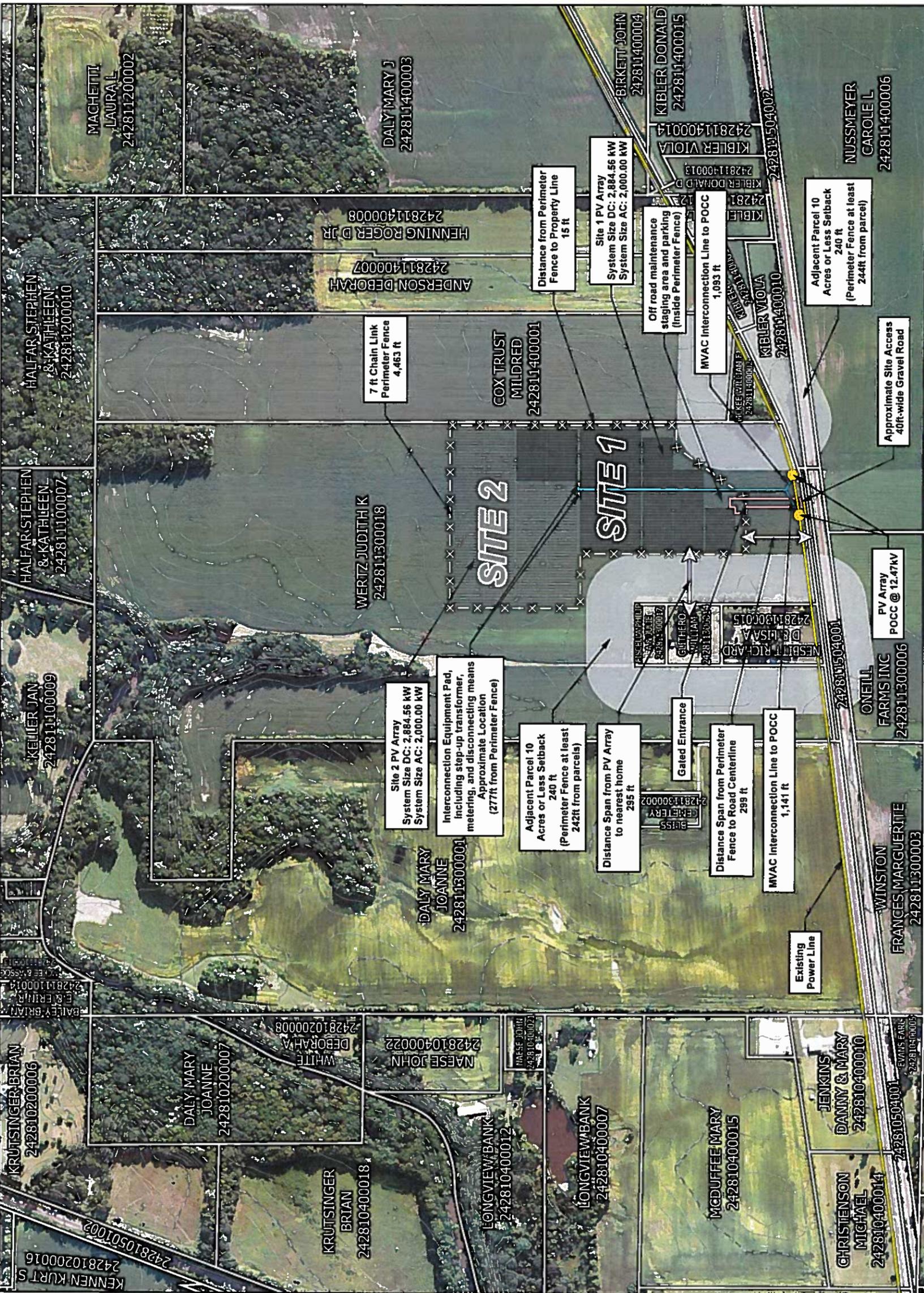
- Project size: 2MW-AC, 2.884MW-DC.
- Project location: The subject parcel PIN is 242811300018. The project is located in the west half of T18N R10E S11.
- Parcel address: 2200-2298 County Rd 1000 N, Sidney, IL 61877.
- Parcel owner: Wertz, Judith K.
- Parcel area: 123.18 acres
- Project area: 22.48 Acres
- Current land use and zone: Agricultural District, Zone A-1.
- PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 14.26ft.
- Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.
- No lighting is proposed for the project.
- A landscape screening/buffering is proposed for the project to conform with the county requirements. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and it will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.
- The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 17019C0475D (effective on 10/02/2013).
- The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.
- The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.
- Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

Acronyms

- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way



Data Source(s): Westwood (2018), Aerial, NADP Imagery (Accessed 2016), Census Bureau (2017), FEMA (2016), Champaign County GIS (2018).



Legend

- Perimeter Fence
- Setback Area
- Existing Power Line
- Parcel Boundary
- Site 1 PV Array Solar Panels
- PV Array POCC
- Interconnection Equipment Pad
- Distance Span
- Site 2 PV Array Solar Panels
- MVAC Interconnection Line to POCC
- Access Road
- 10ft Contour
- 2ft Contour

RECEIVED

OCT 17 2018

CHAMPAIGN CO F & Z DEPARTMENT

Wolf/Wertz Sidney Site 1 & 2 Solar Project
Sidney Township, Champaign County, Illinois

Proposed Site Plan

EXHIBIT 2

Case 903-S-18

Findings of Fact as Approved by ZBA on October 25, 2018

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **903-S-18** held on **September 13, 2018**, and **October 25, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because:
 - 1) it helps to achieve the purposes of the State of Illinois Renewable Portfolio Standard, the purposes of the Champaign County Zoning Ordinance, and the relevant goals of the Champaign County Land Resource Management Plan, and 2) the site is located on one of only a relatively small number of tracts in the area that is within a reasonable distance of both the Ameren transmission lines and the substation, and 3) it will make a significant contribution toward the township and the County's tax base without destroying any significant amount of prime farmland.

2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: the roadway use agreement has been waived; there will be limited traffic during the course of construction, perhaps with a peak of 30 to 40 trucks along with employees' personal vehicles there might be 100 trips per day, which is equivalent to about 10 houses, so there will be a moderate amount of impact for a short period of time during construction; thereafter, there will be no significant traffic generated on the site at all.
 - b. Emergency services availability is **ADEQUATE** because: the use does not create any special hazards, and it will not be occupied, so there will be little need to provide emergency services to any persons on the site.
 - c. The Special Use **WILL** be compatible with adjacent uses because: it meets all of the ordinance requirements except for the two required waivers; it will actually provide a higher degree of protection than the Illinois Pollution Control Board noise standards; and it will be screened from any nearby residents in addition to the setback.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: there was testimony that the site owner is going to take care of mapping and the drainage tile itself, and we also heard testimony about the native grasses that are going to be planted and how they are going to limit the runoff from the solar farm field itself.
 - e. Public safety will be **ADEQUATE** because: it poses no special hazards; it will generate no significant traffic; it will be unoccupied; the petitioner testified that there will be training for emergency services; and they will maintain the necessary complaint hotline.
 - f. The provisions for parking will be **ADEQUATE** because: there is no parking required for the use, and the number of vehicles that will be there after construction is one or two at a time.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: it is located on one of a relatively small number of tracts that have the requisite access to transmission facilities that have the necessary physical characteristics and capacity.
 - h. Existing public services **ARE** available to support the proposed **SPECIAL USE** without undue public expense because: the use will be unoccupied and poses no special hazards.
 - i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense

because: the use generates no traffic, requires no water or sewer service, and requires no specific drainage improvements.

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** conform to the applicable regulations and standards of the DISTRICT in which it is located because: given the approved waivers, the special use permit meets the requirements of the Zoning Ordinance in all respects.
- 3b. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.
4. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because: the planned development will not have anyone inhabiting it, and there are no other types of health or safety concerns relating to the development itself.
 - d. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located.
5. The requested Special Use **IS NOT** an existing nonconforming use.
6. Regarding necessary waivers of standard conditions:

Per Section 7.15 of the Champaign County ZBA Bylaws, “waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described”.

- A. Regarding Part A of the proposed waivers, for a distance of 425 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet):
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: 1) Most of the adjacent CR Conservation Recreation district is in cultivation and is not habitat, and 2) we have not received any specific evidence or testimony identifying a particular adverse impact on the

Conservation Recreation district; and 3) there are many non-residential permitted uses in the Conservation Recreation district with Special Use Permits that would occupy as much or more land and generate substantially more traffic, would be occupied, would require emergency services, and would impose public infrastructure and service demands as well as create much greater disruption in the CR district than the solar farm would.

- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: we have an unusual combination of the necessary transmission lines and substation that together with the one-half mile setback around the Village of Sidney, if you are to exclude the sites that are within one-half mile of the CR district, there are fewer than ten parcels that are large enough to accommodate the facility and are within one-half mile of the transmission line and 1.5 miles of the substation, so this is one of only a few sites that would be economically feasible, and it is not clear if sites south of the railroad are available.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the site is otherwise suited for the use, and the potential financial benefits to the land owner and to the general public would be foregone without the waiver.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the site was acquired prior to the finalization of the solar farm amendment to the Zoning Ordinance.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: the only way the waiver could be reduced would be moving the solar farm closer to one or more existing residences, which would require other waivers.
- B. Regarding Part B of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the lease option was acquired prior to the finalization of the solar farm ordinance amendment, and the hearing dates and approval schedule for the County and the State of Illinois were not under the petitioner's control.

- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the project is subject to Illinois Power Authority acceptance, and the cost of preparing detailed plans would be wasted if the Illinois Power Authority did not accept the proposal.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the timing of the approval process was not under the control of the applicant.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: the condition assures compliance with the intent of the ordinance, and the timing allows for a more accurate estimate of decommissioning costs and a more well-developed site reclamation plan.

7. THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:

- A. **The revised Site Plan received October 17, 2018 is the approved site plan for Case 903-S-18.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
3. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **The telephone number for the complaint hotline required by 6.1.5 S.**
6. **Any updates to the approved Site Plan from Case 903-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- G. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**

1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**

2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

H. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
4. **Maintain a current general liability policy as required by 6.1.5 O.**
5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

To: **Environment and Land Use Committee**

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

Date: **November 2, 2018**

RE: **Case 906-S-18 PV Community Solar Farm**

Request: **A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust, to authorize a Community PV Solar Farms with a nameplate capacity of 2 megawatts (MW), including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 40-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E. The following waivers of standard conditions are necessary:**

Part A: A waiver for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b.

Part B: Not providing a Decommissioning and Site Reclamation Plan that include cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

BACKGROUND

At the November 1, 2018 public hearing, the ZBA recommended Case 906-S-18 for approval with 4 votes in favor and 3 votes opposed. A summary of public testimony from the October 18, 2018, and October 25, 2018, hearings can be found below.

The petitioner applied for a Special Use Permit to construct a 2-megawatt (MW) Photovoltaic (PV) Community Solar Farm on the west side of CR 2200E on a 40-acre property. The “St. Joseph Woodard Solar Project - West” is proposed to have 8,484 solar modules and 16 125kW inverters surrounded by a 7 feet tall wire fence with a security gate. Access would be from CR 2200E via a 20-foot wide gravel access road.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owners of the subject property signed a Memorandum of Option to Ground Lease Agreement with Forefront Power LLC on April 25, 2018.

The Case Maps in Attachment A show the correct subject property, but an outdated solar farm fenced area from the original application; the updated solar farm fenced area is shown in the Approved Site Plan (Attachment B).

REQUIRED WAIVERS

This case started with additional waivers, but the petitioner considered input from the public, the Village of St. Joseph, P&Z Staff, and the Board, and revised their Site Plan so that they would no longer be necessary. The information below relates to the two remaining waivers.

Waiver Part A is for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b. of the Zoning Ordinance. The proposed PV SOLAR FARM would be located entirely in the AG-1 Agriculture Zoning District. There is an inherent incompatibility of solar farms with at least the larger wildlife (i.e., deer) in the CR District and the fencing would obstruct wildlife movement. In addition, the CR District is the principal rural residential district and thus it is somewhat analogous to the one-half mile separation from a municipality.

- At the October 25, 2018 meeting, ZBA members made the following Finding of Fact regarding Waiver Part A: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the preponderance of the CR Conservation Recreation district that falls within one-half mile of the site is currently in cultivation and does not provide wildlife habitat; it is also in the floodplain, which limits any future development for residential use; and the impacts of the development on the CR Conservation Recreation district will be necessarily less than many uses that are potentially permitted inside the CR Conservation Recreation district.”

Waiver Part B is for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. The petitioner provided basic estimates for decommissioning in the application received August 24, 2018, but it does not include all the required information. Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.”

PUBLIC COMMENTS FROM OCTOBER 18 AND OCTOBER 25, 2018 ZBA MEETINGS

A summary of public testimony from October 18, 2018, has been added to the revised Summary of Evidence dated October 25, 2018, under Item 8. I.(4) as follows:

- (4) The following testimony was received at the October 18, 2018 ZBA meeting:
 - a. In cross-examination of the petitioner’s team, the following questions were asked:
 - (a) Bob Glasa asked the following:

- i. Mr. Glasa was confused by the address used for the proposed solar farm because it was the same as Mr. Glasa's address.
 - ii. He asked if the NEC Code required the use of barbed wire.
 - iii. He asked how the 240 feet between his property and the proposed solar farm would be landscaped.
 - iv. He confirmed with Mr. Jason Grissom that the petitioner is amenable to talking to him in the future about his landscaping preferences.
 - v. He asked what the decibel value was at the property line.
 - vi. He verified with Mr. Grissom that the petitioner would have high-speed internet at the site.

- (b) Wally Worley asked the following:
 - i. Had Mr. Grissom been on the proposed site?
 - ii. Mr. Worley confirmed with Mr. Jason Grissom that the petitioner is amenable to talking to him in the future about his preferences for a landscape screen.

- (c) David Jones asked about the types of grasses proposed for landscaping.

- (d) Becky Smith asked the following:
 - i. Ms. Smith asked how tall would the plants be for the screening when planted and how long would it take for the plants to provide actual screening?
 - ii. She asked if the solar farm be visible from the road?
 - iii. She asked if the solar farm would only be mowed once every 3 months?
 - iv. She asked how large the name placard would be for the solar farm?
 - v. She asked about the impact of flooding on the solar farm and what would happen if the solar panels needed to be raised due to flooding?

- b. Testimony can be summarized as follows:
 - 1. A letter was received from David & Sandra Barcus. They encouraged the Board to uphold the Solar Farm Ordinance adopted on August 23, 2018, in full. They believe the Ordinance was written to make sure the residents of Champaign County were provided with some protection and consideration. They believe that if the property in question is not suitable for solar farm use with the complete Ordinance in place, the petitioner should look for a more suitable property to fit their needs and still be in compliance with the Solar Farm Ordinance of Champaign County. They asked if the Village of St. Joseph Zoning Board has any jurisdiction over this matter.

 - 2. Bob Glasa, who lives at 1753 CR2200E, St. Joseph, testified for Case 906-S-18 as follows:
 - a. Mr. Glasa would like to be able to provide comments on the proposed landscape screening when it is finally proposed.

3. Tami Fruhling-Voges, Mayor of the Village of St. Joseph, who lives at 407 North Third Street in St. Joseph, testified as follows regarding both Cases 906-S-18 and 907-S-18:
 - a. She would appreciate more and better communications with solar farm petitioners within one and one-half miles of the Village.
 - b. She said that she would like to see a buffer on all sides of a solar farm within one and one-half miles of the Village.
 - c. She said that the Village considers the flood zone to be more suitable for a conservation area because any kind of obstruction to flooding will be a problem.
 - d. She would appreciate if the Village had more of a voice in what kind of development is approved by the County within one and one-half miles of the Village.

 4. Paul Swinford, who lives at 1750 CR2200E, St. Joseph, testified as follows:
 - a. Mr. Swinford has worked in engineering for years and he does not understand why you would put a solar farm in a corn field. He believes a brown field is a better site for a solar farm and he recommend the abandoned rail line between St. Joseph and Urbana.

 5. David Jones, who lives at 1752 CR2200E, St. Joseph, testified for Case 906-S-18 as follows:
 - a. Mr. Jones was concerned about the height of floodwaters at the proposed location and how that might impact the solar farm.

 - b. Upon cross examination Mr. Jones stated that he had seen CR2200E nearly underwater at times.

 6. Wally Worley, who lives at 2160 CR1700N, St. Joseph, testified for Case 906-S-18 as follows:
 - a. Mr. Worley said that he has put a lot of time and money into his property and he spends a great deal of time in his yard and he did not want to see the proposed solar farm and he requested that a screen be required on the west side of the proposed solar farm.
 - b. He asked how much of the project was flat (impervious) surface?
 - c. He asked how much of the proposed solar farm is funded from taxes?
 - d. He asked if any wildlife studies had been done to identify harm to wildlife?
 - e. He asked if the proposed solar farm would produce the “lake effect” phenomenon that is harmful to birds?
- (5) Bob Glasa submitted an email with attached letter received October 19, 2018, which was also sent to Jason Grissom, Development Project Manager with Forefront Power.

His comments regarding Case 906-S-18 included concerns about barbed wire fencing and visual screening.

There were no additional comments regarding Case 906-S-18 at the October 25, 2018 ZBA meeting.

NOISE CONCERNS AND ANALYSIS DONE BY P&Z STAFF

Noise generated by the solar farm inverters has been a concern since development of the solar farm text amendment and continues to be a concern for every solar farm case. For case 906-S-18, the following information was introduced at the hearing on October 18, 2018, and included under Item 13 in the Summary of Evidence dated October 18, 2018:

- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- a. Subparagraph 6.1.5 I.(1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
 - (a) A Special Use Permit application for a Community PV Solar Farm does not require a noise level analysis unless the Board requires one.
 - (b) Distances from adjacent residences were provided in the proposed Site Plan received August 24, 2018.
 - (c) A statement regarding noise was provided in the application received August 24, 2018: “According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FFP IL Community Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence.”
 - (d) In an email received August 31, 2018, David Dickson provided the following technical specifications:
 - i. The proposed inverter is the Sungrow SG125HV; this project will require 13 of these string inverters.
 - (e) P&Z Staff requested noise level information from Sungrow for the SG125HV inverter. In an email received August 31, 2018, Richard Wang attached a “SG125HV Noise Level Test Report” which provided the following information:
 - i. The noise test was completed in the shielding room at the Sungrow Testing Center. One meter from the inverter, test noise levels were the following:
 - (i) Bottom of inverter: 61.6 dB
 - (ii) Left side of inverter: 56.9 dB

- (iii) Top of inverter: 53.7 dB
 - (iv) Right side of inverter: 53.2 dB
 - (v) Background noise: 31.1 dB
- iii. P&Z Staff requested any available information on noise levels for 16 inverters combined, but no information was provided.
- (f) In an email received August 31, 2018, Michael Borkowski of Community Power Group LLC (petitioner for solar farm Cases 894-S-17 and 897-S-18) shared a video resource by Michael van Biezen, a physics professor at Loyola Marymount University, referring to calculating sound levels from multiple noise sources combined.
- i. The video showed that doubling the number of sources (in this case, inverters) resulted in an increase of 3 dB.
 - ii. The proposed Woodard Trust St. Joseph West project proposes 16 inverters, which would double the inverter noise levels cited by Sungrow four times over. Using the highest noise level provided by Sungrow, 61.6 dB at 1 meter, P&Z Staff estimated that 16 inverters would create 73.6 dB at 1 meter.
 - iii. P&Z Staff utilized an online tool during the solar farm text amendment process for Case 895-AT-18 to estimate noise levels at a series of distances from one inverter. Using this online tool, which can be found at <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>, P&Z Staff estimated the following noise levels for the proposed inverters:
 - (i) At a separation of 515 feet from the inverter (the minimum required without a waiver by the Solar Farm text amendment approved by the County Board on August 23, 2018), the noise level for the 16 inverters would be 29.7 dB.
 - (ii) At a separation of 300 feet from the inverter (the closest residence on a lot less than 10 acres to the inverter in the proposed solar farm), the noise level for the 16 inverters would be 34.4 dB.
 - (iii) At the closest property line to the inverters, which is the 10-acre residential lot approximately 112 feet to the north, the noise level for the 16 inverters would be 42.9 dB.
 - (iv) P&Z Staff estimates are not as accurate as an actual noise study.
- (g) The revised Site Plan received October 11, 2018, shows that the equipment pad has been moved toward the center of the solar farm such that it is at least 275 feet from the fence on all sides. Using the same online tool, staff-estimated noise levels have been revised:

- i. At the closest property line to the inverters, which is the 10-acre residential lot approximately 563 feet to the north, the noise level for the 16 inverters would be 28.9 dB.

SPECIAL CONDITIONS APPROVED BY ZBA ON OCTOBER 25, 2018

- A. **The Site Plan received October 11, 2018, is the approved site plan for Case 906-S-18, except that vegetative screening shall be added to the west and south sides of the solar farm in addition to the screening shown on the October 11, 2018 Site Plan.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval and considers the needs of adjacent residents.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is required to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by the Environment and Land Use Committee is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **Vegetative screening on all sides of the solar farm, that has been approved by the Environment and Land Use Committee, is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and considers the needs of adjacent residents.

- G. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**
1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
 2. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 3. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
 4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 5. **The telephone number for the complaint hotline required by 6.1.5 S.**
 6. **Any updates to the approved Site Plan from Case 906-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
 7. **A copy of a certification from the Illinois State Historic Preservation Office indicating that the Phase 1 archaeological reconnaissance survey required in the letter from ISHPO to David Dickson dated May 30, 2018, for the development area is complete and requires no further action by the applicant.**
 8. **A Floodplain Development Permit Application and any required information for it in addition to the Zoning Use Permit Application.**

The special conditions stated above are required to ensure the following:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**

1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The special conditions stated above are required to ensure the following:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
 1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
 6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
 7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The special conditions stated above are required to ensure the following:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

ATTACHMENTS

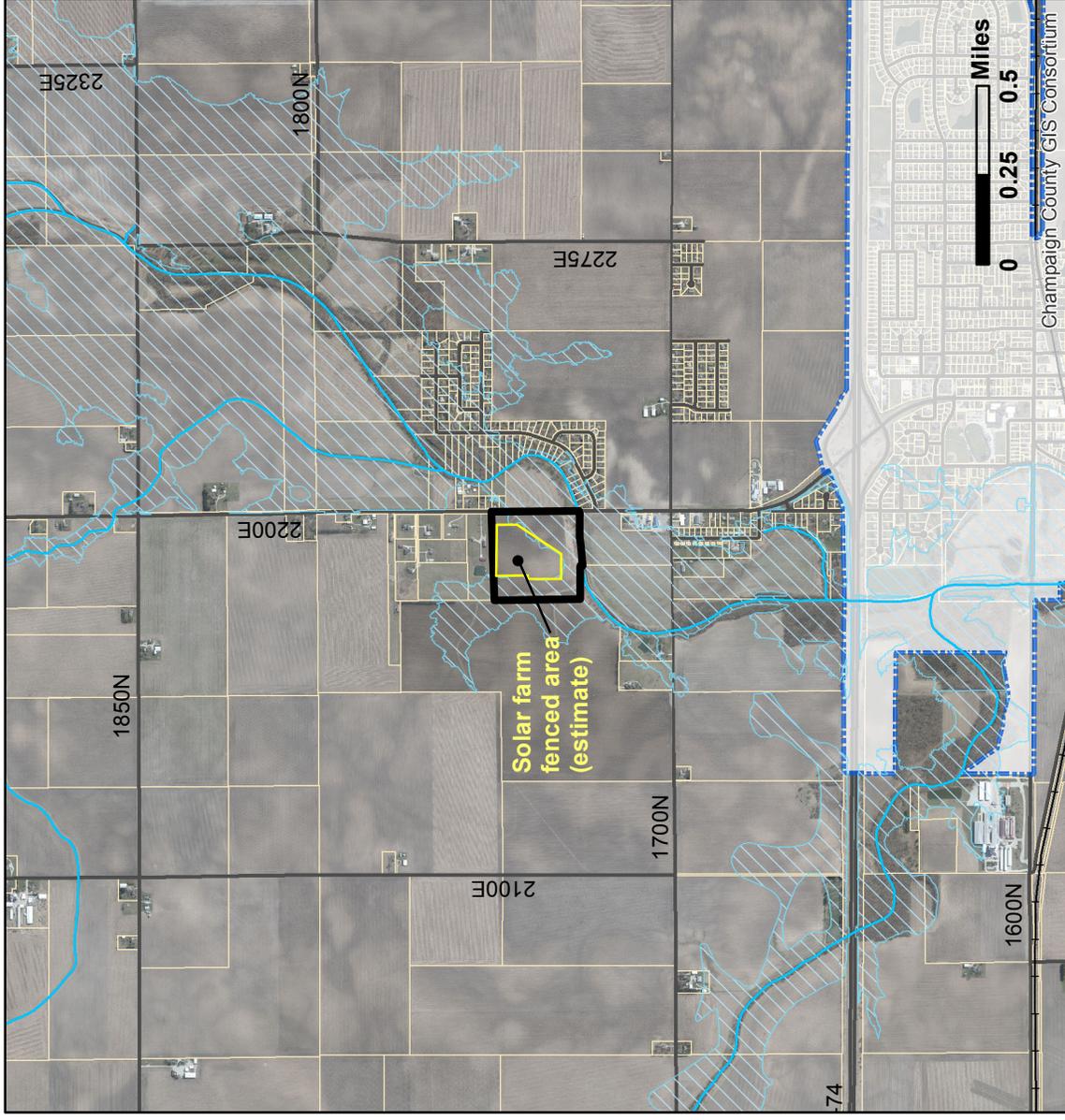
- A Case Maps (Location Map, Land Use, and Zoning)
- B Approved Site Plan received October 11, 2018
- C Case 906-S-18 Findings of Fact approved October 25, 2018
- D Future Land Use Map from the Village of St. Joseph Comprehensive Plan adopted April 23, 2013

Location Map

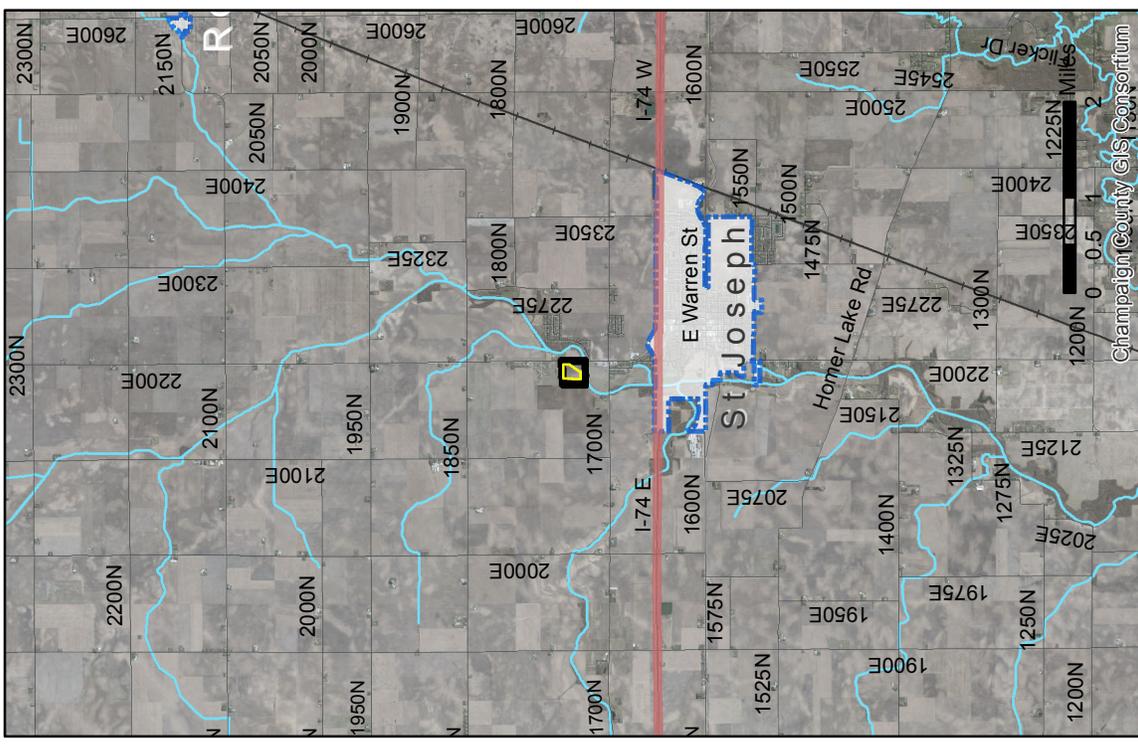
Case 906-S-18
September 13, 2018

Case Maps show outdated solar farm fenced area.
Correct fenced area is shown in Attachment B: Approved Site Plan

Subject Property



Property location in Champaign County



- Legend**
- Solar Farm Fenced Area
 - Subject Property
 - Parcels
 - Municipal Boundary
 - FEMA Flood Hazard Area
 - Streams
 - Streets
 - Railroad

Champaign County
Department of
**PLANNING &
ZONING**

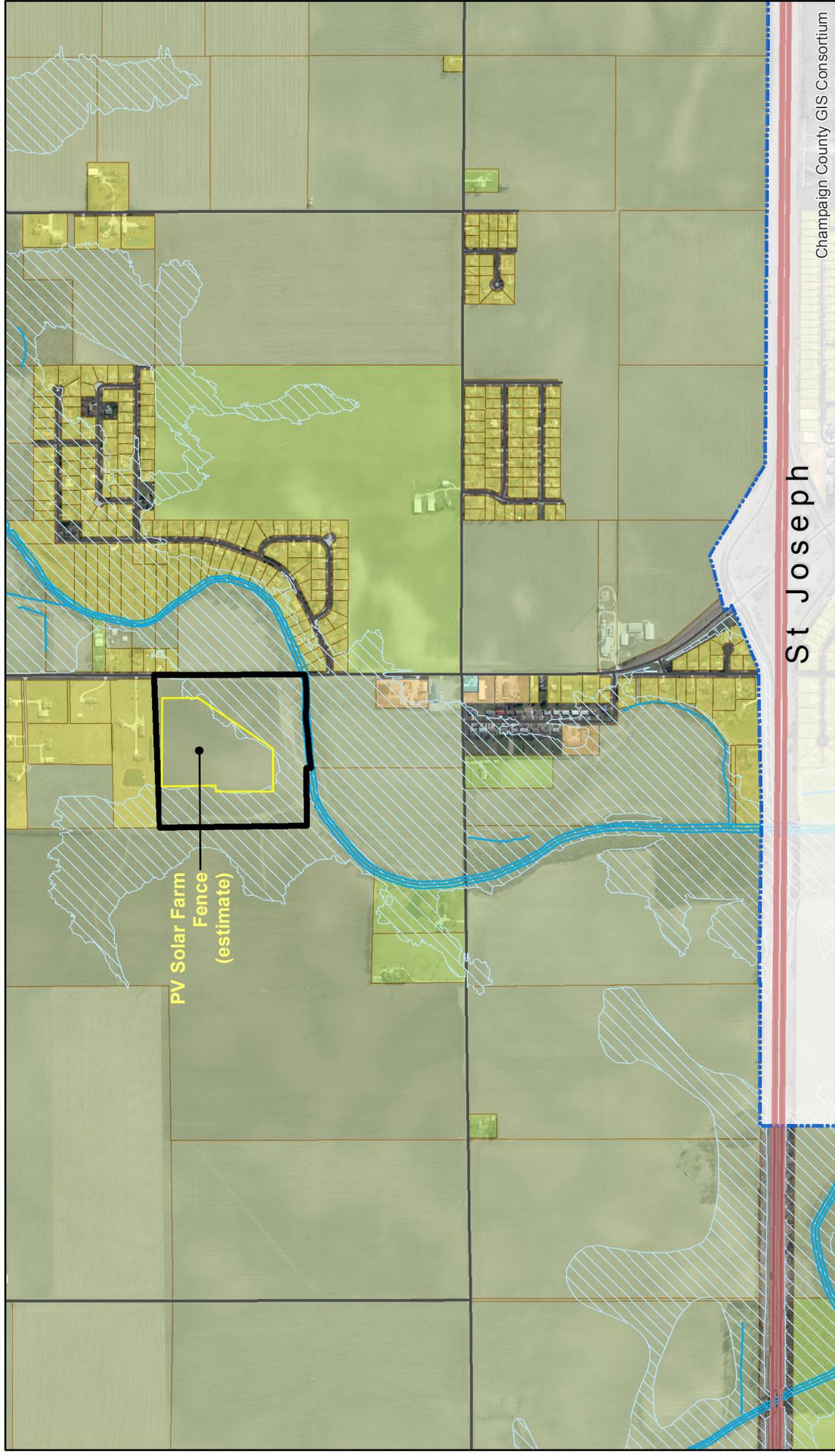
Champaign County GIS Consortium

0 0.5 1 2
Miles

Land Use Map

Case 906-S-18
September 13, 2018

Case Maps show outdated solar farm fenced area.
Correct fenced area is shown in Attachment B: Approved Site Plan



Legend

- Solar Farm Fenced Area
- Subject Property
- Municipal Boundary
- Streams
- FEMA Flood Hazard Area
- Streets
- Railroad
- Residential
- Agriculture
- Ag-Residential
- Commercial
- Utility



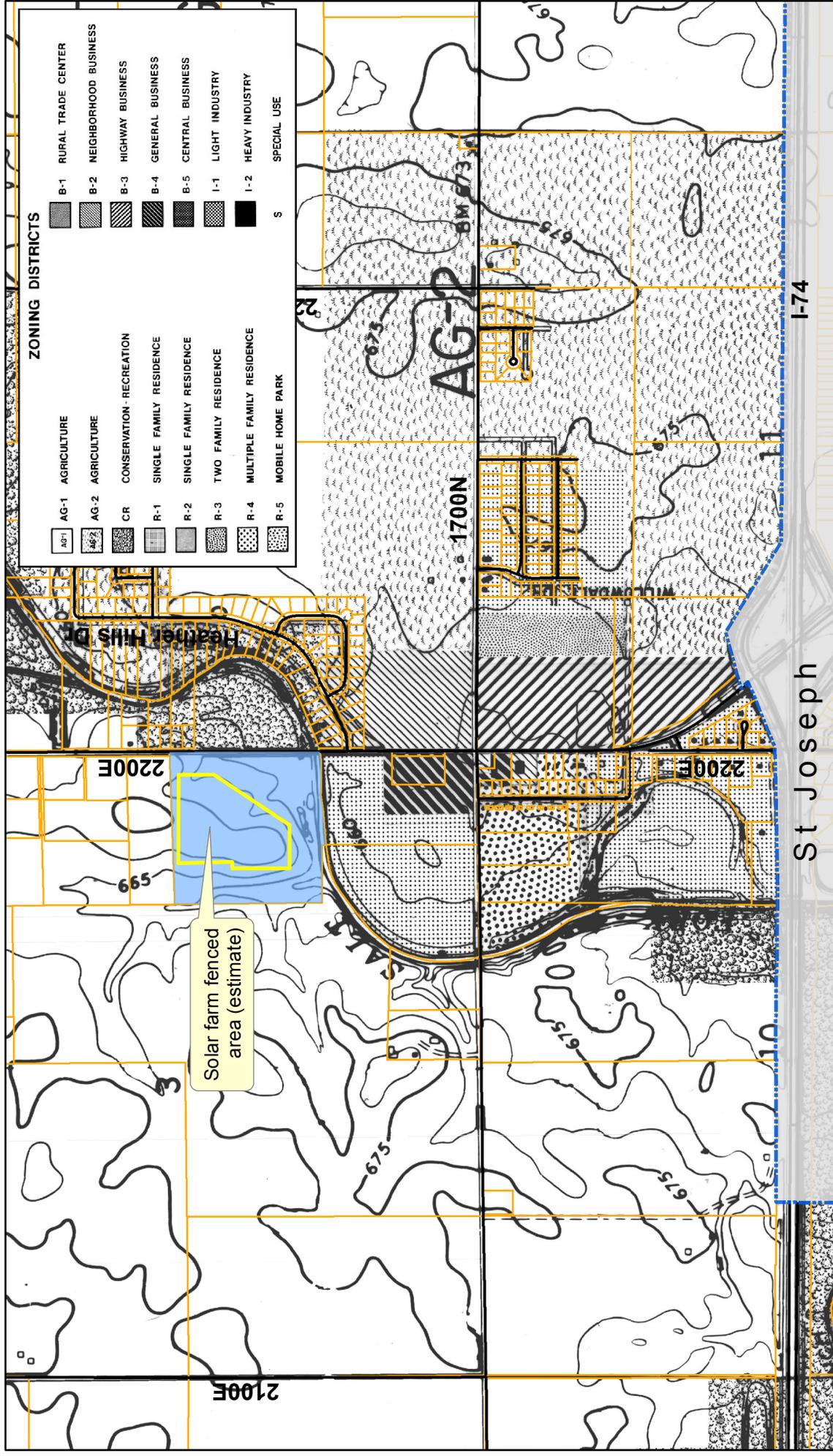
Champaign County GIS Consortium



Zoning Map

Case 906-S-18
September 13, 2018

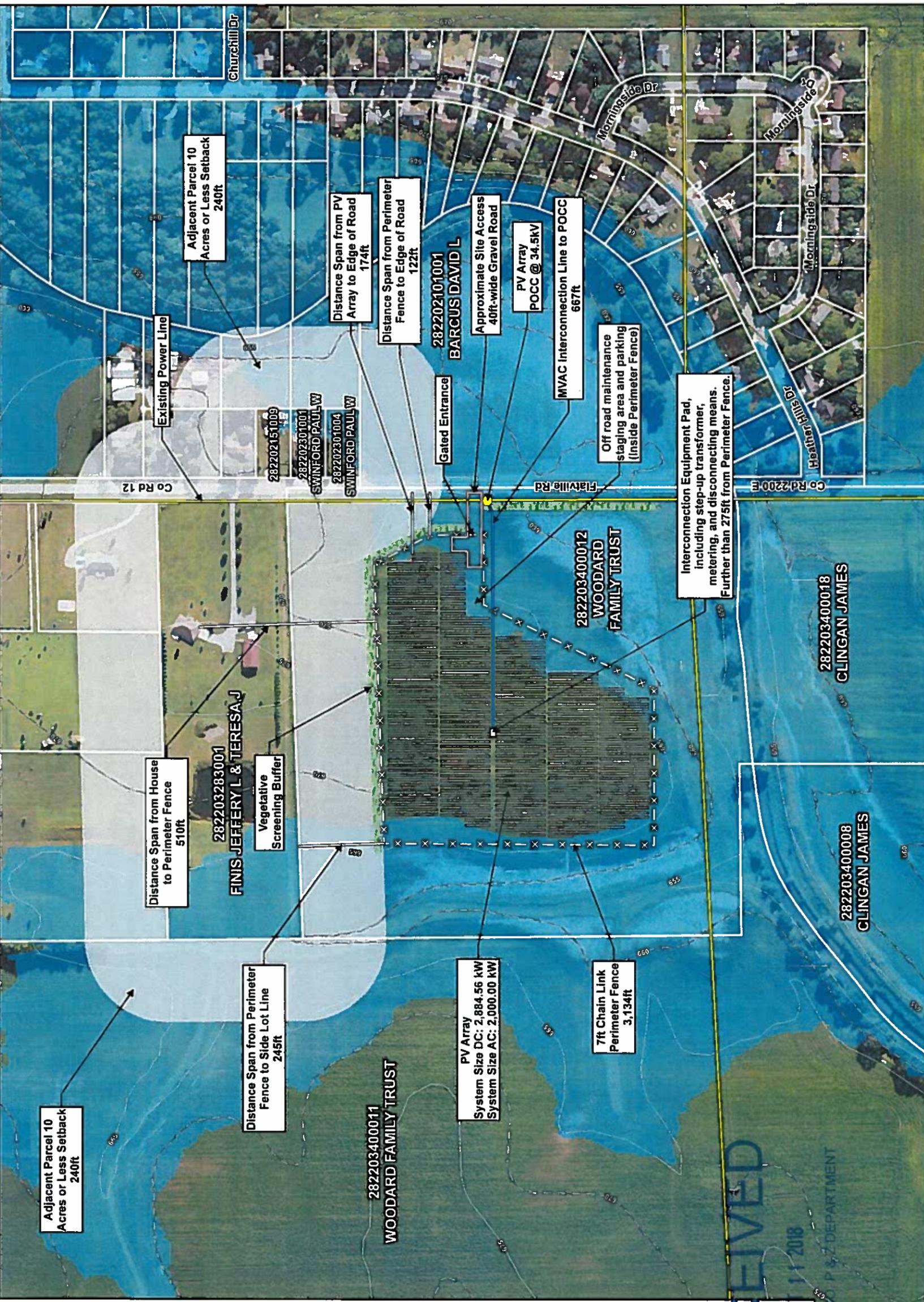
Case Maps show outdated solar farm fenced area.
Correct fenced area is shown in Attachment B: Approved Site Plan



Legend

- Solar Farm Fenced Area
- Subject Property
- Municipal Boundary
- Parcels

Champaign County
Department of
PLANNING & ZONING



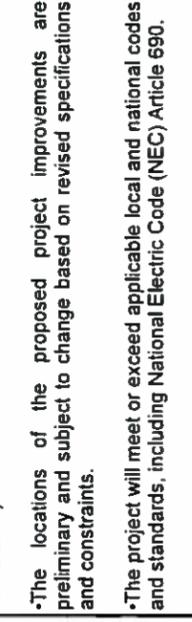
Acronyms

- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way

Legend

- Perimeter Fence
- PV Array Solar Panels
- Setback Area
- 100-Year Flood Zone
- PV Array POCC
- MVAC Interconnection Line to POCC
- Interconnection Equipment Pad
- Existing Power Line
- Site Access Gravel Road
- Parcel Boundary
- Distance Span
- Vegetative Screening Buffer
- 10ft Contour
- 5ft Contour

RECEIVED
 OCT 11 2018
 CHAMPAIGN COUNTY P&Z DEPARTMENT



Westwood
 Professional Services, Inc.
 (888) 837-4150 westwoodps.com

Woodard Trust - St Joseph West Solar Project
 St Joseph Township, Champaign County, Illinois

Proposed Site Plan
 EXHIBIT 2

Case 906-S-18

Findings of Fact as Approved by ZBA on October 25, 2018

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **906-S-18** held on **September 13, 2018, October 18, 2018, and October 25, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because:
 - 1) it helps to achieve the purposes of the State of Illinois Renewable Portfolio Standard, the purposes of the Champaign County Zoning Ordinance, and the relevant goals of the Champaign County Land Resource Management Plan, and 2) the site is located on one of only a relatively small number of tracts in the area that is within a reasonable distance of both the Ameren transmission lines and the substation, and 3) it will make a significant contribution toward the township and the County's tax base without destroying any significant amount of prime farmland.

2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: the roadway use agreement has been waived; there will be limited traffic during the course of construction, perhaps with a peak of 30 to 40 trucks along with employees' personal vehicles there might be 100 trips per day, which is equivalent to about 10 houses, so there will be a moderate amount of impact for a short period of time during construction; thereafter, there will be no significant traffic generated on the site at all.
 - b. Emergency services availability is **ADEQUATE** because: the use does not create any special hazards, and it will not be occupied, so there will be little need to provide emergency services to any persons on the site.
 - c. The Special Use **WILL** be compatible with adjacent uses because: it meets all of the ordinance requirements except for the two required waivers, and it will produce noise that is well below the Illinois Pollution Control Board noise standards or the standards in the Zoning Ordinance, and it will be screened from all current residences and from all future development to the west.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: there was testimony that the site owner is going to take care of mapping and the drainage tile itself, and we also heard testimony about the native grasses that are going to be planted and how they are going to limit the runoff from the solar farm field itself.
 - e. Public safety will be **ADEQUATE** because: it poses no special hazards; it will generate no significant traffic; it will be unoccupied; the petitioner testified that there will be training for emergency services; and they will maintain the necessary complaint hotline.
 - f. The provisions for parking will be **ADEQUATE** because: there is no parking required for the use, and the number of vehicles that will be there after construction is one or two at a time.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: it is located on a site that has the requisite access to transmission facilities; the site is also crossed by high tension line that would limit development of that portion of the site for any other purpose; and a large part of the site is located in the floodplain, which will prevent incompatible development from being built close to the solar farm.

- h. Existing public services **ARE** available to support the proposed SPECIAL USE without undue public expense because: the use will be unoccupied and poses no special hazards.
- i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: the use generates no traffic, requires no water or sewer service, and requires no specific drainage improvements.

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** conform to the applicable regulations and standards of the DISTRICT in which it is located because: given the approved waivers, the special use permit meets the requirements of the Zoning Ordinance in all respects.
- 3b. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.
- 4. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because: the planned development will not have anyone inhabiting it, and there are no other types of health or safety concerns relating to the development itself.
 - d. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located.
- 5. The requested Special Use **IS NOT** an existing nonconforming use.
- 6. Regarding necessary waivers of standard conditions:

Per Section 7.15 of the Champaign County ZBA Bylaws, “waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described”.

- A. Regarding Part A of the proposed waivers, for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet):
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public

health, safety, and welfare because: the preponderance of the CR Conservation Recreation district that falls within one-half mile of the site is currently in cultivation and does not provide wildlife habitat; it is also in the floodplain, which limits any future development for residential use; and the impacts of the development on the CR Conservation Recreation district will be necessarily less than many uses that are potentially permitted inside the CR Conservation Recreation district.

- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: alternate sites that have comparable access to the transmission facilities would be closer to existing residences and require other waivers.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the site is otherwise suited for the use; the potential financial benefits to the land owner and to the general public would be foregone without the waiver; and because a large part of the tract is in the floodplain with flood depths of four feet or more and is within an electric utility right-of-way, alternate development potentials on this site are limited, so the opportunity for the land owner to realize comparable gains without the waiver is limited.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the site was selected and the lease options acquired before the solar farm ordinance amendments were finalized.
- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: the location of the site could not be moved any farther from the CR Conservation Recreation district without moving into the floodplain.

B. Regarding Part B of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board:

- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the lease option was acquired prior to the finalization of the solar farm ordinance amendment, and the hearing dates and approval schedule for the County and the State of Illinois were not under the petitioner's control.

- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the project is subject to Illinois Power Authority acceptance, and the cost of preparing detailed plans would be wasted if the Illinois Power Authority did not accept the proposal.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the timing of the approval process was not under the control of the applicant.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: the condition assures compliance with the intent of the ordinance, and the timing allows for a more accurate estimate of decommissioning costs and a more well-developed site reclamation plan.

7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:***

- A. **The Site Plan received October 11, 2018, is the approved site plan for Case 906-S-18, except that vegetative screening shall be added to the west and south sides of the solar farm in addition to the screening shown on the October 11, 2018 Site Plan.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval and considers the needs of adjacent residents.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is required to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by the Environment and Land Use Committee is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **Vegetative screening on all sides of the solar farm, that has been approved by the Environment and Land Use Committee, is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

The Special Use Permit complies with Ordinance requirements and considers the needs of adjacent residents.

- G. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
3. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **The telephone number for the complaint hotline required by 6.1.5 S.**
6. **Any updates to the approved Site Plan from Case 906-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**
7. **A copy of a certification from the Illinois State Historic Preservation Office indicating that the Phase 1 archaeological reconnaissance survey required in**

the letter from ISHPO to David Dickson dated May 30, 2018, for the development area is complete and requires no further action by the applicant.

8. **A Floodplain Development Permit Application and any required information for it in addition to the Zoning Use Permit Application.**

The special conditions stated above are required to ensure the following:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**
 1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
 2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
 3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The special conditions stated above are required to ensure the following:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
 1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**

6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

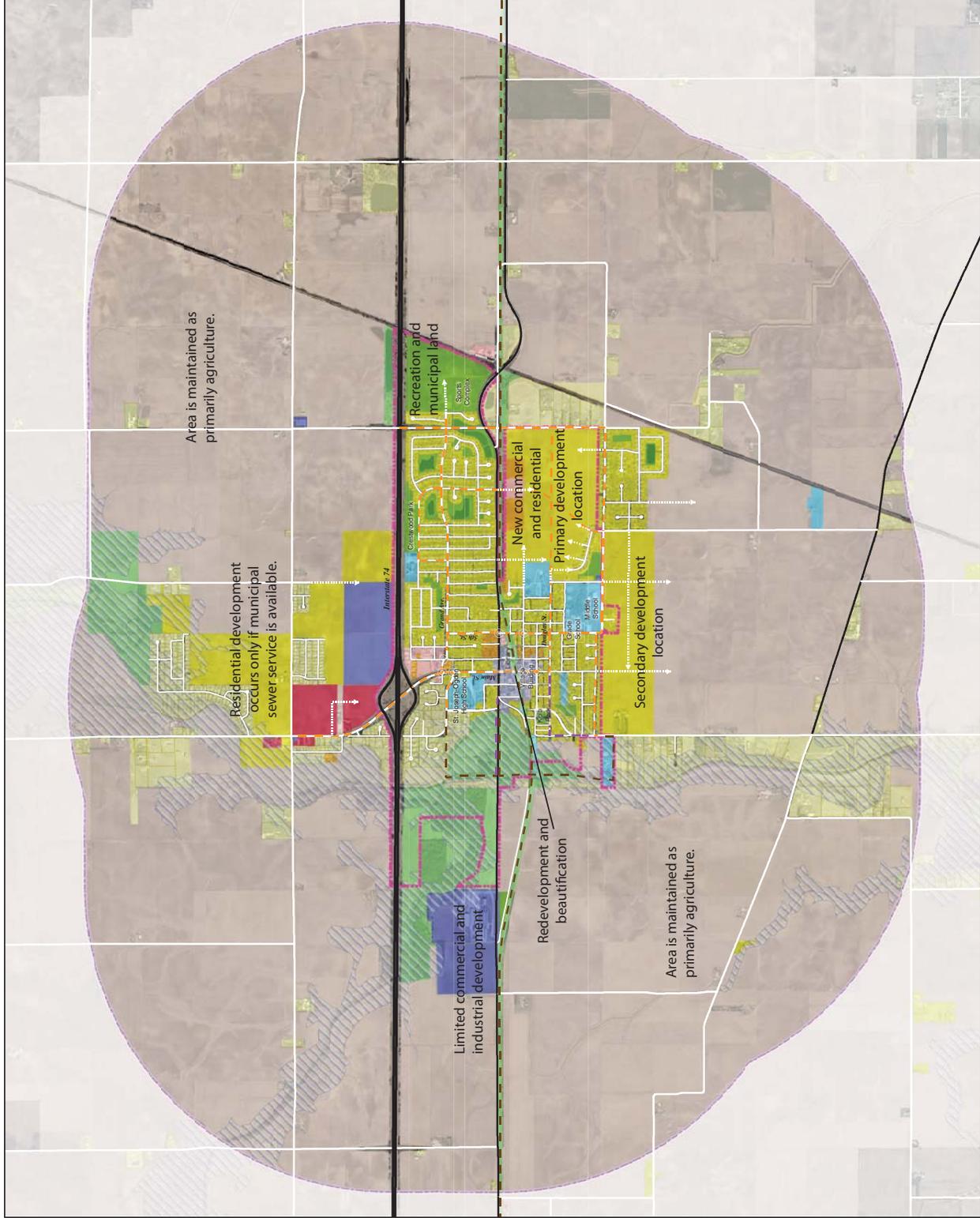
The special conditions stated above are required to ensure the following:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

Official Map Future Land Use

St. Joseph Comprehensive Plan

- Legend**
- Important Intersections
 - Street Extensions
 - Proposed Bike Route
 - Proposed Sidewalk Addition
 - Proposed Trail
 - Municipal Boundary
 - Draft Flood Hazard Area
- Future Land Use**
- Downtown
 - Regional Business
 - Community Business
 - Agricultural
 - Institutional
 - Industrial
 - Mixed Residential
 - Urban Residential
 - Suburban Residential
 - Natural Recreation
 - Neighborhood Recreation



CHAMPLAIN COUNTY
RPC
REGIONAL PLANNING COMMISSION

CHAMPLAIN COUNTY
GIS CONSORTIUM

0 0.25 0.5 1 Miles

Disclaimer:
This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.

To: **Environment and Land Use Committee**

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

Date: **November 2, 2018**

RE: **Case 907-S-18 PV Community Solar Farm**

Request: **A request by FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust, to authorize two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, including access road and wiring, in the AG-1 Agriculture Zoning District. The subject property is a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland at the southwest corner of CR 2350E and CR 1700N. The following waivers of standard conditions are necessary:**

Part A: A waiver for a distance of 338 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part B: A waiver for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5 B.(2) of the Zoning Ordinance.

Part C: Not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part D: Not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.

BACKGROUND

At the November 1, 2018 public hearing, the ZBA recommended Case 907-S-18 for approval with 4 votes in favor and 3 votes opposed. A summary of public testimony from the October 18, 2018, and October 25, 2018, hearings can be found below.

The petitioner applied for a Special Use Permit to construct two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW, on the west side of CR 2350E on a 153.23-acre property. The “St. Joseph Woodard Solar Project - East” is proposed to have 16,968 solar modules and 32 125kW inverters surrounded by a 7 feet tall wire fence with a security gate. Access would be from CR 2350E via a 20-foot wide gravel access road.

The Illinois Future Energy Jobs Act (FEJA) went into effect on June 1, 2017. Solar farm developers have been establishing lease options with area landowners since that time. The owners of the subject property signed a Memorandum of Option to Ground Lease Agreement with Forefront Power LLC on May 28, 2018.

REQUIRED WAIVERS

This case started with additional waivers, but the petitioner considered input from the public, the Village of St. Joseph, P&Z Staff, and the Board, and revised their Site Plan so that they would no longer be necessary. The information below relates to the two remaining waivers.

Waiver Part A is for a distance of 338 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B.(2) of the Zoning Ordinance.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part A: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the site is located on the other side of Interstate 74, so the nearest developed part of the Village of St. Joseph is actually 725 feet away, and the use will not hamper growth of the Village because developing north of Interstate 74 will require upgrading the sewage treatment plant and extending the sanitary sewer, most likely in the vicinity of CR 2200E, which is 1.25 miles from the site.”

Waiver Part B is for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA, per Section 6.1.5 B.(2) of the Zoning Ordinance. This waiver was added because the subject property falls inside the CUGA, which is defined in the Land Resource Management Plan as unincorporated land within the County that meets one of the following criteria:

- land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so).
- land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so); or
- land surrounded by incorporated land or other urban land within the County.

Based on this definition, it appears that the Village of St. Joseph has an expectation of annexing this property and providing sewer service in the near to mid-term.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the St. Joseph CUGA was defined before St. Joseph adopted its most recent comprehensive plan, which designates the site for agricultural use; further, the CUGA was defined in absence of any specific plan for extending sanitary sewers to the north of the interstate.”

Waiver Part C is for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3. The petitioner provided basic estimates for decommissioning in the application received August 24, 2018, but it does not include all the required information. Zoning Administrator John Hall added Special Condition E that requires the Plan and estimates to be approved by ELUC rather than during the ZBA Special Use Permit hearing because the final details of the solar farm will not be complete until the construction permit process, and providing estimates earlier than that would reflect incomplete and perhaps incorrect information.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.”

Waiver Part D is for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. No information has been provided regarding how St. Joseph Township intends to proceed with this requirement. Special Condition F has been added and states that ELUC can approve the Agreement.

- At the October 25, 2018 meeting, ZBA members made the following statements in the Finding of Fact regarding Waiver Part B: “The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: an agreement is required by special condition to be submitted prior to approval of the Zoning Use Permit application.”

PUBLIC COMMENTS FROM OCTOBER 18 AND OCTOBER 25, 2018 ZBA MEETINGS

A summary of public testimony from October 18, 2018, has been added to the revised Summary of Evidence dated October 25, 2018, under Item 8. I.(3) as follows:

- (3) The following testimony was received at the October 18, 2018 ZBA meeting:
 - a. Tami Fruhling-Voges, Mayor of the Village of St. Joseph, who lives at 407 North Third Street in St. Joseph, testified as follows regarding both Cases 906-S-18 and 907-S-18:
 - (a) She would appreciate more and better communications with solar farm petitioners within one and one-half miles of the Village.
 - (b) She said that she would like to see a buffer on all sides of a solar farm within one and one-half miles of the Village.
 - (c) She said that the Village considers the flood zone to be more suitable for a conservation area because any kind of obstruction to flooding will be a problem.
 - (d) She would appreciate if the Village had more of a voice in what kind of development is approved by the County within one and one-half miles of the Village.

There were no additional comments regarding Case 907-S-18 at the October 25, 2018 ZBA meeting.

NOISE CONCERNS AND ANALYSIS DONE BY P&Z STAFF

Noise generated by the solar farm inverters has been a concern since development of the solar farm text amendment and continues to be a concern for every solar farm case. For case 906-S-18, the following information was introduced at the hearing on October 18, 2018, and included under Item 13 in the Summary of Evidence dated October 18, 2018:

- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- a. Subparagraph 6.1.5 I.(1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
 - (a) A Special Use Permit application for a Community PV Solar Farm does not require a noise level analysis unless the Board requires one.
 - (b) Distances from adjacent residences were provided in the proposed Site Plan received August 24, 2018.
 - (c) A statement regarding noise was provided in the application received August 24, 2018: “According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FFP IL Community Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence.”
 - (d) In an email received August 31, 2018, David Dickson provided the following technical specifications:
 - i. The proposed inverter is the Sungrow SG125HV; this project will require 32 of these string inverters.
 - (e) P&Z Staff requested noise level information from Sungrow for the SG125HV inverter. In an email received August 31, 2018, Richard Wang attached a “SG125HV Noise Level Test Report” which provided the following information:
 - i. The noise test was completed in the shielding room at the Sungrow Testing Center. One meter from the inverter, test noise levels were the following:
 - (i) Bottom of inverter: 61.6 dB
 - (ii) Left side of inverter: 56.9 dB
 - (iii) Top of inverter: 53.7 dB
 - (iv) Right side of inverter: 53.2 dB
 - (v) Background noise: 31.1 dB

- ii. P&Z Staff requested any available information on noise levels for 32 inverters combined, but no information was provided.
- (f) In an email received August 31, 2018, Michael Borkowski of Community Power Group LLC shared a video resource by Michael van Biezen, a physics professor at Loyola Marymount University, referring to calculating sound levels from multiple noise sources combined.
- i. The video showed that doubling the number of sources (in this case, inverters) resulted in an increase of 3 dB.
 - ii. The proposed Woodard Trust St. Joseph East project proposes 32 inverters, which would double the inverter noise levels cited by Sungrow five times over. Using the highest noise level provided by Sungrow, 61.6 dB at 1 meter, P&Z Staff determined that 32 inverters would create 76.6 dB at 1 meter.
 - iii. P&Z Staff utilized an online tool during the solar farm text amendment process for Case 895-AT-18 to calculate noise levels at a series of distances from one inverter. Using this online tool, which can be found at <http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>, P&Z Staff estimated the following noise levels for the proposed inverters:
 - (i) At a separation of 515 feet from the inverter (the minimum required without a waiver by the Solar Farm text amendment approved by the County Board on August 23, 2018), the noise level for the 32 inverters would be 32.7 dB.
 - (ii) At a separation of 1,256 feet from the inverter (the closest residence on a lot less than 10 acres to the inverter in the proposed solar farm), the noise level for the 32 inverters would be 24.9 dB.
 - (iii) At the closest property line to the inverters, which is approximately 480 feet to the east, the noise level for the 32 inverters would be 33.2 dB. The 1-acre lot to the east does not have any buildings on it.
 - (iv) P&Z Staff estimates are not as accurate as an actual noise study.
- (g) The revised Site Plan received October 11, 2018, shows that the equipment pad has been moved north and west such that it is at least 275 feet from the fence on all sides. Using the same online tool, staff-estimated noise levels have been revised:
- i. At a separation of 1,575 feet between the inverter and the closest residence on a lot less than 10 acres, the noise level for the 32 inverters would be 23.0 dB.
 - ii. At the closest property line to the inverters, which is the 1-acre vacant lot approximately 665 feet to the southeast, the noise level for the 32 inverters would be 30.5 dB.

SPECIAL CONDITIONS APPROVED BY ZBA ON OCTOBER 25, 2018

- A. **The Site Plan received October 11, 2018, is the approved site plan for Case 907-S-18, except that vegetative screening shall be added to the west side of the solar farm in addition to the screening shown on the October 11, 2018 Site Plan.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval and considers potential future development adjacent to the solar farm.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary to ensure the following:

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:
1. Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.
 2. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.
 3. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
 4. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).
 5. A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.
 6. The telephone number for the complaint hotline required by 6.1.5 S.
 7. Any updates to the approved Site Plan from Case 907-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:
1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.
 2. As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.

3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
 1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
 6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
 7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

ATTACHMENTS

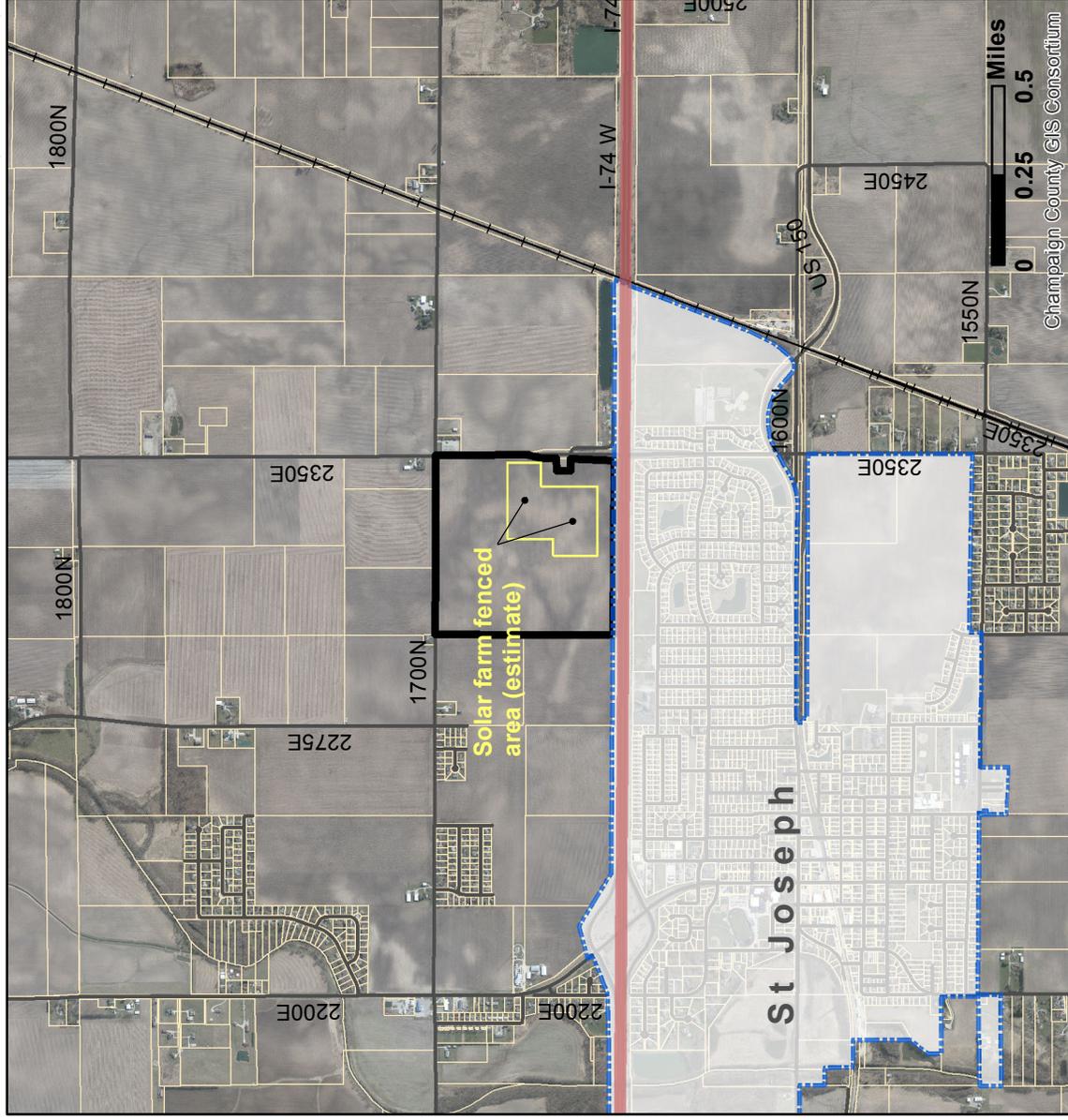
- A Case Maps (Location Map, Land Use, and Zoning)
- B Approved Site Plan received October 11, 2018
- C Case 907-S-18 Findings of Fact approved October 25, 2018
- D Future Land Use Map from the Village of St. Joseph Comprehensive Plan adopted April 23, 2013

Location Map

Case 907-S-18

September 13, 2018

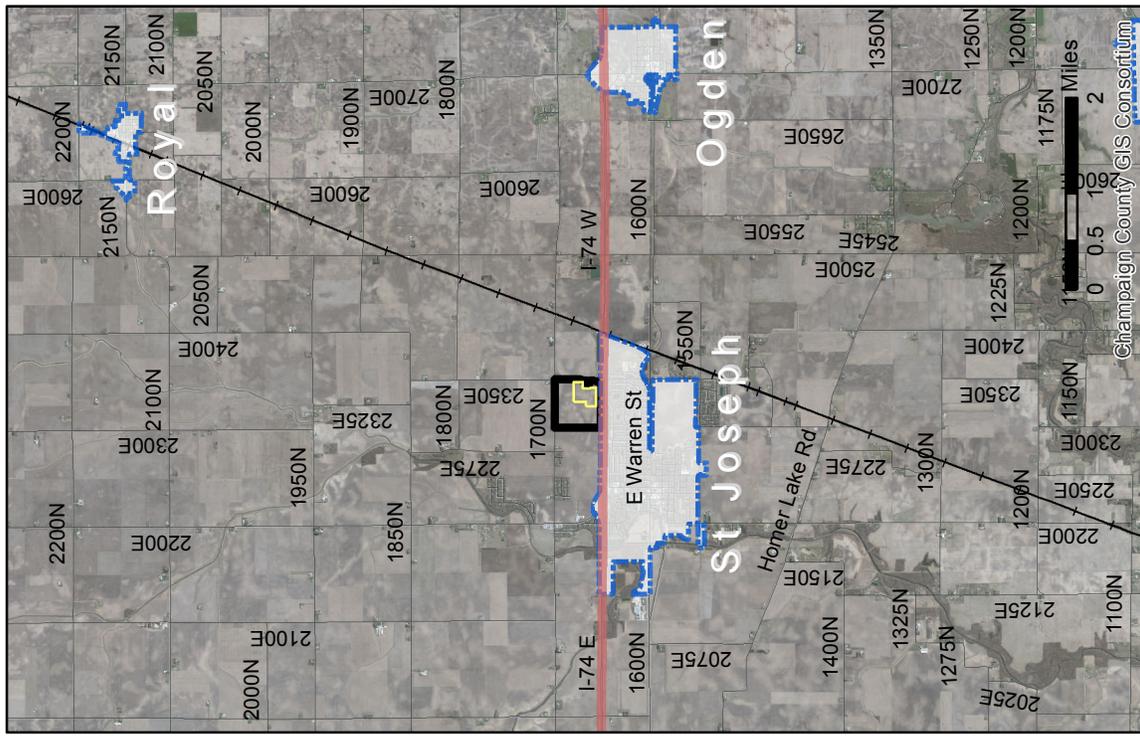
Subject Property



Legend

-  Subject Property
-  Fenced Area
-  Parcels
-  Municipal Boundary
-  Streets
-  Interstate
-  Railroad

Property location in Champaign County



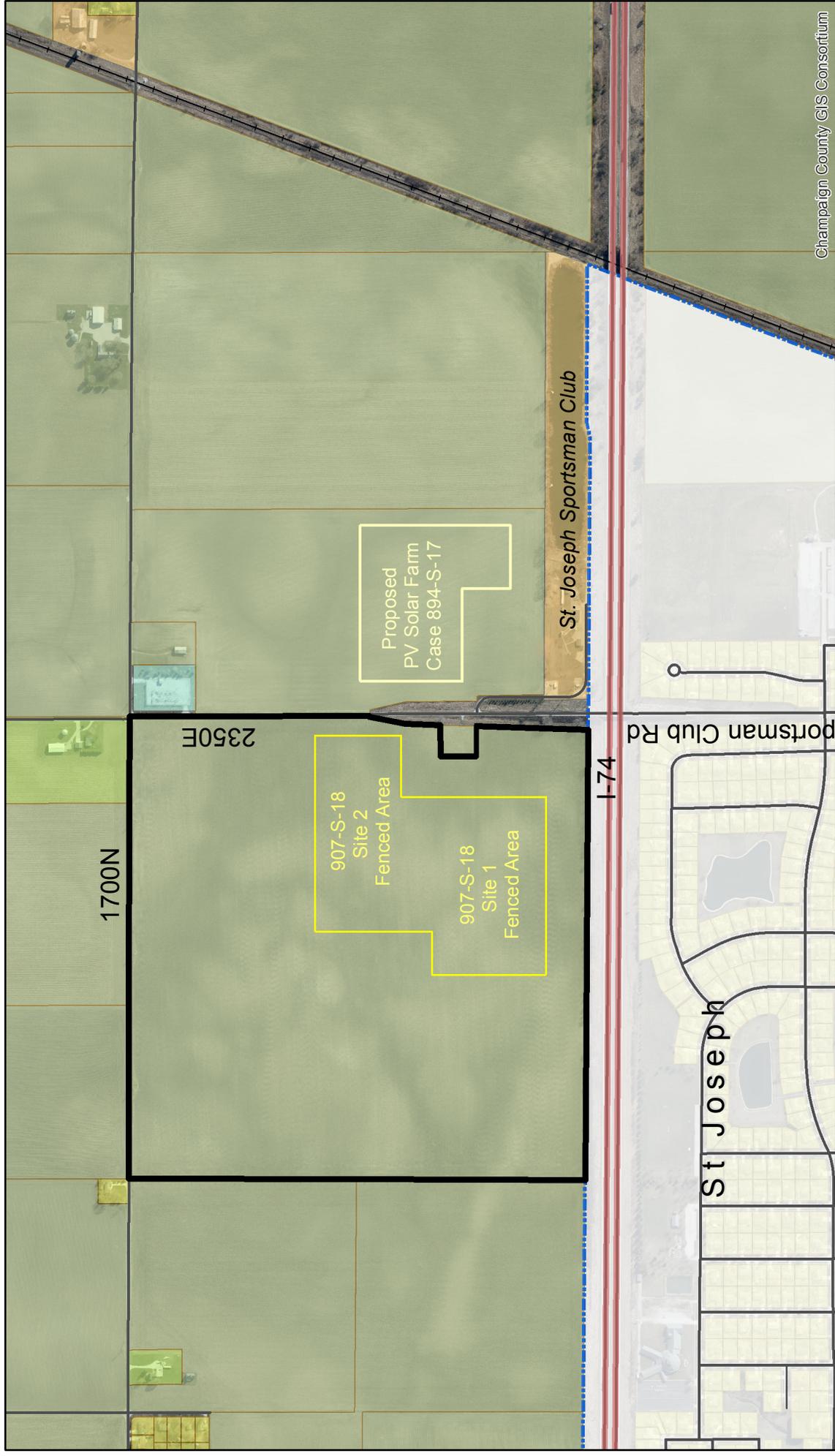
Champaign County
Department of
**PLANNING &
ZONING**

Champaign County GIS Consortium

Land Use Map

Case 907-S-18

September 13, 2018



Legend

Fenced Area Case 907-S-18

Subject Property

Streets

Municipal Boundary

Railroad

Residential

Agriculture

Ag-Residential

Commercial

Utility

0 200 400 800 Feet

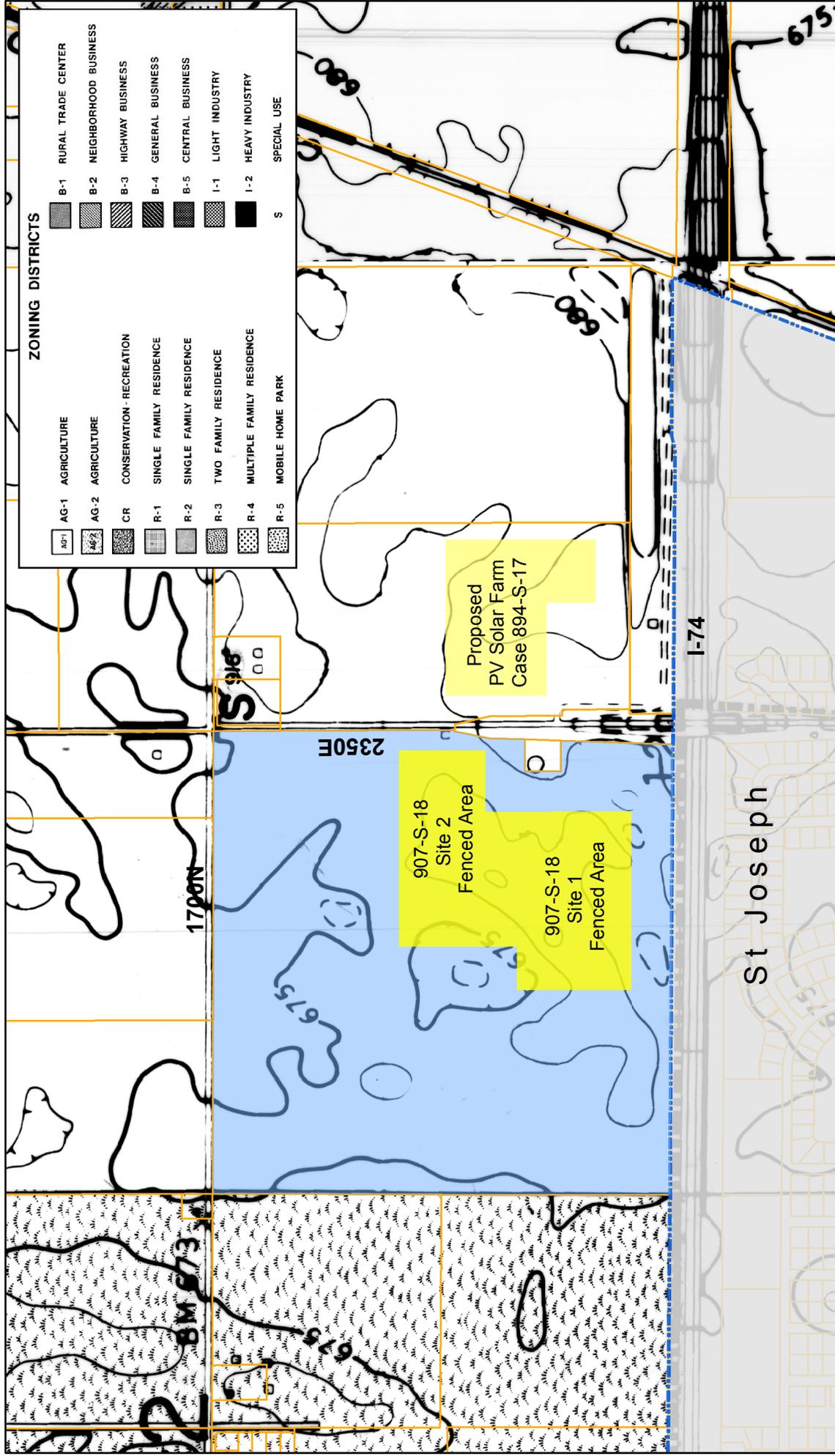


Champaign County
Department of
PLANNING &
ZONING

Champaign County GIS Consortium

Zoning Map

Case 907-S-18
September 13, 2018



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
- Municipal Boundary

Champaign County Department of **PLANNING & ZONING**

Scale: 0 200 400 800 Feet

North Arrow

General Notes:

- Project size: 2MW-AC, 2.884MW-DC for each site. 4MW-AC total.
- Project location: The subject parcel PIN is 282212100001. The project is located in the northwest quarter of T19N R10E S12.
- Parcel address: 1699-1653 County Road 2350 East St Joseph, Champaign County, Illinois
- Parcel owner: Beatrice H. Woodrad, Trustee
- Parcel area: 157.22 Acres
- Project area: 31.66 Acres
- Current land use and zone: Agricultural District, Zone AG-1
- PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 19.44ft.
- Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.
- No lighting is proposed for the project.
- A landscape screening/buffering is proposed for the project to conform with the county requirements. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and it will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.
- The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 17019C0475D (effective on 10/02/2013).
- The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.
- The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.
- Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

Acronyms

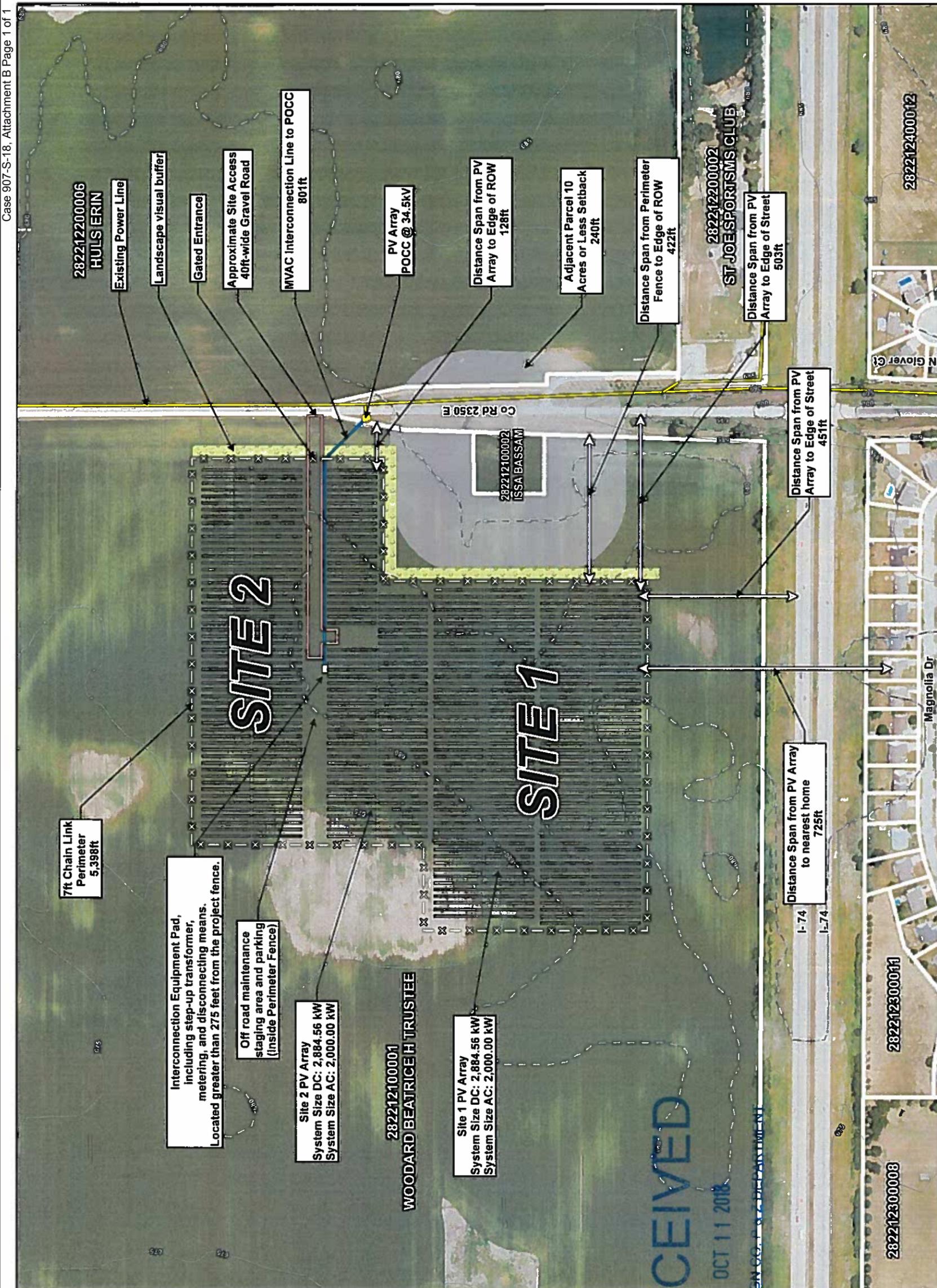
- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way

Legend

- Perimeter Fence
- PV Array Solar Panels
- Road or Parcel Setback Area
- PV Array POCC
- MVAC Interconnection Line to POCC
- Interconnection Equipment Pad
- Existing Power Line
- Site Access Gravel Road
- Parcel Boundary
- Distance Span
- 10ft Contour
- 5ft Contour
- Landscape Visual Buffer

Data Sources: Westwood (2018); Illinois USFP Imagery (Acquired 2018); Census Bureau (2017); Champaign County GIS Consortium (2018).

Map Document: N:\0015274\00GIS\F_S\E_1_SitePlan_181011.mxd 10/11/2018 10:25:18 AM rdevr/ho



Woodard Trust - St Joseph East Solar Project
 St Joseph Township, Champaign County, Illinois

Proposed Site Plan
 EXHIBIT 2

Westwood
 1888 907-6150 westwoodps.com
 Westwood Professional Services, Inc.

Case 907-S-18

Findings of Fact as Approved by ZBA on October 25, 2018

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **907-S-18** held on **September 13, 2018, October 18, 2018, and October 25, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because:
 - 1) it helps to achieve the purposes of the State of Illinois Renewable Portfolio Standard, the purposes of the Champaign County Zoning Ordinance, and the relevant goals of the Champaign County Land Resource Management Plan, and 2) the site is located on one of only a relatively small number of tracts in the area that is within a reasonable distance of both the Ameren transmission lines and the substation, and 3) it will make a significant contribution toward the township and the County's tax base without destroying any significant amount of prime farmland.

2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: the roadway use agreement has been waived; there will be limited traffic during the course of construction, perhaps with a peak of 30 to 40 trucks along with employees' personal vehicles there might be 100 trips per day, which is equivalent to about 10 houses, so there will be a moderate amount of impact for a short period of time during construction; thereafter, there will be no significant traffic generated on the site at all.
 - b. Emergency services availability is **ADEQUATE** because: the use does not create any special hazards, and it will not be occupied, so there will be little need to provide emergency services to any persons on the site.
 - c. The Special Use **WILL** be compatible with adjacent uses because: it meets all of the ordinance requirements except for the two required waivers; it will produce noise that is well below the Illinois Pollution Control Board noise standards or the standards in the Zoning Ordinance; it will be screened from all current residences and from all future development to the west; the site is designated for agricultural use in the St. Joseph Comprehensive Plan; it is located across interstate 74 from the nearest residence; and it is bordered on the east by an approved solar farm and by the Sportsman Club, which is a noise generator along with the interstate highway.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: there was testimony that the site owner is going to take care of mapping and the drainage tile itself, and we also heard testimony about the native grasses that are going to be planted and how they are going to limit the runoff from the solar farm field itself.
 - e. Public safety will be **ADEQUATE** because: it poses no special hazards; it will generate no significant traffic; it will be unoccupied; the petitioner testified that there will be training for emergency services; and they will maintain the necessary complaint hotline.
 - f. The provisions for parking will be **ADEQUATE** because: there is no parking required for the use, and the number of vehicles that will be there after construction is one or two at a time.
 - g. The property **IS WELL SUITED OVERALL** for the proposed improvements because: it is one of a relatively few sites that have appropriate access to the transmission facilities; while it is close to the Village of St. Joseph to the south, development from the Village will

most likely approach from the west and will require upgrades to both the Village of St. Joseph's sanitary sewer treatment plant and an extension to the sanitary sewer under the interstate highway, which is most likely to occur in the vicinity of CR 2200E, and the site is 1.25 miles from that site; and it is bordered on the east by an approved solar farm and by the Sportsman Club.

- h. Existing public services **ARE** available to support the proposed SPECIAL USE without undue public expense because: the use will be unoccupied and poses no special hazards.
- i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: the use generates no traffic, requires no water or sewer service, and requires no specific drainage improvements.

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** conform to the applicable regulations and standards of the DISTRICT in which it is located because: given the approved waivers, the special use permit meets the requirements of the Zoning Ordinance in all respects.
- 3b. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.
- 4. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
 - d. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located.
- 5. The requested Special Use **IS NOT** an existing nonconforming use.
- 6. Regarding necessary waivers of standard conditions:

Per Section 7.15 of the Champaign County ZBA Bylaws, "waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described".

- A. Regarding Part A of the proposed waivers, for a distance of 338 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM:

- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the site is located on the other side of Interstate 74, so the nearest developed part of the Village of St. Joseph is actually 725 feet away, and the use will not hamper growth of the Village because developing north of Interstate 74 will require upgrading the sewage treatment plant and extending the sanitary sewer, most likely in the vicinity of CR 2200E, which is 1.25 miles from the site.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: other tracts of land with comparable access to the transmission infrastructure are closer to areas that we can reasonably anticipate will be part of St. Joseph's future growth.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: failure to grant the waiver would make the project impractical and would forego the financial benefits to the landowner and to the public.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the sites that have access to the transmission facilities are limited, and because the lease options for the site were entered into before the solar farm amendment was finalized.
 - (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: any other parcel of land would be closer to residential property, requiring more waivers.
- B. Regarding Part B of the proposed waivers, for locating a PV SOLAR FARM within the Contiguous Urban Growth Area (CUGA) in lieu of outside the CUGA:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the St. Joseph CUGA was defined before St. Joseph adopted its most recent comprehensive plan, which designates the site for agricultural use; further, the CUGA was defined in absence of any specific plan for extending sanitary sewers to the north of the interstate.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: other tracts of land with comparable access to the transmission infrastructure are closer to areas that we can reasonably anticipate will be part of St. Joseph's future growth.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: failure to grant the waiver would make the project impractical and would forego the financial benefits to the landowner and to the public.

- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the sites that have access to the transmission facilities are limited, and because the lease options for the site were entered into before the solar farm amendment was finalized.
- (5) The requested waiver **IS** the minimum variation that will make possible the reasonable use of the land/structure because: any site that had the requisite access to the transmission facilities that was not within the limits of the CUGA would likely be closer to existing residences and lacking the beneficial features that this site has.
- C. Regarding Part C of the proposed waivers, for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: it allows for the Decommissioning Plan to account for any minor adjustments in the final Site Plan or engineering of the facility.
- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the lease option was acquired prior to the finalization of the solar farm ordinance amendment, and the hearing dates and approval schedule for the County and the State of Illinois were not under the petitioner's control.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: the project is subject to Illinois Power Authority acceptance, and the cost of preparing detailed plans would be wasted if the Illinois Power Authority did not accept the proposal.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the timing of the approval process was not under the control of the applicant.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: the condition assures compliance with the intent of the ordinance, and the timing allows for a more accurate estimate of decommissioning costs and a more well-developed site reclamation plan.
- D. Regarding Part D of the proposed waivers, for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board:
- (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: an agreement is required by special condition to be submitted prior to approval of the Zoning Use Permit application.

- (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the petitioner made a good faith effort to enter into the agreement, and due to conditions outside their control, it was impossible to complete it by this date.
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: failure to grant the waiver would likely result in making it impossible to proceed with the project because the time schedule for approval could not be met.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the timing of reaching an agreement was not fully in the control of the applicant, and because the lease option was established before the adoption of the solar farm ordinance amendments.
- (5) The requested waiver, **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: given the County’s meeting schedule, it is the only practical approach.

7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:***

- A. **The Site Plan received October 11, 2018, is the approved site plan for Case 907-S-18, except that vegetative screening shall be added to the west side of the solar farm in addition to the screening shown on the October 11, 2018 Site Plan.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval and considers potential future development adjacent to the solar farm.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. **A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- F. **A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.**

The above special condition is necessary to ensure the following:

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- G. **The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
3. **A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.**

6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan from Case 907-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. **A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:**
1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
 2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
 3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

- I. **The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:**
1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
 2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
 3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
 4. **Maintain a current general liability policy as required by 6.1.5 O.**
 5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
 6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**

7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

Official Map Future Land Use

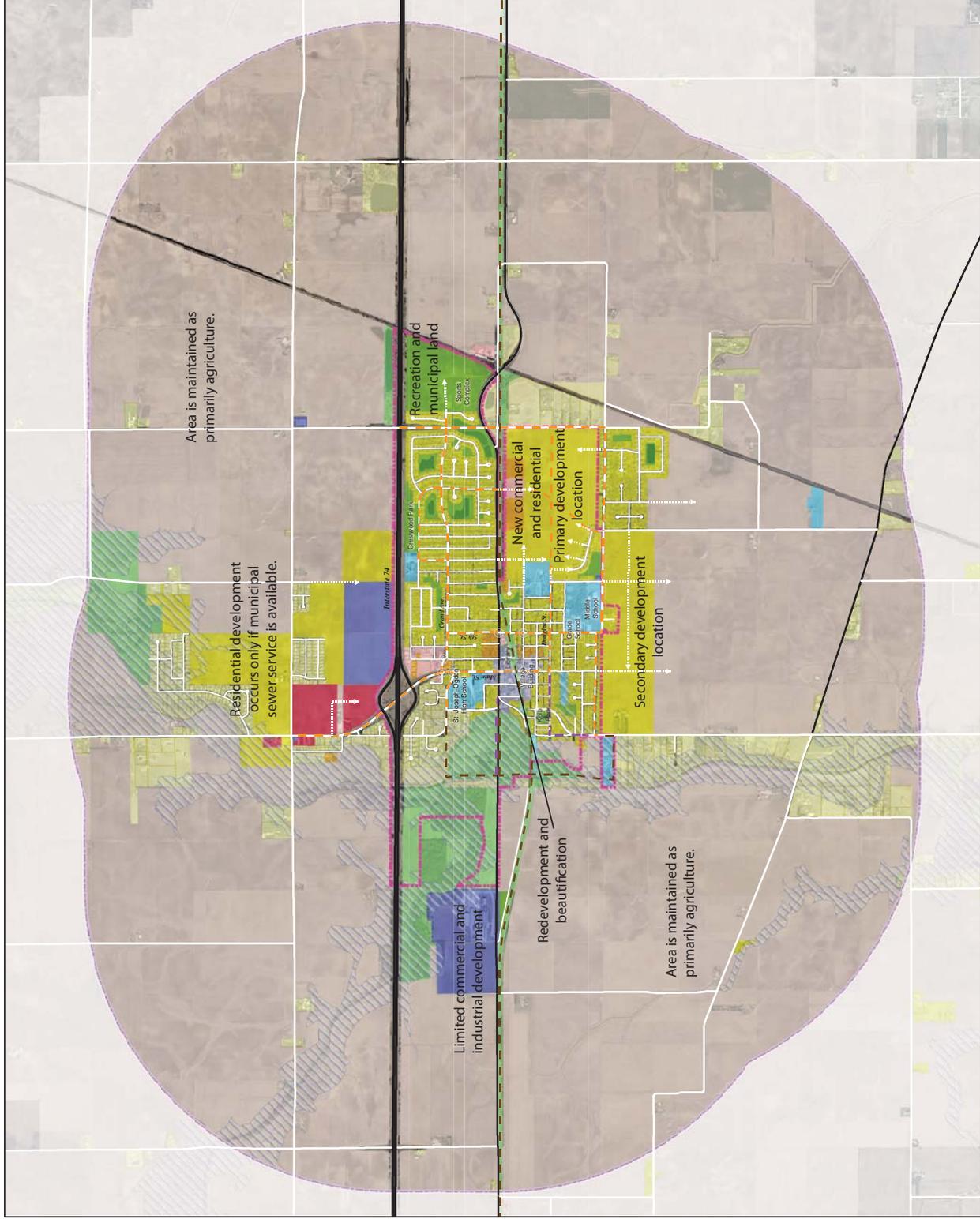
St. Joseph Comprehensive Plan

Legend

- Important Intersections
- Street Extensions
- Proposed Bike Route
- Proposed Sidewalk Addition
- Proposed Trail
- Municipal Boundary
- Draft Flood Hazard Area

Future Land Use

- Downtown
- Regional Business
- Community Business
- Agricultural
- Institutional
- Industrial
- Mixed Residential
- Urban Residential
- Suburban Residential
- Natural Recreation
- Neighborhood Recreation



CHAMPLAIN COUNTY
rpc
REGIONAL PLANNING COMMISSION

CHAMPLAIN COUNTY
GIS CONSORTIUM

0 0.25 0.5 1 Miles

Disclaimer:
This map is for study purposes only. The information contained on the map is not guaranteed accurate and should not be used for legal purposes.

Champaign County
Department of



Brookens Administrative
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1776 E. Washington Street
Urbana, Illinois 61802

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To: **Environment and Land Use Committee**

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

Date: **November 2, 2018**

RE: **Grant Application to Illinois Housing Development Authority
Abandoned Residential Property Municipal Relief Program**

Request: **Recommend grant submittal to County Board**

BACKGROUND

On October 19, 2018, the Illinois Housing Development Authority (IUDA) announced that it is requesting applications for Round 4 of their Abandoned Property Program for the maintenance and demolition of abandoned residential properties. In 2017, Champaign County applied for \$88,523 and received \$40,000 during Round 3. Eligibility requirements for properties and activities under this program are outlined by the [Program Rules](#), which can be found at IHDA's Revitalization and Repair Programs website (www.ihda.org/my-community/revitalization-programs).

The minimum grant request is \$20,000 and the maximum amount is \$75,000 with no local match requirement. This grant can only be used for the actual costs of maintenance and demolition and cannot be used for staffing and administrative costs. The grant operates on a reimbursement basis. The grant is not disbursed up front. Reimbursements will not occur before the third quarter (January 1) of the State fiscal year.

This grant can reimburse for previous eligible costs incurred on or after January 1, 2017, and can pay any other demolition and maintenance costs for up to two years; those costs must be outlined in the grant application. Staff have identified over \$75,000 in previous and potential future costs for Round 4.

Applications must be received by December 21, 2018. The application will have to be approved by the County Board at their meeting on November 20, 2018, to meet that deadline.

RECOMMENDED GRANT APPLICATION AMOUNT AND ACTIVITIES

The recommended total grant request is **\$75,000** for a total of **five properties**. If demolitions cost less than estimated, there is no penalty for not spending the entire grant.

P&Z Staff propose activities on the following properties for this application:

- 306 Ferguson Street, Foosland – estimated cost is \$4,400 for fencing. The demolition costs will be reimbursed from Round 3 funds.
- 404 South Dodson, Urbana – estimated cost is \$18,600 for fencing and demolition
- 300 Third Street, Foosland – estimated cost is \$17,800 for fencing and demolition
- 207 Main Street, Foosland – estimated cost is \$25,425 for fencing and demolition costs

**Grant Application to Illinois Housing Development Authority Abandoned Residential Property
Municipal Relief Program**

- 103 Paul Avenue, Champaign – \$3,215 toward fencing the abandoned manufactured home; estimates for fencing and demolition are pending
- Cut weeds/grass at abandoned properties that are not yet disposed of (per summer months that grant is good for) - \$2,360
- Maintain fencing around abandoned properties that are not yet disposed of - \$3,200

DEMOLITIONS MUST BE COORDINATED WITH REVENUE AND REIMBURSEMENT

The grant reimburses the cost of activities, so each demolition will have to be paid for and then the County must wait for reimbursement. The timing of demolition contracts will have to be carefully coordinated with reimbursements to ensure there are adequate funds for each demolition. Sale of existing County properties at 2603 Campbell Drive, 1101 Carroll Avenue, and 504 South Dodson Drive may also provide funds for demolition. The State’s Attorney’s Office is also having success at securing fines for some recent enforcement cases; provided that the County actually collects those fines, that would also help.

Again, if Champaign County cannot afford to do all of the proposed demolitions, there is no penalty for not spending the entire grant.

DANGEROUS STRUCTURES NOT INCLUDED IN THE GRANT REQUEST

The proposed grant request does not include all dangerous residential structures that are currently identified in Champaign County. The following dangerous structures have not been included in the grant request:

- Properties at 1208 North Eastern, Urbana; 210½ Brady Lane, Urbana; and 205 Main Street, Penfield have all been acquired by new owners and it is hoped that those new owners will correct those structures.
- Property at 106 Paul Avenue, Champaign; final verification on this being a dangerous structure is pending.
- The four contiguous properties on Brownfield Road and Johnson Lane in Urbana Township were sold in March 2018. The new owner was sent a letter on June 28, 2018, informing him that there were dangerous structures on the properties, in addition to garbage and debris. The new owner was given one (1) year in which to demolish the dangerous structures and remove and properly dispose of all garbage, debris and demolition debris before a new enforcement case is initiated.

MONTHLY REPORT for JULY 2018¹

Champaign County
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Seven zoning cases were filed in July and three were filed in July 2017. 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 five cases were completed. One ZBA meeting was held in July 2017 and two cases were withdrawn. The average number of cases completed in July in the preceding five years was 2.0.

By the end of July there were 17 cases pending. By the end of July 2017 there were 14 cases pending.

Table 1. Zoning Case Activity in July 2018 & July 2017

Type of Case	July 2018 1 ZBA meeting		July 2017 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	6	3	1	1**
SFHA Variance	0	0	1	0
Special Use	1	2	1	1**
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	7	5	3	2
Total cases filed (fiscal year)	27 cases		16 cases	
Total cases completed (fiscal year)	20 cases		19 cases	
Cases pending*	17 cases		14 cases	
* Cases pending includes all cases continued and new cases filed				
** Two related cases were withdrawn in July 2017				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 76.2% or the equivalent of 4.6 full time staff members (of the 6 authorized) present on average for each of the 21 work days in July.

Subdivisions

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

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:

- 13 permits for 11 structures were approved in July compared to 9 permits for 7 structures in July 2017. The five-year average for permits in July in the preceding five years was 15.6.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 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, and August 2013).
- 3.0 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$1,327,838 was the reported value for the permits in July compared to a total of \$1,145,262 in July 2017. The five-year average reported value for authorized construction in July was \$1,881,723.
- 28 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2018, February 2018, January 2018, October 2017, September 2017, 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, and August 2013).
- \$2,012 in fees were collected in July compared to a total of \$2,164 in July 2017. The five-year average for fees collected in July was \$3,657.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2018, February 2018, January 2018, December 2017, October 2017, 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, and August 2013).

Planning & Zoning Monthly Report
JULY 2018

Table 2. Zoning Use Permits Approved in July 2018

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				2	0	630,000
Other	4	0	917,838	12	0	1,238,801
SINGLE FAMILY Resid.:						
New - Site Built				15	10,862	4,275,819
Manufactured				1	189	70,000
Additions	2	514	161,000	17	3,701	1,267,957
Accessory to Resid.	5	1,367	249,000	17	4,437	596,623
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	1	33	0	2	33	0
Neighborhood				6	0	0
COMMERCIAL: New						
Other				1	145	2,000
INDUSTRIAL: New						
Other				1	553	2,402,400
OTHER USES: New						
Other				3	2,151	1,645,638
SIGNS				1	222	2,295
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	98	0	15	1,145	92,700
TOTAL APPROVED	13/11	\$2,012	\$1,327,838	93/70	\$23,438	\$12,224,233

*13 permits were issued for 11 structures in July 2018; 13 permits require inspection and Compl. Certif.

◇ 93 permits have been issued for 70 structures since 1/1/18

NOTE: Home occupations and Other permits (change of use, temporary use) total 23 since 1/1/18, (this number is not included in the total number of structures).

There were 19 Zoning Use Permit Apps. *received* in July 2018 and 11 were *approved*.

2 Zoning Use Permit App.s *approved* in July 2018 had been *received* in prior months.

Planning & Zoning Monthly Report
JULY 2018

- There were also 7 lot split inquiries and 305 other zoning inquiries in July.
- Minutes were begun for two ZBA meetings.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2018

	July 2018	2018 to date
Zoning Cases. Approved by the ZBA, a Zoning Case July authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	1.0 acres ³	1.00 acres
Subdivision Plat Approvals. 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 ¹	0.0 acres	2.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. 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	2.25 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	1.0 acres	5.25 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals. 3. Zoning Case 905-AM-18 was approved by the County Board on July 19, 2018.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in July.
- No zoning compliance certificates were issued in July so the total of 45 remains for the year. The 2018 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 2018 and can be summarized as follows:

- 6 new complaints were received in July compared to 5 new complaint received in July 2017. No complaint was referred to another agency in July and no complaint was referred to another agency in July 2017.
- 36 enforcement inspections were conducted in July compared to 51 inspections in July 2017. None of the July inspections were for new complaints.
- No contact was made prior to written notification in July and none was made in July 2017.
- 36 investigation inquiries were made in July for an average of 9.00 per week in July. The 2018 budget anticipates an average of 8.9 initial investigation inquiries per week.
- No First Notices and No Final Notices were issued in July and none were issued in July 2017. The 2018 budget anticipated a total of 28 First Notices for 2018.
- No case was referred to the State's Attorney's Office in July and none were referred in July 2017. The 2018 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2018.
- 2 cases were resolved in July (none of the resolved cases were new cases) and 6 cases were resolved in July 2017. The 2018 budget anticipated a total of 60 resolved cases in 2018.
- 375 cases remain open at the end of July compared to 349 open cases at the end of July 2017.
- 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.
 4. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
 5. Coordinated with the IEPA regarding the Bryant Trucking property in Sidney Township.
 6. Coordinated with concerned residents and property owners in the Scottswood Subdivision regarding enforcement issues on various properties.

APPENDIX

A Zoning Use Permit Activity In July 2018

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

Planning & Zoning Monthly Report

JULY 2018

Table 4. Enforcement Activity During July 2018

	FY2017 TOTALS ¹	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug. 2018	Sep. 2018	Oct. 2018	Nov. 2018	Dec. 2018	TOTALS ¹ FY2018
Complaints Received	72	4	1	11	11	2	9	6						44
Initial Complaints Referred to Others	9	1	0	0	0	0	0	0						1
Inspections	428	11	73	24	30	67	51	36 ⁴						292
Phone Contact Prior to Notice	8	1	1	1	0	0	1	0						4
First Notices Issued	19	3	2	1	1	6	8	0						21
Final Notices Issued	5	1	1	0	0	8	5	0						15
Referrals to State's Attorney	3	0	0	0	0	2	0	0						2
Cases Resolved ²	41	4	6	1	1	3	6	2 ⁶						23 ⁷
Open Cases ³	354	354	349	359	369	368	371	375						375

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 0 inspections of the 36 performed were for the 6 complaints received in July, 2018.
5. 41 inspections of the 292 inspections performed in 2018 were for complaints received in 2018.
6. 0 of the resolved cases for July, 2018, were received in July, 2018.
7. 8 of the cases resolved in FY 2018 were for complaints that were also received in FY 2018.
8. Total open cases include 23 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

Planning & Zoning Monthly Report
JULY 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
196-15-01 RHO AG-1	A 1.83 acre tract of land located in the NE ¼ of the NE 1/4 of Section 29, Ogden Township; 2685 County Road 2000N, Ogden, Illinois PIN: 17-18-29-200-012	Darren Ramm	07/15/15 07/09/18	Establish a Rural Home Occupation, D. Ramm Services, Inc. CASE: 820-V-15
180-18-01 R-1	A 5 acre tract of land located in the SE ¼ of Section 2, Compromise Township, immediately west of Leischner 2 nd Addition to the Village of Gifford; 1 Huls Place, Gifford, Illinois PIN: 06-10-02-426-011	Travis Huls	06/29/18 07/06/18	Construct an in-ground swimming pool with a 4' non-climbable fence, with a self-closing, self-latching gate
183-18-01 AG-1	Two tracts of land comprising 1.93 acres located in the W ½ of the SE ¼ of Section 10, Rantoul Township; 1960 County Road 2800N, Rantoul, IL PIN: 20-10-08-400-008	Bruce and Shannon Mennenga	07/02/18 07/09/18	Construct a detached storage shed for personal use
184-18-01 AG-1	Two tracts of land comprising 156.47 acres in the SE ¼ of Section 15, Pesotum Township; NW Corner of the intersection of CR 1000E & 300N, Pesotum, Illinois PIN: 18-32-15-400-003 & 006	Row Crop, LLC/TAG Along Assoc. LP	06/28/18 07/09/18	Establish a Temporary Use for an outdoor concert, Luke Bryan's Farm Tour on September 28, 2018
190-18-01 AG-1	A tract of land in the SE Corner of the SE ¼ of the SW ¼ of Section 30, Tolono Township; 644 County Road 700N, Tolono, Illinois PIN: 29-26-30-300-004	Travis Gerald	07/09/18 07/12/18	Construct a screened porch addition to an existing single family home
*190-18-02	Under review			
191-18-01 AG-1	A tract of land located in Part of the NW ¼ of the SW ¼ of Section 2, Hensley Township; 2360 County Road 1000E, Champaign, IL PIN: 12-14-02-300-002	Teresa Radosevich	07/10/18 07/12/18	Construct a personal horse barn

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
JULY 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY, 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
193-18-01 AG-1	Two tracts of land comprising 2 acres located in the SE ¼ of Section 2, Compromise Township; 2280 County Road 2900N, Gifford, Illinois PIN: 06-10-02-479-001	Todd and Michelle Hesterberg	07/12/18 07/13/18	Construct additions to an existing single family home and construct a detached shed for agriculture use only
193-18-02 AG-1	Lot 105 of Thor-O-Bred Acres Subdivision, Section 14, Hensley Township; 1008 Churchill Downs Drive, Champaign, Illinois PIN: 12-14-14-351-005	Jason Hart	07/12/18 07/13/18	Construct a detached garage
194-18-01	Issued August 1, 2018			
197-18-01	Issued August 1, 2018			
197-18-02 AG-1	A tract of land located in Part of the SE ¼ of Section 17, Compromise Township; 2737 County Road 2700E, Penfield, Illinois PIN: 06-12-17-400-004	Jason Frerichs	07/16/18 07/24/18	Construct additions to an existing single family home
199-18-01 R-1	Lot 5 and the East 25' of Lot 6 in Block 1 of B. R. Hammer's Addition to the Town of Dewey, East Bend Township, Section 34; 312 Independence, Dewey, IL PIN: 10-02-34-151-003	Shannon Kohr	07/18/18 07/24/18	Install an above ground swimming pool with a minimum 4' tall non-climbable fence with a self-closing, self-latching gate
199-18-02 AG-2	A tract of land being the S ½ of the NE ¼ of Section 23, Urbana Township; 2001 Cottonwood Road, Urbana, Illinois PIN: 30-21-23-200-002	Brad Houk	07/18/18 07/29/18	Construct a barn for agriculture use only
201-18-01	Issued August 1, 2018			
204-18-01 AG-2	Lot 7 of the 1 st Plat of Countryview Estates Subdivision, Section 35, Somer Township; 3213 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-35-402-010	Larry Jacqueaux	07/23/18 07/27/18	Place a storage container on the property to be used as a storage shed

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
JULY 2018

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY, 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
205-18-01 AG-1	Two tracts of land comprising 30.3 acres located in the SE ¼ and the SW ¼ of Section 20, Rantoul Township; 1946 County Road 2600N, Thomasboro, Illinois PIN: 20-10-20-300-004 & 007	Dustin Ehler	07/24/18 07/30/18	Construct a detached storage shed for agriculture equipment storage
205-18-02	Issued August 1, 2018			
207-18-01	Issued August 1, 2018			
*207-18-01	Under review			
208-18-01	Issued August 1, 2018			

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

Planning & Zoning Monthly Report
JULY 2018

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

MONTHLY REPORT for AUGUST 2018¹

Champaign County
Department of

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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in August and two cases were filed in August 2017. The average number of cases filed in August in the preceding five years was 1.8.

Two Zoning Board of Appeals (ZBA) meetings were held in August and two cases were completed. Three ZBA meetings were held in August 2017 and four cases were completed. The average number of cases completed in August in the preceding five years was 3.4.

By the end of August there were 15 cases pending. By the end of August 2017 there were 12 cases pending.

Table 1. Zoning Case Activity in August 2018 & August 2017

Type of Case	August 2018 2 ZBA meetings		August 2017 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	1	3
SFHA Variance	0	0	0	0
Special Use	0	2	0	0
Map Amendment	0	0	1	1
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	2	2	4
Total cases filed (fiscal year)	27 cases		18 cases	
Total cases completed (fiscal year)	22 cases		21 cases	
Cases pending*	15 cases		12 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 76.1% or the equivalent of 4.6 full time staff members (of the 6 authorized) present on average for each of the 23 work days in August.

Subdivisions

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

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:

- 11 permits for 11 structures were approved in August compared to 14 permits for 12 structures in August 2017. The five-year average for permits in August in the preceding five years was 19.2.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 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, and November 2013).
- 4.7 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$1,302,762 was the reported value for the permits in August compared to a total of \$718,630 in August 2017. The five-year average reported value for authorized construction in August was \$1,906,235.
- 27 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2018, February 2018, January 2018, October 2017, September 2017, 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, and September 2013).
- \$2,359 in fees were collected in August compared to a total of \$3,063 in August 2017. The five-year average for fees collected in August was \$5,486.
- 29 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2018, February 2018, January 2018, December 2017, October 2017, 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, and February 2014).

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Table 2. Zoning Use Permits Approved in August 2018

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	425,000	3	0	1,055,000
Other	3	0	159,546	15	0	1,398,347
SINGLE FAMILY Resid.: New - Site Built	2	1,314	530,000	17	12,176	4,805,819
Manufactured				1	189	70,000
Additions	2	242	90,000	19	3,943	1,357,957
Accessory to Resid.	3	803	98,216	20	5,240	694,839
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			4.67 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				2	33	0
Neighborhood				6	0	0
COMMERCIAL: New						
Other				1	145	2,000
INDUSTRIAL: New						
Other				1	553	2,402,400
OTHER USES: New						
Other				3	2,151	1,645,638
SIGNS				1	222	2,295
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				15	1,145	92,700
TOTAL APPROVED	11	\$2,359	\$1,302,762	104/81	\$25,797	\$13,526,995

*11 permits were issued for 11 structures in August 2018; 11 permits require inspection and Compl. Certif.

◇ 104 permits have been issued for 81 structures since 1/1/18

NOTE: Home occupations and Other permits (change of use, temporary use) total 23 since 1/1/18, (this number is not included in the total number of structures).

There were 8 Zoning Use Permit Apps. *received* in August 2018 and 4 were *approved*.

7 Zoning Use Permit App.s *approved* in August 2018 had been *received* in prior months.

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- There were also 7 lot split inquiries and 310 other zoning inquiries in August.
- One rural address was issued in August.
- Minutes were completed for two ZBA meetings and started for two other ZBA meetings.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2018

	August 2018	2018 to date
Zoning Cases. Approved by the ZBA, a Zoning Case August authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	1.00 acres
Subdivision Plat Approvals. 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 acres	2.0 acres
Outside of Municipal ETJ areas ¹		
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit August authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	2.25 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	0.0 acres	5.25 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- One zoning compliance inspection was made in August.
- 14 zoning compliance certificates were issued in August for a total of 59 for the year. The 2018 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 2018 and can be summarized as follows:

- 6 new complaints were received in August compared to 4 new complaint received in August 2017. No complaint was referred to another agency in August and two complaints were referred to another agency in August 2017.
- 50 enforcement inspections were conducted in August compared to 51 inspections in August 2017. Four of the 2018 inspections were for new complaints.
- No contact was made prior to written notification in August and none was made in August 2017.
- 50 investigation inquiries were made in August for an average of 10.9 per week in August. The 2018 budget anticipates an average of 8.9 initial investigation inquiries per week.
- One First Notice and two Final Notices were issued in August and none were issued in August 2017. The 2018 budget anticipated a total of 28 First Notices for 2018.
- One case was referred to the State's Attorney's Office in August and none were referred in August 2017. The 2018 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2018.
- 3 cases were resolved in August (none of the resolved cases were new cases) and 10 cases were resolved in August 2017. The 2018 budget anticipated a total of 60 resolved cases in 2018.
- 378 cases remain open at the end of August compared to 343 open cases at the end of August 2017.
- 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 the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
 5. Coordinated with the IEPA regarding the Bryant Trucking property in Sidney Township.
 6. Coordinated with concerned residents and property owners in the Scottswood Subdivision regarding enforcement issues on various properties.

APPENDIX

- A Zoning Use Permit Activity In August 2018**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued in August 2018**

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Table 4. Enforcement Activity During August 2018

	FY2017 TOTALS ¹	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug. 2018	Sep. 2018	Oct. 2018	Nov. 2018	Dec. 2018	TOTALS ¹ FY2018
Complaints Received	72	4	1	11	11	2	9	6	6					50
Initial Complaints Referred to Others	9	1	0	0	0	0	0	0	0					1
Inspections	428	11	73	24	30	67	51	36	50 ⁴					342
Phone Contact Prior to Notice	8	1	1	1	0	0	1	0	0					4
First Notices Issued	19	3	2	1	1	6	8	0	1					22
Final Notices Issued	5	1	1	0	0	8	5	0	2					17
Referrals to State's Attorney	3	0	0	0	0	2	0	0	1					3
Cases Resolved ²	41	4	6	1	1	3	6	2	3 ⁶					26 ⁷
Open Cases ³	354	354	349	359	369	368	371	375	378					378 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 4 inspections of the 50 performed were for the 6 complaints received in August, 2018.
5. 54 inspections of the 342 inspections performed in 2018 were for complaints received in 2018.
6. 0 of the resolved cases for August, 2018, were received in August, 2018.
7. 8 of the cases resolved in FY 2018 were for complaints that were also received in FY 2018.
8. Total open cases include 10 cases that have been referred to the State's Attorney (previously reported as 21 cases), one of which was referred as early as 2009. 3 of the 10 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
159-18-03 AG-1	The South 1313.35 feet of the West 700 feet of the SW ¼ of Section 36, Brown Township, except the South 100220 feet thereof; 3022 County Road 500E, Fisher, Illinois PIN: 02-01-36-300-0232	Connie Osborne	06/08/18 08/01/18	Construct a detached storage shed for personal use only
194-18-01 AG-2	Lot 46, Busboom Wiltshire Estates 4 th Subdivision, Section 13, St. Joseph Township; 1309 Bradford Circle, St. Joseph, Illinois PIN: 28-22-13-305-005	Dan Roy	07/13/18 08/01/18	Construct an addition to an existing single family home and authorize a previously constructed detached storage shed CASE: 919-V-18 (pending)
197-18-01 AG-1	Tract II of a Plat of Survey known as the 'Armstrong Survey,' Section 12, Scott Township; 549 County Road 1700N, Champaign, Illinois PIN: Part of 23-19-12-100-010, 013, 015	Armstrong Builders	07/16/18 08/01/18	Construct a single family home with attached garage
201-18-01 CR	Lots 2 & 5 of Edgewood Acres 2 nd Subdivision, Section 12, Newcomb Township; 16-07-12-476-009 & 010	Richard Keever	07/20/18 08/01/18	Construct a detached garage and authorize a previously constructed storage shed CASE: 920-V-18 (pending)
205-18-02 AG-1	Tract 4 of Hensley Country Estates, Section 21, Hensley Township; 3101 W. Hensley Road, Champaign, Illinois PIN: 12-14-21-200-034	Ronald and Susan Warsaw	07/24/18 08/01/18	Construct a detached garage
207-18-01 AG-1	Two tracts of land located in the NE ¼ of the SE ¼ of Section 18, Rantoul Township; 2749 County Road 1900E, Rantoul, IL PIN: 20-10-18-400-009 & 010	Barry Suits	07/26/18 08/01/18	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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
208-18-01 CR	Lot 3. Oak Grove Subdivision, Section 25, Newcomb Township; 2539 County Road 600E, Dewey, Illinois PIN: 16-07-25-429-003	James and Carol Schulze	07/28/18 08/01/18	Construct a lean-to addition to an existing detached storage shed
219-18-01 AG-1	A tract of land being a part of the SW ¼ of Section 25, Urbana Township; 3802 South Cottonwood Road, Urbana, Illinois PIN: 30-21-25-300-003	James and Janet Golaszewski	08/07/18 08/13/18	Construct a detached storage shed for agriculture equipment only
*227-18-01	More information required			
228-18-01 AG-1	A tract of land being the SW ¼ of Section 30, Sidney Township; 726 County Road 1800E, Philo, Illinois PIN: 24-28-30-300-003	Darrel and Regina Rice	08/16/18 08/24/18	Construct a single family home with attached garage and detached storage shed
*228-18-02	More information required			
228-18-03 AG-1	A tract of land in the SE Corner of the S ½ of Section 22, Condit Township; 2607 County Road 1000E, Champaign, Illinois PIN: 07-08-22-400-006	Jack Murray	08/16/18 08/24/18	Construct an addition to an existing single family home
239-18-01 AG-1	Lot 101 of Prairie Ridge Subdivision, Section 25, Newcomb Township; address to be assigned PIN: 16-07-25-100-019	Valerie and Erin Jesswein	08/27/18 08/28/18	Construct a single family home with attached garage
*240-18-01	More information required			
*242-18-01	Under review			

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2018

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*08/14/18	288-15-01	Lot 2, Park Hills Subdivision, Section 11, Mahomet Township; 1902 Forestview Drive, Mahomet, Illinois PIN: 15-13-11-276-006	A detached garage
*08/14/18	287-15-02	A portion of Lots 2 and 3 in a Subdivision of the W ½ of the SW ¼ of Section 2, Urbana Township; 2000 N. Highcross Road, Urbana, Illinois PIN: 30-21-02-302-007	An addition to an existing single family home
*08/14/18	287-15-01	Two tracts of land located in the SE Corner of the W ½ of the SE ¼ Fractional Section 19, Ogden Township; 2562 County Road 2000N, St. Joseph, Illinois PIN: 17-18-19-400-005 and 006	A detached storage shed for personal storage
08/14/18	88-17-01	A tract of land being a Part of the E ½ of the NE ¼ of Section 30, Ogden Township; 1363 County Road 2500E, Ogden, Illinois PIN: 17-23-30-200-006	A single family home with attached garage
*08/15/18	349-15-01	A tract of land located in the SE ¼ of the SE ¼ of Section 15, Sadorus Township; 321 County Road 400E, Sadorus, Illinois PIN: 22-31-15-400-005	Additions to an existing single family home
*08/15/18	321-15-02	Lot 5, Hudson Acres Subdivision, Section 11, Urbana Township; 3610 E. University Avenue, Urbana, Illinois PIN: 30-21-11-376-006	An attached garage addition to an existing single family home
*08/15/18	316-15-03	A parcel of land being a part of an 80 acre tract of land located in the NE ¼ of Section 16, Somer Township; 1477 County Road 2200N, Urbana, Illinois PIN: Part of 25-15-16-200-001	A single family home with attached garage and detached agriculture storage shed
*08/15/18	310-15-02	Lot 21 of Westbrook Estates Subdivision, Section 8, Mahomet Township; 1509 W. Brookside Lane, Mahomet, Illinois PIN: 15-13-08-403-001	A detached garage/personal workshop

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED DURING AUGUST, 2018

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*08/15/18	303-15-01	A tract of land located immediately West of Lot 4 of Bergman Subdivision in the SE ¼ of Section 33, Harwood Township; 2062 County Road 3000N, Rantoul, Illinois PIN: 11-04-33-451-018	A detached garage
*08/20/18	54-16-02	Two tracts of land comprising 4.96 acres located in the NE Corner of Section 36 and the SE Corner of Section 25, Newcomb Township; 2501 County Road 600E, Dewey, IL PIN: 16-07-25-400-023 & 36-200-013	A detached garage and an above ground swimming pool
*08/21/18	47-16-01	A tract of land located in the East ½ of the SE ¼ of Section 32, Kerr Township; 2688 County Road 3000N, Penfield, Illinois PIN: 13-06-32-400-005	A single family home with attached garage
*08/21/18	33-16-01	Lot 53, Lincolnshire Fields N II, Section 21, Champaign Township; 1904 Trout Valley Drive, Champaign, Illinois PIN: 03-20-21-177-003	An addition to an existing single family home
*08/21/18	27-16-02	Two tracts of land comprising 4.02 acres located in the NE Corner of the NE ¼ of Section 17, East Bend Township; 3393 County Road 800E, Dewey, Illinois PIN: 10-02-17-200-017	A detached storage shed
*08/21/18	21-16-01	Lot 136, Edgewood Subdivision, #10, Section 10, Urbana Township; 310 Ira Street, Urbana, Illinois PIN: 30-21-10-378-005	A sunroom addition to an existing single family home

MONTHLY REPORT for SEPTEMBER 2018¹

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. No zoning cases were filed in September and three cases were filed in September 2017. The average number of cases filed in September in the preceding five years was 2.6.

Two Zoning Board of Appeals (ZBA) meetings were held in September and four cases were completed. Two ZBA meetings were held in September 2017 and five cases were completed. The average number of cases completed in September in the preceding five years was 3.0.

By the end of September there were 11 cases pending. By the end of September 2017 there were 10 cases pending.

Table 1. Zoning Case Activity in September 2018 & September 2017

Type of Case	September 2018 2 ZBA meetings		September 2017 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	2	3
SFHA Variance	0	0	0	1
Special Use	0	3	0	1
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	4	3	5
Total cases filed (fiscal year)	27 cases		21 cases	
Total cases completed (fiscal year)	18 cases		28 cases	
Cases pending*	11 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 90.4% or the equivalent of 5.4 full time staff members (of the 6 authorized) present on average for each of the 19 work days in September.

Subdivisions

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

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 September can be summarized as follows:

- 13 permits for 11 structures were approved in September compared to 17 permits for 15 structures in September 2017. The five-year average for permits in September in the preceding five years was 15.6.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 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, and November 2013).
- 5.4 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$1,268,700 was the reported value for the permits in September compared to a total of \$2,690,400 in September 2017. The five-year average reported value for authorized construction in September was \$1,648,645.
- 26 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2018, February 2018, January 2018, October 2017, September 2017, 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, and November 2013).
- \$4,398 in fees were collected in September compared to a total of \$3,896 in September 2017. The five-year average for fees collected in September was \$4,107.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2018, March 2018, February 2018, January 2018, December 2017, October 2017, 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, and February 2014).

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Table 2. Zoning Use Permits Approved in September 2018

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				3	0	1,055,000
Other	1	0	80,000	16	0	1,478,347
SINGLE FAMILY Resid.: New - Site Built	2	1,662	600,000	19	13,838	5,405,819
Manufactured				1	189	70,000
Additions	2	770	168,600	21	4,713	1,526,557
Accessory to Resid.	4	451	77,600	24	5,691	772,439
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5.4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				2	33	0
Neighborhood				6	0	0
COMMERCIAL: New	1	753	275,000	1	753	275,000
Other				1	145	2,000
INDUSTRIAL: New	1	762	50,000	1	762	50,000
Other				1	553	2,402,400
OTHER USES: New						
Other				3	2,151	1,645,638
SIGNS				1	222	2,295
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	0	17,500	17	1,145	110,200
TOTAL APPROVED	13/11	\$4,398	\$1,268,700	117/92	\$30,195	\$14,795,695

*13 permits were issued for 11 structures in September 2018; 13 permits require inspection and Compl. Certif.

◇ 171 permits have been issued for 92 structures since 1/1/18

NOTE: Home occupations and Other permits (change of use, temporary use) total 23 since 1/1/18, (this number is not included in the total number of structures).

There were 14 Zoning Use Permit Apps. *received* in September 2018 and 5 were *approved*.

8 Zoning Use Permit App.s *approved* in September 2018 had been *received* in prior months.

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- There were also 3 lot split inquiries and 204 other zoning inquiries in September.
- Three rural addresses were issued in September.
- Minutes were completed for one ZBA meeting and started for three other ZBA meetings.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2018

	September 2018	2018 to date
Zoning Cases. Approved by the ZBA, a Zoning Case September authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	1.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval September authorize the creation of new Best Prime Farmland lots smaller than 35 acres:	0.0 acres	2.0 acres
Outside of Municipal ETJ areas ¹		
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit September 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	2.25 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
TOTAL	0.0 acres	5.25 acres
NOTES		
<ul style="list-style-type: none"> 1. Plat approvals by the County Board. 2. Municipal plat approvals. 		

Zoning Compliance Inspections

- One zoning compliance inspection was made in September.
- No zoning compliance certificates were issued in September so the total of 59 for the year remains. The 2018 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 September 2018 and can be summarized as follows:

- 2 new complaints were received in September compared to 6 new complaint received in September 2017. No complaint was referred to another agency in September and no complaints were referred to another agency in September 2017.
- 11 enforcement inspections were conducted in September compared to 50 inspections in September 2017. One of the 2018 inspections was for a new complaint.
- No contact was made prior to written notification in September and none was made in September 2017.
- 11 investigation inquiries were made in September for an average of 10.9 per week in September. The 2018 budget anticipates an average of 2.8 initial investigation inquiries per week.
- One First Notice and one Final Notice was issued in September and two First Notices and no Final Notices were issued in September 2017. The 2018 budget anticipated a total of 28 First Notices for 2018.
- One case was referred to the State's Attorney's Office in September and none were referred in September 2017. The 2018 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2018.
- No cases were resolved in September and 4 cases were resolved in September 2017. The 2018 budget anticipated a total of 60 resolved cases in 2018.
- 380 cases remain open at the end of September compared to 345 open cases at the end of September 2017.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in September 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 the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
 5. Coordinated with the IEPA regarding the Bryant Trucking property in Sidney Township.
 6. Coordinated with concerned residents and property owners in the Scottswood Subdivision regarding enforcement issues on various properties.

APPENDIX

- A Zoning Use Permit Activity In September 2018**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
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Planning & Zoning Monthly Report
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Table 4. Enforcement Activity During August 2018

	FY2017 TOTALS ¹	Jan. 2018	Feb. 2018	March 2018	April 2018	May 2018	June 2018	July 2018	Aug. 2018	Sep. 2018	Oct. 2018	Nov. 2018	Dec. 2018	TOTALS ¹ FY2018
Complaints Received	72	4	1	11	11	2	9	6	6	2				52
Initial Complaints Referred to Others	9	1	0	0	0	0	0	0	0	0				1
Inspections	428	11	73	24	30	67	51	36	50	11 ⁴				353
Phone Contact Prior to Notice	8	1	1	1	0	0	1	0	0	0				4
First Notices Issued	19	3	2	1	1	6	8	0	1	1				23
Final Notices Issued	5	1	1	0	0	8	5	0	2	1				18
Referrals to State's Attorney	3	0	0	0	0	2	0	0	1	1				4
Cases Resolved ²	41	4	6	1	1	3	6	2	3	0 ⁶				26 ⁷
Open Cases ³	354	354	349	359	369	368	371	375	378	380				380 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 1 inspection of the 11 performed were for the 2 complaints received in September 2018.
5. 56 inspections of the 353 inspections performed in 2018 were for complaints received in 2018.
6. 0 of the resolved cases for September 2018, were received in September 2018.
7. 8 of the cases resolved in FY 2018 were for complaints that were also received in FY 2018.
8. Total open cases include 10 cases that have been referred to the State's Attorney (previously reported as 21 cases), one of which was referred as early as 2009. 3 of the 10 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN SEPTEMBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
291-17-01 I-1	Lot 4 and Part of Lot 3 of Stahly Subdivision, Section 8, Champaign Township; 310 Tiffany Court, Champaign, Illinois PIN: 03-20-08-476-004 and Part of 005	Robert Frazier	10/18/17 09/11/18	A Zoning Use/Change of Use Permit to establish: (1) rental office space; and (2) second floor self-storage warehouse space; and (3) a new parking area in the City of Champaign CASE: 792-V-14
123-18-02 AG-1	A tract of land located in the SE ¼ of Section 29, Tolono Township; 780 County Road 700N, Tolono, Illinois PIN: 29-26-29-400-003	Steven and Nancy Bode	<i>AMENDED</i> 09/19/18 09/27/18	<i>Amended</i> to add detached storage shed
190-18-02 AG-2	Lot 3 of Almar First Subdivision, Section 3, Urbana Township; 2107 N. High Cross Road, Urbana, IL PIN: 30-21-03-426-008	Apostolic Life UPC, Inc.	07/09/18 09/05/18	Construct a dormitory building for Lifeline-Connect, a partnership of Apostolic Life UPC, Inc.
207-18-02 AG-1	A tract in the SW Corner of the SW ¼ of Section 29, Stanton Township; 1900 County Road 1900E, Urbana, Illinois PIN: 27-16-29-300-003	Dale Ray Gates	07/26/18 09/10/18	Construct a single family home addition to an existing detached shed
227-18-01 CR	A tract of land being the South 6 acres of Lot 2 of the Fippen Wolfe Subdivision, Section 22, St. Joseph Township; 1430	Josh Haley	08/15/18 09/10/18	Construct a single family home with attached garage
228-18-03 AG-2	Lot 16 of Woodcreek Subdivision, Section 17, Mahomet Township; 108 Woodcreek Court, Mahomet, Illinois PIN: 15-13-17-225-019	Roger and Aly Jackson	08/16/18 09/26/18	Construct a detached storage shed
240-18-01 AG-1	Lot 3 of Howard's Park Subdivision, Section 2, Sidney Township; 1190 County Road 22250E, Sidney, Illinois PIN: 24-28-02-201-004	Mason C. Ray	08/28/18 09/10/18	Construct a detached garage

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN SEPTEMBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
242-18-01 AG-1	Two tracts of land comprising 240 acres in the N ½ of Section 8, Rantoul Township; 1370 County Road 2850N, Rantoul, IL PIN: 20-09-08-200-002 & 003	John Clifford	08/30/18 09/12/18	Construct an agriculture storage shed
253-18-01 CR	Part of the E ½ of the NW ¼ of Section 30, Ogden Township; 1366 County Road 2545E, Ogden, Illinois PIN: 17-24-30-176-015	Dave and Amber Lannert	09/10/18 09/27/18	Construct additions to an existing single family home, construct a detached storage shed for personal use, and to authorize a previously constructed basement
254-18-01 AG-1	The North 325 feet of the South 556 feet of the East 428 feet of the N ½ of the NW ¼ of Section 18, Crittenden Township; 381 County Road 1300E, Tolono, Illinois PIN: 08-33-18-200-004	Philip and Carolyn Nixon	09/11/18 09/14/18	Construct a detached storage shed with a greenhouse addition
*256-18-01	More information needed			
*260-18-01	Under review			
260-18-02 AG-1	Lot 2 of Greenwood 5 th Subdivision, Section 21, East Bend Township; Address to be assigned PIN: 10-02-21-476-012	Armstrong Builders	09/17/18 09/26/18	Construct a single family home with attached garage
260-18-03 R-2	Lot 209 of Scottswood 5 th Subdivision, Section 15, Urbana Township; 414 Glenn Drive, Urbana, Illinois PIN: 30-21-15-177-021	Sharmila Shrestha	09/17/18 09/26/18	Demolish a single family home with attached garage and return the property to a level grade
*263-18-01	More information needed			
263-18-02 R-1	Lot 4 of Parkview Subdivision, Section 8, Urbana Township; 1502 N. Broadway Ave., Urbana, IL PIN: 30-21-08-202-010	Stephen Hyde	09/20/18 09/26/18	Demolish a second dwelling unit on the subject property and return the ground to a level surface

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN SEPTEMBER 2018

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*263-18-03	Under review			
*268-18-01	Under review			
*268-18-02	Under review			
*269-18-01	Under review			
*270-18-01	Under review			
*270-18-02	Under review			

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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