



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

County of Champaign, Urbana, Illinois

Thursday, March 7, 2019 - 6:30 p.m.

Lyle Shields Meeting Room

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

### Committee Members:

Aaron Esry – Chair

Eric Thorsland – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Tanisha King-Taylor

Kyle Patterson

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. ELUC Committee meeting – February 7, 2018 1 - 4
- V. Public Participation
- VI. Communications
- VII. New Business: for Information Only
  - A. Selected Legislative Bills of Potential Interest 5 - 7
  - B. Illinois Environmental Protection Agency Notice of Application and Public Hearing For 401 Water Quality Certification, Dynegy Midwest Generation, LLC Middle Fork Vermilion River Bank Stabilization, Vermilion County 8 - 10
  - C. Update on Dangerous Structures Enforcement Cases 11 - 14
  - D. Update on Champaign County Land Bank 15 - 66
- VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 60-Day Review Period
  - A. Direction Regarding Proposed Zoning Ordinance Text Amendment for PV Solar Farm Requirements in Response to Municipal Concerns 67 - 73
  - B. Direction Regarding Proposed Zoning Ordinance Text Amendment for PV Solar Farm Requirements Other than in Response to Municipal Concerns 74 - 76
- IX. New Business: Items to be Recommended to the County Board
  - A. Resolution Approving the Application for, and If Awarded, Acceptance of a 2019 ILCSWMA Mini-Grant (to be distributed)
  - B. Resolution Approving the Application for, and If Awarded, Acceptance of a 2019 American Water Environmental Grant (to be distributed)
- X. Old Business
  - A. Resolution Appointing Recycling Coordinator for Champaign County REVISIT – not taken to Feb CB meeting 77
- XI. Other Business
  - A. Semi-annual Review of CLOSED Session Minutes (to be distributed)
  - B. Monthly Report – January 2019 78 - 86

**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE (ELUC)  
March 7, 2019 Agenda  
2**

- XII. Presiding Officer'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**

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DATE: Thursday, February 7, 2019  
 TIME: 6:30 p.m.  
 PLACE: Lyle Shields Meeting Room  
 Brookens Administrative Center  
 1776 E Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Chair)	
Jodi Eisenmann	
	Stephanie Fortado
Jim Goss	
	Tanisha King-Taylor
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)  
**Others Present:** Giraldo Rosales (County Board Chair), Chris Stohr (County Board member)

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**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:30 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 Thorsland to approve the agenda; second by Patterson. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. ELUC Committee Meeting – January 10, 2019

**MOTION** by Eisenmann to approve the minutes with one amendment of the January 10, 2019 ELUC meeting; second by Goss. Upon vote, the **MOTION CARRIED** unanimously.

Eisenmann stated the minutes mistakenly noted her as present for the meeting on January 10, 2019.

## V. Public Participation

Michael Butler

Butler stated he is with TLC Environmental, representing SolAmerica. He noted the four members of the ZBA supported this project. Butler explained the reason for the request for a special County Board meeting to discuss this project is the February 13, 2019 deadline for the lottery program application.

Chris Stohr

Stohr stated the Mahomet Aquifer Protection Task Force Report was released in December 2018 on the Illinois Environmental Protection Agency website. He offered several recommendations:

1. Support the HTEM Helicopter-borne Transient or Time-domain Electromagnetic geophysical soundings.
  - a. This \$19M will collect geophysical data for a framework upon which all the water well, geologic, and other drilling records can be interpreted and compared to refine knowledge of the sole source aquifer including likely recharge zones and perhaps where contamination is occurring.
  - b. Learning where water quality can be or already is affected alerts us to where management is wanted and specifically how to protect the resource.
2. Conservation and protection of water resources both quality and quantity.
  - a. The MAPTF final report did not address conservation of water resources. This was an oversight in the opinion of some observers.
  - b. There is no restriction on how much water can be pumped from the aquifer and how it can be used or where it can be relocated.
  - c. Residents of Joliet, Illinois recently learned that there is only 5 years of water remaining in the aquifer which serves their community of 200,000 – about the same population as Champaign County. Discussion with a consultant shows that one of the likely alternatives is to cleanup and treat the sewage water to the extent possible and recharge the water back into the aquifer for reuse. This is called aquifer storage and recovery.
3. Encourage our legislators to implement the recommendations of the MAPTF in full and soon.
4. Requests County staff ‘follow’ these recommendations and report to the ELUC and the Committee of the Whole (CoW).

## VI. Communications

Esry reminded everyone to speak directly into the microphones.

## VII. New Business: for Information Only

### A. *Notice of Non-Compliance with Illinois Noxious Weed Law*

Hall explained Illinois requires the County to annually survey all noxious weeds in the County, create and implement a plan to remove them. Hall commented resources are not available to survey the more than 1000 square miles of the County. According to Hall, when the Planning and Zoning office receives a complaint, it investigates and acts accordingly.

### B. *Residential Electronics Collection Annual Report for 2018*

Monte reviewed the results from 2018, including municipality participation, costs, collected amounts and community service volunteers. Monte stated Fund 676, the Solid Waste Fund, has decreased steadily since 2014.

## VIII. New Business: Items to be Recommended to the County Board

### A. *Resolution Appointing Recycling Coordinator for Champaign County*

Monte stated this change is being requested due to her move from Regional Planning to Planning and Zoning.

**MOTION** by Goss; seconded by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Resolutions Authorizing Residential Electronics Collection in 2019*
- i. Agreement between Collector, Coordinator, and Host Site Agreement for Residential Electronics Collection Events in 2019*
  - ii. Intergovernmental Agreement between the County of Champaign, the City of Champaign, the City of Urbana, and the Village of Savoy to Share Costs of Residential Electronics Collection Events in 2019*
  - iii. Letter of Understanding between the County of Champaign and MRM*

Monte noted in 2019 we are operating under a different law called the Consumer Electronics Recycling Act. According to Monte, this is a progressive law for a Manufacturer Electronic Waste program, based on weight not a convenience standard. So far, only 51 Illinois Counties have opted in. The three resolutions reflect changes required to be consistent with this new program. Monte noted a 31% reduction in costs due to this new law. Monte stated all agreements were reviewed by the State's Attorney's office and will be reviewed by the other participating municipalities.

**OMNIBUS MOTION** by Goss; seconded by Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

- C. *Resolutions Approving Written Notice to Participate in the Manufacturer E-Waste Program in 2020 Under the Illinois Consumer Electronics Recycling Act*
- i. Champaign County Opt-in Form to Illinois EPA*

Monte stated the deadline is March 1, 2019. She noted the form can be modified in the future.

**MOTION** by Thorsland; second by Eisenmann. Upon vote, the **MOTION CARRIED** unanimously.

- D. **Zoning Case 922-S-18.** *A request by SolAmerica Energy LLC, 1819 Peachtree Road, Suite 100, Atlanta, GA 30309 via agent Ryan Peters, Environmental Engineer with SolAmerica Energy, with Executive Chairman and Co-Founder, R. Stanley Allen; President and Co-Founder, George Mori; and participating landowner Phyllis Jane Sinclair, 290 Chase St., Sonoma CA 95476-7155, to authorize one Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW) and occupying approximately 14.6 acres, including access road and wiring, in the AG-2 Agriculture Zoning District. The subject property is a 75.33-acre tract in the Southeast Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer Township, and commonly known as the property bordered by the Norfolk-Southern railroad tracks to the north, the Village of Homer to the west, CR1050N to the south, and the Vermilion County line to the east. The following waivers of standard conditions are necessary:*

*Part A: A waiver for a distance of 1,340 feet between a PV Solar Farm and a municipal boundary in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. 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 of the Special use permit by the Board, per Section 6.1.1A.3. of the Zoning Ordinance.*

*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. of the Zoning Ordinance.*

*Part D: A waiver for not including a Landscape Plan as part of the Special use Permit application, per Section 6.1.5 F.(9)a.(b)iv. of the Zoning Ordinance.*

*Part E: A waiver for not including a Weed Control Plan as part of the Special use permit application, per Section 6.1.5 P.(3). of the Zoning Ordinance.*

Hall noted the waivers (Parts B – E) will be approved by this committee prior to a Zoning Use Permit to allow construction. The committee discussed the decommissioning process and potential recycling of panels. In response to a question by Eisenmann, Butler stated panels are sometimes re-used in developing countries. According to Butler, these panels operate at 80% efficiency.

**MOTION** by Thorsland; second by Patterson. Upon vote, the **MOTION CARRIED** unanimously. Per Chair Esry, this item will not be on the consent agenda.

**IX. Other Business**

- A. *Monthly Report*
  - i. *December 2018*

**X. Presiding Officer's Report**

None

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

VIII A, VIII B, & VIII C

**XII. Adjournment**

There being no further business, Esry adjourned the meeting at 7:17 p.m.

**PLANNING &  
ZONING**

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

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DATE: February 27, 2019  
TO: Environment and Land Use Committee  
FROM: Susan Monte, Planner  
RE: Selected Legislative Bills of Potential Interest

Action  
Requested: Information Only

### **Legislative Update**

Several bills of potential interest are at various stages of review at the current IL General Assembly session. Attachment A contains a recent listing of bills, with hyperlinks to IGA bill status, from the ILCSWMA Legislative Update. Below I provide the current IGA synopses of two bills that pertain to recent Mahomet Aquifer Task Force findings, and two bills about a carryout bag fee/tax in Illinois that could feature a potential revenue source for counties.

#### **SB 2027 EPA-Mahomet Aquifer**

Sponsor: Senator Scott Bennett

Synopsis As Introduced (*excerpt from IL General Assembly website*)

Amends the Environmental Protection Act. Codifies the findings and recommendations of the Mahomet Aquifer Task Force established under P.A.100-0403. Provides that the Environmental Protection Agency shall identify unlined, thinly covered legacy landfills for inspection and study the landfills after prioritizing them based on potential hazards to surface water and groundwater resources. Prescribes required qualifications for Agency inspectors designated to identify and inspect legacy landfills. Provides that the Agency shall collect and archive information about landfills for present and long-term use, including manifests and engineering records. Provides that the Agency shall assemble location information about industries and companies that generate waste and that the resulting records should be available for use as confidential information by regulatory agencies but shall not be subject to the Freedom of Information Act. Amends the Illinois Groundwater Protection Act. Provides that, subject to appropriation, the Agency, in consultation and cooperation with the Illinois State Geological Survey and the Illinois State Water Survey, shall design and implement a Pilot Project at the Pekin Metro Landfill in Tazewell County, to be completed by December 31, 2020. Provides that the Pilot Program shall perform specified tasks.

(continued)

### **SB 2073 Groundwater Protection—Mahomet**

Sponsor: Senator Chapin Rose

Synopsis As Introduced *(excerpt from IL General Assembly website)*

Amends the Illinois Groundwater Protection Act. Creates the Mahomet Aquifer Council. Provides that 9 public members shall be appointed to the Council by the Governor, including 3 persons representing a nonprofit consortium dedicated to the sustainability of the Mahomet Aquifer, 5 persons representing local government bodies located over the Mahomet Aquifer, and one person from the University of Illinois Prairie Research Institute. Provides that the chairperson's term shall be for one year, and a Council member's term shall be for 3 years. Allows reimbursement to members for ordinary and necessary expenses incurred in the performance of their duties, except that such reimbursement shall be limited to expenses associated with no more than 4 meetings per calendar year. Requires the Agency to provide the Council with such supporting services as are reasonable for the performance of the Council's duties. Effective immediately.

### **HB 3335 Carryout Bag Fee Act**

Sponsor: Representative An M. Williams

Synopsis As Introduced *(excerpt from IL General Assembly website)*

Creates the Carryout Bag Fee Act. Provides that a carryout bag fee of \$0.10 is imposed on each carryout bag used by a customer at retail establishments, except in municipalities with a population greater than 1,000,000, with \$0.03 being returned to the retail establishment, \$0.04 into the Carryout Bag Fee Fund, \$0.01 to the Prairie Research Institute of the University of Illinois, \$0.01 into the Solid Waste Management Fund, and \$0.01 into the Partners for Conservation Fund. Provides that the carryout bag fee does not apply to the retail sale or use of carryout bags that are used to carry items purchased under specified governmental food assistance programs. Repeals the new Act on January 1, 2026. Amends the State Finance Act making conforming changes. Amends the Counties Code and Illinois Municipal Code. Provides that a county or municipality may not ban, place a fee or tax on, or regulate in any other manner the use, disposition, content, taxation, or sale of carryout bags. Limits the applicability of the provisions as they relate to a county or municipality that charged a fee or tax on carryout bags on February 1, 2018 and specified recycling programs. Limits home rule powers.

### **SB 1240 Revenue-Plastic Bags**

Sponsor: Senator Terry Link

Synopsis As Introduced *(excerpt from IL General Assembly website)*

Creates the Checkout Bag Tax Act. Imposes a tax of \$0.07 on each checkout bag used by a customer at a retail establishment in the State. Provides that the term "checkout bag" means a single use plastic, paper, or compostable bag provided by a retail establishment at the checkout, cash register, point of sale, or other point of departure to a customer for the purpose of transporting goods out of the retail establishment. Sets forth certain exceptions. Provides that the proceeds from the tax shall be distributed as follows: (1) the retailer shall retain \$0.02 per bag; (2) the wholesaler shall retain \$0.02 per bag; and (3) \$0.03 per bag shall be deposited into the Checkout Bag Tax Fund. Amends the State Finance Act to create the Checkout Bag Tax Fund. Provides that moneys in the Fund shall be remitted to counties and municipal joint action agencies. Amends the Counties Code and the Illinois Municipal Code to preempt certain actions by counties and municipalities concerning auxiliary containers or checkout bags.

**Attachment:** ILCSWMA Newsletter Excerpt, Legislative Update, January/February 2019

## LEGISLATIVE UPDATE

ILCSWMA provides periodic updates to our members throughout the Illinois legislative session on bills of potential interest. Below is a list of such bills as filed to date. Click on the links to see details listed on the Illinois General Assembly website. This list will be updated and sent via email as needed.

**SB1240**— If you have questions on this particular bill, Walter Willis from SWALCO ([wwillis@swalco.org](mailto:wwillis@swalco.org)) can answer them.

[SB0009](#) Coal Ash Cleanup & Storage Act

[SB1114](#) Amends Counties Code. Addresses imminent public health hazards.

[SB1117](#) Coal Ash Storage Act

[SB1184](#) Amends Counties Code. Allows ban on coal tar sealants.

[SB1240](#) Checkout Bag Tax Act

[SB1337](#) Energy Performance Contracting Act

[SB1618](#) Amends Environmental Protection Act to allow plastics processed by pyrolysis or gasification facilities to be considered recycled, and not regulated as waste

[SB1828](#) Creates the Needle and Hypodermic Syringe Access Program Act

[SB1847](#) Environmental Protection Agency shall provide notice when a permit for a new facility is required

[SB2027](#) Amends Environmental Protection Act with Mahomet Aquifer Task Force recommendations

[SB2073](#) Amends the Illinois Groundwater Protection Act. Creates the Mahomet Aquifer Council.

[SB2094](#) Amends the Safe Pharmaceutical Disposal Act

[HB0249](#) IL Hazardous Materials Workforce Training Act

[HB0349](#) Drug & Sharps Waste Stewardship Act

[HB2095](#) Environmental Impact Note Act

[HB2296](#) Lead acid battery and rechargeable battery disposal

[HB2443](#) Amends Counties Code. Allows ban on coal tar sealants.

[HB2491](#) Amends Environmental Protection Act to allow plastics processed by pyrolysis or gasification facilities to be considered recycled, and not regulated as waste

[HB2651](#) Creates the Illinois Container Fee and Deposit Act

[HB2728](#) Amends Environmental Protection Act . Environmental justice considerations in permitting.

[HB2764](#) Special waste manifests

[HB2988](#) Amends the Counties Code. Zoning of wind energy farms.

[HB3058](#) Creates the Abandoned Residential Property Act

[HB3068](#) Amends the Illinois Solid Waste Management Act. Requires development of Illinois Resource Management Plan.

[HB3232](#) Creates the Prescription Drug Repository Program Act

[HB3246](#) Creates the Retail Store Sharps Disposal Act

[HB3335](#) Creates the Carryout Bag Fee Act

[HB3379](#) Creates the Plastic Straw Ban Act

[HB3383](#) Amends the Hydraulic Fracturing Regulatory Act. Adds provisions for county board consent.

[HB3414](#) Creates the Prescription Drug Repository Pilot Program Act

[HB3555](#) Creates the Junk Mail Opt-Out List Act

[HB3563](#) Creates the Green Energy Business Act

[HB3647](#) Requires pharmacies to have free drug take-back kiosks

[HB3675](#) Special waste manifests

(List as of 2/15/19)

**PLANNING &  
ZONING**

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[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

DATE: February 28, 2019  
TO: Environment and Land Use Committee  
FROM: Susan Monte, Planner  
RE: IEPA Notice of Application and Public Hearing for 401 Water Quality Certification, Dynegy Midwest Generation, LLC Middle Fork Vermilion River Bank Stabilization, Vermilion County  
Action  
Requested: Information Only

**Background.** Since 2016, we have provided ELUC members with data and updates from the Eco-Justice Collaborative, a team of local environmental consultants who have organized a grassroots campaign and partnered with many Illinois citizen groups to pressure Dynegy to move coal ash out of the floodplain of Illinois' only National Scenic River. Please visit the Eco-Justice Collaborative [website](#) to access detailed information about the coal ash pollution threat to this portion of the Middle Fork.

**The Middle Fork of the Vermilion River is Illinois' only National Scenic River.** It is threatened by Dynegy's three coal ash pits located in Vermilion County that contain 3.3 million cubic yards of coal ash in the floodplain. Two of the three pits are leaking. The third sits over a mine void. The banks of all three are being eroded by the natural forces of the river, raising serious concerns over a potential breach. (*Eco-Justice Collaborative website, 2/28/2019*)

**IEPA Public Hearing on March 26 in Danville.** This February, the IEPA issued its Notice of Application and Public Hearing to take place on March 26, 2019 in Danville, Illinois (attachment). Expectations are that IEPA may proceed to issue Dynegy the requested permit for a wall solution instead, and that IEPA may not require Dynegy to remove coal ash from the Middle Fork Vermilion River bank, which some believe should be the solution.

**Call to Action to Notify the National Park Service.** Eco-Justice Collaborative organizers want citizens to know that the National Park Service can stop Dynegy's massive riverbank project by following requirements of the Wild and Scenic Rivers Act of 1968. The Eco-Justice Collaborative [website](#) explains:

"Because the Middle Fork is a designated National Scenic River, Dynegy's proposal must receive approval from the National Park Service (NPS). The NPS, along with the Illinois Department of Natural Resources as the state administrator, are bound by Sections 7(a) and 10(a) of the National Wild and Scenic Rivers Act to protect and enhance the river's free-flowing condition, water quality, and outstanding remarkable values ... for which the river gained its designation. These values include scenic, recreational, ecological, geologic and historic resources."

Eco-Justice Collaborative organizers indicate that **this March** is a critical time for individual action to demand an acceptable remedy to the serious coal ash threat to the Middle Fork. Actions to take include:

- Attend the IEPA public hearing on March 26 to weigh in on the solution under consideration.
- "Send a letter to the National Park Service (NPS) and Illinois DNR, telling the NPS to follow the law." The [Eco-Justice Collaborative website](#) contains a suggested form letter and talking points.

**Attachment:** IEPA Notice of Application and Public Hearing for 401 Water Quality Certification—Dynegy Midwest Generation, LLC

Illinois Environmental Protection Agency (IEPA)  
Notice of Application and Public Hearing for 401 Water Quality Certification

**Dynegy Midwest Generation, L.L.C.**  
**Middle Fork Vermilion River Bank Stabilization**  
**Vermilion County**

**Public Hearing**

**Tuesday, March 26, 2019 at 6:00 p.m.**

**Danville Area Community College (Gymnasium)**  
**2000 East Main Street**  
**Danville, Illinois 61832**

The IEPA Bureau of Water has received an application for a Section 401 water quality certification (Log. No. C-0091-18) for discharge into waters of the United States associated with a Section 404 permit application (COE appl. # 2018-602) received by the United States Army Corps of Engineers. The name and address of the applicant is Dynegy Midwest Generation, L.L.C., 1500 Eastport Plaza Drive, Collinsville, Illinois 62234.

The applicant has applied for Section 401 water quality certification for impacts associated with an erosion mitigation and streambank stabilization project along 2,000 linear feet of the right descending bank of the Middle Fork Vermilion River near Oakwood, Illinois. The purpose of the project is to protect the streambank from erosion and minimize the downstream sedimentation associated with the 2.3 feet per year erosion rate.

The IEPA will consider comments regarding whether the intended activities of the applicant will cause: 1) violations of the water quality standards of Subtitle C of the Pollution Control Board's rules, 2) violations of any other applicable Pollution Control Board regulation, 3) noncompliance with Sections 301, 302, 303, 306, and 307 of the Clean Water Act, and 4) interference with existing water uses, particularly public recreation, on the affected water. The purpose of the hearing is to allow interested persons to provide comments to the IEPA regarding these issues before a final decision on the certification application is made.

Those desiring to make oral comments at the hearing will be asked to complete a registration card. Following opening remarks and instructions, those registered to speak, will be called forward, one at a time, by name, to make comments on the record. The hearing officer reserves the right to impose reasonable measures, including time limits on those providing comments, in order to conduct an orderly hearing.

The IEPA has made a tentative determination to issue the Section 401 water quality certification in accordance with 35 Illinois Administrative Code (IAC) Subtitle C (*Water Pollution*), the Illinois Environmental Protection Act and the federal Clean Water Act. The 401 certification process is governed by the provisions of 35 IAC Part 395, *Procedures and Criteria for Certification of Applications for Federal Permits or Licenses for Discharges into Waters of the State*, which can be obtained online at <https://pcb.illinois.gov/documents/dsweb/Get/Document-12064/>. Inquiries about the certification should be directed to the project engineer, Darren Gove, IEPA Division of Water Pollution Control, Permit Section, 1021 North Grand Avenue East, Springfield, Illinois 62794-9276, phone 217-782-3362, or e-mail [darren.gove@illinois.gov](mailto:darren.gove@illinois.gov). The water quality certification application is available for examination at the IEPA offices in Springfield. Relevant documents, including the public notice for this project, can be viewed on the IEPA website: <https://www2.illinois.gov/epa/public-notices/Pages/section-401-notices.aspx>.

Requests for special needs interpreters must be made to the IEPA hearing officer by **February 28, 2019**. The hearing will be held under the provisions of 35 Ill. Adm. Code Part 164, *Procedures for Informational Public Hearings*, which can be obtained online at <https://pcb.illinois.gov/documents/dsweb/Get/Document-11864/>.

**Written comments must be received at IEPA headquarters in Springfield or emailed by 11:59 p.m., April 25, 2019, when the hearing record closes** (e-mail comments **must be sent to [epa.publichearingcom@illinois.gov](mailto:epa.publichearingcom@illinois.gov)** and must specify **Dynegy Midwest Generation 401 or COE 2018-602** in the subject line). Email comments originating on third party systems or servers intended for submittal of multiple emails of the same or nearly the same content will not be accepted without prior written approval from the hearing officer. Comments need not be notarized and are to be sent to:

Hearing Officer Dean Studer  
Dynegy Midwest Generation 401  
Illinois Environmental Protection Agency  
1021 North Grand Avenue East  
P. O. Box 19276  
Springfield, IL 62794-9276  
Phone 217-558-8280

E-mail: [epa.publichearingcom@illinois.gov](mailto:epa.publichearingcom@illinois.gov)  
TDD (hearing impaired) 866-273-5488

Questions regarding the hearing process for this proceeding (and not intended to be included in the hearing record) can be emailed to the hearing officer at [dean.studer@illinois.gov](mailto:dean.studer@illinois.gov).

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Jamie Hitt**, Zoning Officer

Date: **February 28, 2019**

RE: **Update on dangerous structures enforcement cases**

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**Brookens Administrative  
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[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

## **BACKGROUND**

The Committee last reviewed an updated timeline for prosecution of dangerous structure cases at the March 9, 2017, meeting. The attached table is an update of enforcement cases for dangerous structures.

Note the following:

- A. Since the 3/9/17 meeting Champaign County has demolished the following dangerous structures:
  - 504 South Dodson, Urbana
- B. Since the 3/9/17 meeting owners have repaired or demolished dangerous structures at the following properties pursuant to notices from Champaign County:
  - 3304 and 3306 South Pine Circle, Urbana (repaired)
  - 2218 East University Avenue, Urbana (repaired)
  - 1208 North Eastern, Urbana (demolished; in progress)
  - 202 Brady Lane, Urbana (demolished)
  - 205 Main Street, Penfield (demolished)
  - 1301 East Perkins Road, Urbana (in progress)
- C. Champaign County owns and is currently trying to sell the following properties which formerly had dangerous structures:
  - 2603 Campbell Drive, Champaign;
  - 1101 Carroll Avenue, Urbana;
  - 504 South Dodson, Urbana;
- D. Dangerous structures at the following properties have been referred to the State's Attorney's Office for legal action:
  - 404 South Dodson, Urbana

**Update on Dangerous Structures Enforcement Cases**  
 FEBRUARY 28, 2019

**Table 1. Recent History and Current Status of Dangerous Structure Cases<sup>1</sup>**

<b>Approx. Timeline</b>	<b>Property Address</b>	<b>Date of First Complaint</b>	<b>STATUS</b>	<b>Estimated Cost or Appraisal Value</b>	<b>Notes</b>
FY2015	1518B CR 2700N, Rantoul (Case ZN 11-52/09)	2011	OWNER DEMOLISHED BY CONTROLLED BURN IN MAY 2015; CLEANED UP IN DECEMBER 2015	NONE	Former Jones Building property
	1101 Carroll Avenue, Urbana (Case ZN 09-105/21; also see below)		PROPERTY CONVEYED TO CHAMPAIGN COUNTY; STRUCTURE DEMOLISHED BY COUNTY IN FALL OF 2015; PROPERTY IS FOR SALE BY OWNER (CHAMPAIGN COUNTY)	ACTUAL COSTS: \$1,800 fencing; \$100 title search; \$13, 750 demo. APPRAISED VALUE: \$30,000 (2017) \$20,000 (2018)	
FY2016	1512 CR2700N, Rantoul (Case ZN 11-01/09)	2010	NEW OWNER DEMOLISHED BY CONTROLLED BURN IN JULY 2016	NONE	Former Cherry Orchard Apartments property
	3304 South Pine Circle, Urbana (Case ZN 12-17/21)	8/17/00	OWNER REPAIRED PROPERTY; COURT IMPOSED FINES (SEE 3306 SOUTH PINE CIRCLE)	NONE	Same owner as 3306 S. Pine Circle
	3306 South Pine Circle, Urbana (Case ZN 12-18/21)	2/02/12	OWNER REPAIRED PROPERTY; COURT IMPOSED \$155,000 IN FINES BUT COUNTY SETTLED FOR \$109,800 AND FINES PAID IN AUGUST 2018	NONE	Same owner as 3304 S. Pine Circle
	1208 North Eastern Avenue, Urbana (Case ZN -12-18/21)	5/22/06	NEW OWNER REMOVED STRUCTURE IN 2018 BUT SOME CLEAN UP STILL REQUIRED	NONE	No County action anticipated.
FY2017	2603 Campbell Drive, Champaign (Case ZN 01-30/14)		COUNTY REMOVED PLAYGROUND EQUIPMENT; PROPERTY IS FOR SALE BY OWNER (CHAMPAIGN COUNTY)	APPRAISED IN 2017 AT \$7,800	The former Mefford property and also the former Mabel Thomas Park.
	504 South Dodson, Urbana (Case ZN 12-32/21)	4/27/10	PROPERTY CONVEYED TO CHAMPAIGN COUNTY; STRUCTURES DEMOLISHED BY COUNTY IN SPRING OF 2018; PROPERTY IS FOR SALE BY OWNER (CHAMPAIGN COUNTY)	ACTUAL COSTS: \$ 8,100 demo. APPRAISED VALUE: \$7,000 (2018)	

**Update on Dangerous Structures Enforcement Cases**  
 FEBRUARY 28, 2019

**Table 1. Recent History and Current Status of Dangerous Structure Cases<sup>1</sup>**

<b>Approx. Timeline</b>	<b>Property Address</b>	<b>Date of First Complaint</b>	<b>STATUS</b>	<b>Estimated Cost or Appraisal Value</b>	<b>Notes</b>
	210½ Brady Lane, Urbana	8/08/12	SOLD AT TAX SALE IN JANUARY 2017; SOME REPAIRS DONE	NONE	It is hoped the new owner will either make repairs or demolish.
	2218 East University Avenue, Urbana (Case ZN-17-03/21)	5/7/12	STILL AN ACTIVE COURT CASE; OWNER REPAIRED PROPERTY AND IS IN DISCUSSIONS WITH CITY OF URBANA REGARDING ANNEXATION AGREEMENT	\$1,715	Same owner as 3304 & 3306 S. Pine Circle.
	202 Brady Lane, Urbana (Case ZN 16-26/01)	8/2/16	COURT CASE RESOLVED; OWNER DEMOLISHED IN 2018	NONE	
FY2018	2303 Brownfield Road, Urbana	3/08/07	NO CHANGE	ESTIMATED COSTS: \$24,400**	Same owner on all four properties; some cleanup was accomplished previously; the previous owner passed away in fall of 2016 and a new owner has acquired the properties; ZA has asked for clean-up by 6/28/19
	2305 Brownfield Road, Urbana	3/08/07	NO CHANGE	ESTIMATED COSTS: \$24,400**	
	2402½ Johnson Lane, Urbana	7/07/09	NO CHANGE	ESTIMATED COSTS: \$24,400**	
	2312 Johnson Lane, Urbana	7/07/09	NO CHANGE	ESTIMATED COSTS: \$24,400**	
	404 South Dodson, Urbana (Case ZN-17-24/21)	9/27/17	CASE REFERRED TO S.A.O. ON 8/9/18	ESTIMATED COSTS: \$19,000**	
FY2019	205 Main Street, Penfield	9/23/14	DEMOLISHED BY OWNER	NONE	
	1301 East Perkins Road, Urbana (ZN-18-02/21)	9/13/14	FIRST NOTICE SENT IN 2018; OWNER IS MAKING REPAIRS; NEED TO RE-INSPECT	ESTIMATED COSTS: \$19,000**	
	303 North Main Street, Seymour	1/01/09	NEW OWNER IS SLOWLY MAKING REPAIRS	NONE	Former gas station; underground tanks may be left as is

**Update on Dangerous Structures Enforcement Cases**  
 FEBRUARY 28, 2019

**Table 1. Recent History and Current Status of Dangerous Structure Cases<sup>1</sup>**

<b>Approx. Timeline</b>	<b>Property Address</b>	<b>Date of First Complaint</b>	<b>STATUS</b>	<b>Estimated Cost or Appraisal Value</b>	<b>Notes</b>
FY2020	306 Ferguson Street, Fosland	7/20/17	NEED TO SEND NOTICE	ESTIMATED COSTS: \$19,000**	
	207 Main Street, Fosland	8/12/15	NEED TO SEND NOTICE	ESTIMATED COSTS: \$19,000**	
	300 Third Street, Fosland	10/2/18	NEED TO SEND NOTICE	ESTIMATED COSTS: \$19,000**	
*includes title search, appraisal and engineering inspection costs **includes title search and appraisal costs  FOOTNOTES  1. At least four other dangerous structures have been removed by private action since 3/08/07.					

Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

**TO: Environment and Land Use Committee**  
**FROM: John Hall, Director**  
**DATE: February 17, 2019**  
**RE: Update on Champaign County Land Bank Project**

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## **BACKGROUND**

At the 12/7/17 meeting ELUC recommended and the Champaign County Board supported the Village of Rantoul's application for Land Bank Capacity Grant from the Illinois Housing Development Authority on 1/15/18.

The report *Feasibility Analysis for a Champaign County Land Bank* (see Attachment C) was received on 12/12/18 and was reviewed in a presentation at the Regional Planning Commission on 12/18/18. See the attached PowerPoint slides at Attachment B.

Notes from the latest Champaign County Land Bank Project Meeting are included as Attachment A.

## **ATTACHMENTS**

- A** email notes from the February 14, 2019 Champaign County Land Bank Meeting
- B** PowerPoint slides from 12/18/18 Land Bank Presentation at the Champaign County Regional Planning Commission
- C** *Feasibility Analysis for a Champaign County Land Bank*, Bryan White, STR Grants LLC, November 13, 2018

## John Hall

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**From:** Lori Busboom  
**Sent:** Wednesday, February 20, 2019 10:11 AM  
**To:** John Hall; Susan Burgstrom  
**Subject:** FW: February 14 Champaign County Land Bank project meeting - notes

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**From:** Brian White <brian.white@strllc.com>  
**Sent:** Wednesday, February 20, 2019 10:10 AM  
**To:** Brian White <brian.white@strllc.com>  
**Cc:** Ken Turner <kturner@village.rantoul.il.us>; Pat J. O'Shaughnessy (pat@vctitle.com) <pat@vctitle.com>; bdenzin@denzinlaw.com; John Heckler <John@vctitle.com>  
**Subject:** February 14 Champaign County Land Bank project meeting - notes

Hi All:

These are the notes from February 14, 2019 Champaign County Land Bank Project Meeting. We are sharing these to help keep all of our municipal stakeholders informed of the ongoing process.

If you have any questions, please don't hesitate to contact myself or Ken Turner.

Thanks!

Brian

\*\*\*

### Notes from February 14, 2019 Champaign County Land Bank Project Meeting

Meeting opened at 11 am in the Council Chambers, Village of Rantoul, IL

Representatives from City of Champaign, Champaign County Treasurer, Champaign County Regional Planning Commission, Champaign County Planning Department, Champaign County Recorder of Deeds, Village of St. Joseph, Village of Rantoul in attendance. Also guests from Vermilion County Land Bank Authority and Denzin Soltanzadeh LLC.

Attendees heard from Pat O'Shaughnessy and John Heckler, Executive Director and Field Operations Manager of the Vermilion County Land Bank Authority, and Brent Denzin, who serves as counsel to the Cook County Land Bank Authority and South Suburban Land Bank Authority. Brent also provides the legal technical assistance to groups forming land banks through the IHDA Land Bank Capacity Building Program.

Pat and John shared some of the experiences they had establishing a land bank in Vermilion County:

- Started in 2015 with \$50,000 in funding from the county and Danville and Tilton as home rule members. County added \$40,000 in the second year. VCLBA also secured grants from IHDA through the Abandoned Property Program of \$40,000 and \$30,000. The funds were used for targeted demos. VCLBA has a joint marketing effort with Danville, whereby VCLBA helps sell vacant lots owned by Danville and collects a portion of the proceeds.
- 6 municipal members at the onset; up to 14 as of today.
- Started with volunteer staff and now have 1 volunteer and 1 PTE staff; lack of funding and staff limited the activities of the VCLBA – "you get what you pay for."

- Despite modest budget, VCLBA has completed a number of acquisitions, has started to sell some of the lots, and has conducted a fair amount of education about blight, helping their members become more attuned to issues in their own communities.

Brent's presentation covered many topics, Some of the highlights:

- local governments in Illinois use intergovernmental agreements (IGA) to form land banks and pool resources and home rule powers to the benefit of their municipal members.
- Land banks apply a range of different interventions to execute relatively complex transactions on behalf of member communities.
- Land banks serve as central repository of information and expertise that might otherwise be scattered across the county or siloed in different departments.
- Land banks typically leverage parcel level data to identify properties that have common indicators of distress, such as tax delinquency, code violations, long-term vacancy, and/or crime. Land banks then assess individual properties, using visual inspections, title research and other means, to determine which properties might be candidates for land bank acquisition.
- Land banks only acquire properties with the permission of the member communities in which the properties are located, so land banks offer a flexible tool, without sacrificing local control or authority.
- Land banks can address a variety of properties, including commercial, and pursue new funding that might not be awarded to a single municipality

Following discussion, attendees expressed interest in asking Vermilion County Land Bank Authority (VCLBA) to allow members from Champaign County to join. The Village of Rantoul was requested to lead discussions with VCLBA about allowing members from Champaign County.

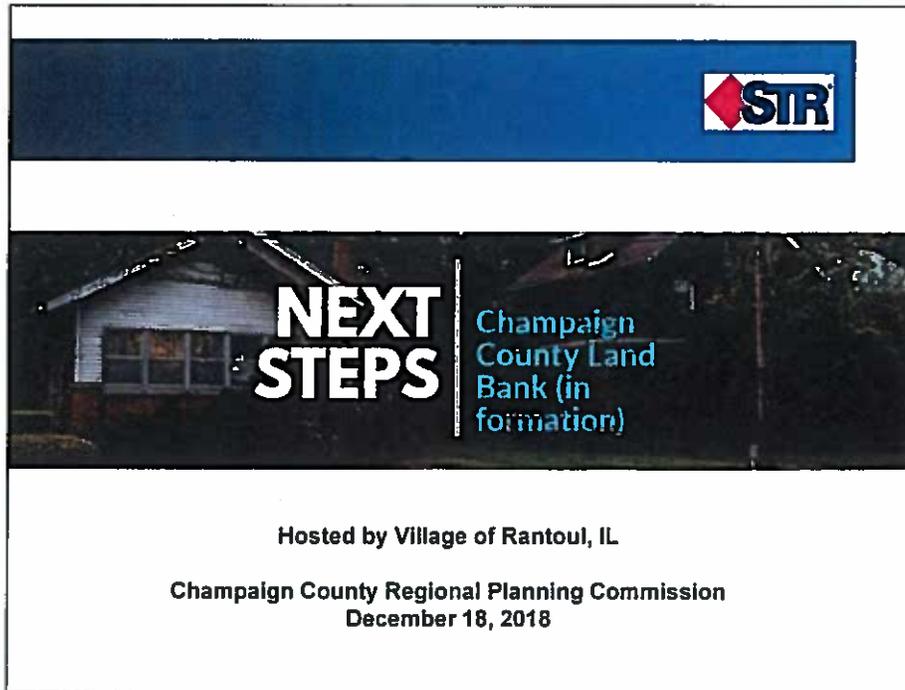
Meeting concluded at 11:30 am.

\*\*\*

**Brian White**  
Director, Strategic Engagement  
STR LLC

Direct (703) 460-9057  
Mobile (773) 209-8552

*STR has been supporting community revitalization since 1985*

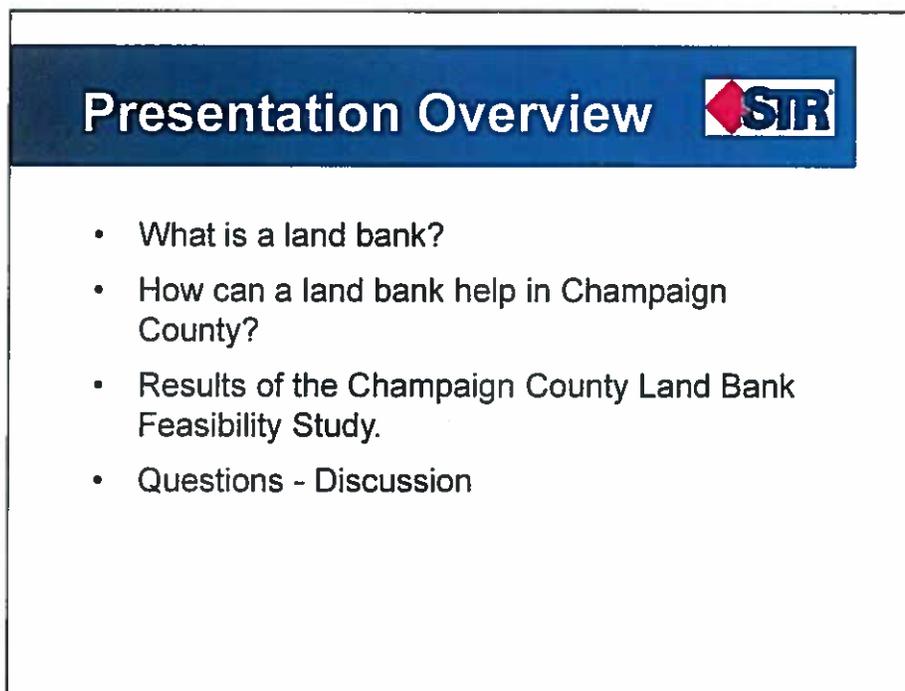




**NEXT STEPS** Champaign County Land Bank (in formation)

Hosted by Village of Rantoul, IL  
Champaign County Regional Planning Commission  
December 18, 2018

1



**Presentation Overview** 

- What is a land bank?
- How can a land bank help in Champaign County?
- Results of the Champaign County Land Bank Feasibility Study.
- Questions - Discussion

2



## What is a Land Bank?

3

### Land Banks



Land banks are single-purpose entities assigned primarily to deal with:

- Low- and no-value property that needs to be repurposed.
- Tax- or otherwise encumbered property that cannot be easily developed without clearing title.
- Special developments involving assembly and holding of multiple parcels.
- Parcels that might otherwise fall into repetitive speculator cycles.

4

# Land Banks



Land banks have been around since the 1970s, but have increased in number following the Great Recession and through advocacy of numerous organizations.



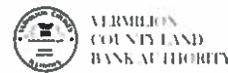
*biggest pro-land bank*



*st louis - only distressed properties  
minneapolis - very strategic*

5

# Land Banks in the US



6

## Why Land Banking?





- Connect tax collection/foreclosure systems
- Affect supply and demand to boost values
- Influence future land reuse
- Incentivize development
- Reduce blight
- Facilitate/develop intermediate uses
- Intervene in speculation

Blight is anti-demo - <sup>demo</sup> always makes more of

7

## Why Land Banking?



- Increased municipal services
- Demolition & court costs
- Unpaid property taxes
- Reduced values & tax revenue
- Negative spillover on other real estate
- Negative public image
- Public safety risks
- Health risks



Speaker indicates by this →

The High Cost of Blight

8

## Related concepts/strategies



- Place making (i.e., community garden)
- Infill development
- Greening & Urban agriculture
- Alternative energy (solar, etc.)
- Blight removal
- Deconstruction
- Strategic code enforcement
- Brownfields
- Storm water management

9

## Land Banks Can....



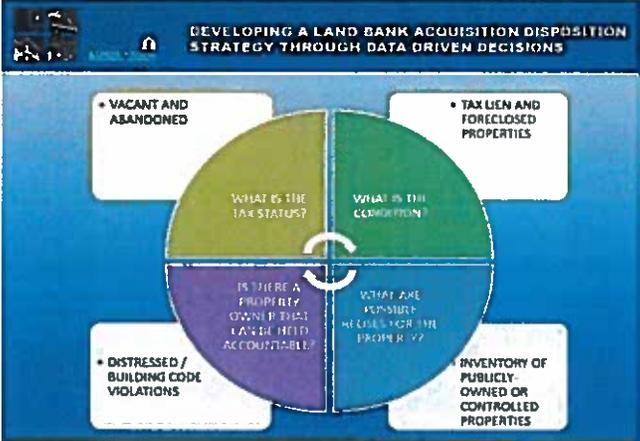
- Extinguish taxes and exercise other government powers.
- Sell or convey property that reflects community priorities.
- Transfer through conduit agreements.
- Reduce the bureaucracy for public land sale.
- Convey property for other than monetary consideration.
- Lease properties on an interim basis.
- Maintain properties with predetermined maintenance standards.
- Utilize financing tools.

10

## Why Land Banking?



**DEVELOPING A LAND BANK ACQUISITION DISPOSITION STRATEGY THROUGH DATA DRIVEN DECISIONS**



11

## Residential



Home Ownership





12

## Economic Development



- Job Creation
- Transit Oriented Development (TOD)
- Land Assembly







13

*truck washing facility*

*taking apart rather than demo, as job training*

## Blight Removal & Deconstruction








14

## Green Infrastructure & Wetlands



- Fay's Point Marina – operating marina and 8 acres of managed wetlands
- IHDA Blight Reduction Program – deconstruction and greening



15

## Essential Elements



16

## Tactical Land Banking

Using powers available to land bank to execute strategy on appropriate and available targets of opportunity that:

- Leverage data to identify areas of need and opportunity
- Prioritize restoring real estate values
- Grounded in Asset-based Community Development
- Proper balance of:



17

## Tactical Land Banking

- Pragmatic
- Transparent
- Accountable
- Limited/Focused
- Responsive



18



## Champaign County Feasibility Study & Results

19

## Champaign County Feasibility Study: Key Questions



- Study funded by Village of Rantoul as part of IHDA Land Bank Capacity Building Program.
- Completed over 4½ months, using a variety of methods: data analysis, interviews, site visits, research.
- Key questions were:
  - Can a land bank benefit Champaign County and its incorporated municipalities?
  - Can a land bank be self-sustaining within 3 years of its creation?
  - Under what circumstances could a land bank in Champaign County be self-sustaining within 3 years of its creation?

20

## Champaign County Feasibility Study: Findings



- We do not see evidence of widespread or manifest blight, but there are enough blighted or otherwise candidate properties to occupy a land bank.
- Generally, we observed:
  - Property that is vacant, but maybe not abandoned.
  - Property that is blighted, but taxes are not delinquent.
  - Property with delinquent taxes.
  - Vacant land being land banked for future development.
  - Properties with structures that could be rehabbed, if but for other issues.
  - Properties that likely needed to be demolished.

21

## Champaign County Feasibility Study: Findings



- Can a land bank benefit Champaign County and its incorporated municipalities?  
**YES!!!**
- Can a land bank be self-sustaining within 3 years of its creation?  
**MAYBE!**
- Under what circumstances could a land bank in Champaign County be self-sustaining within 3 years of its creation?



22

## Champaign County Feasibility Study: Role for a Land Bank



- Aggregate and share data, to inform decision-making and help local stakeholders coordinate and cooperate.
- Help local governments address different kinds of problem properties.
- Organize properties into a single, centrally-administered portfolio, for lease, sale and/or redevelopment.
- Pursue and attract resources for specific activities, such as demolition or land repurposing.
- Enhance capacity of local governments around property maintenance, stabilization and/or redevelopment

23

## Champaign County Feasibility Study: Conditions for Success



- Most/all Champaign County municipalities agree to participate in and share collective responsibility for the land bank, including potentially funding it.
- The Land Bank...
  - leverages data and technology to guide decision-making and maximize impact.
  - Identifies properties and executes strategies that can generate early, net positive revenue and community impact.
  - Develops policies and systems to support efficient acquisition, holding and disposition strategies.
  - Scales land bank staff and operations to leverage existing resources efficiently, to avoid duplication of effort.

24

## Champaign County Feasibility Study: Options



### Option 1: Form a Champaign County land bank.

- Scale it up using a "crawl/walk/run" approach.
- 6-9 months
- More resource intensive

### Option 2: Join with another county land bank.

- Build on existing land bank structure.
- Advance to walk/run faster.
- Less resource intensive

25



## Land Banks in Illinois

26

## Land Banks in Illinois



Illinois has four land banks: one formed by county ordinance (CCLBA) and the others through inter-governmental agreement (IGA). All operate under existing state laws.



VERMILION COUNTY  
LAND BANK AUTHORITY



LakeCounty  
*... just adopted*

27

## Land Bank Governance - IGA



- **Intergovernmental Agreement Act** empowers municipal members to act through intergovernmental agreement (IGA)
- Municipal powers available to members are extended to the land bank.
- Land Bank policies and procedures are set by Board and implemented by staff.
- Staff, budget, and priorities established to meet specific need, opportunity.

28

## Land Bank Governance - IGA


Individual members

29

## Land Bank Governance - IGA



Individual members

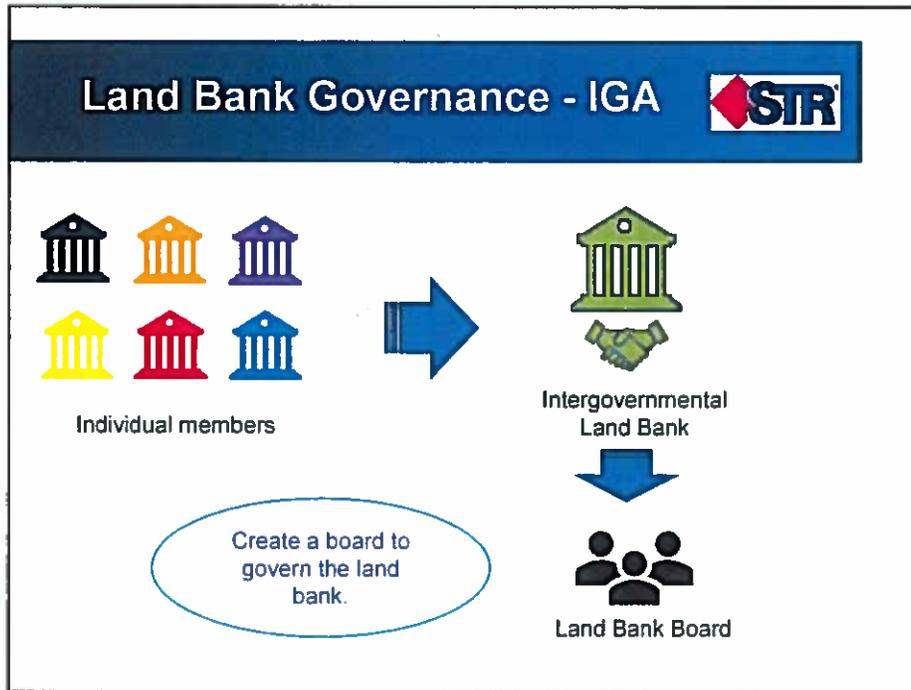
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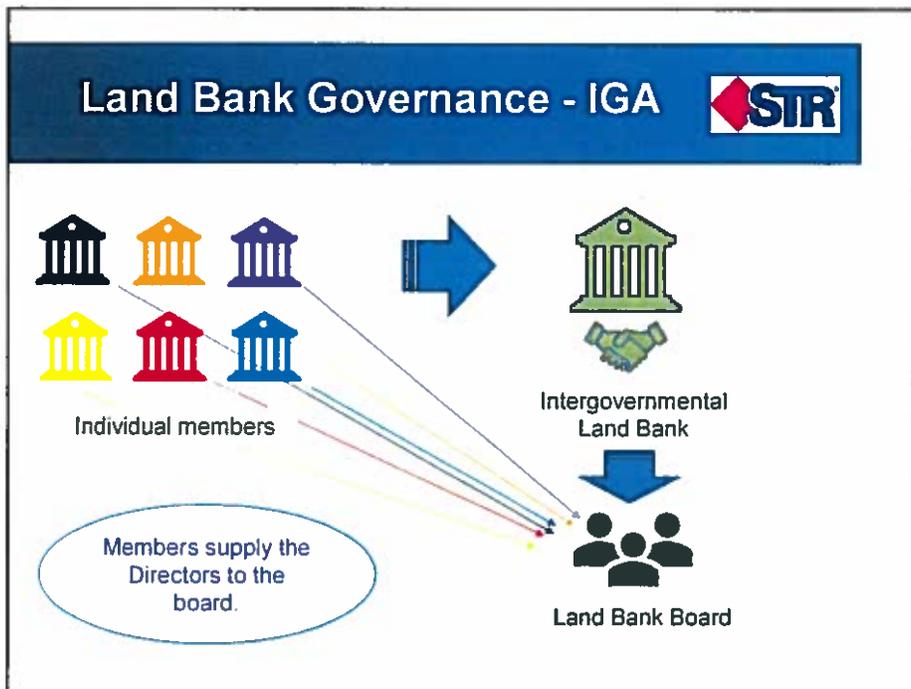
Intergovernmental  
Land Bank

Agree to form and share powers to the new entity via IGA.

30



31



32

\* each ind. jurisdiction must approve any Land Bank activities in that jurisdiction



## Operationalizing a New Land Bank

33



## Forming a Land Bank

- ✓ Intergovernmental Agreement
- ✓ Members
- ✓ Board of Directors
- ✓ By-laws govern operations
- ✓ Establish priorities
- ✓ Target properties
- ✓ Staff and budget
- ✓ Set up systems
- ✓ Short and Long-term Goals

34

## Operating a Land Bank



### Land Bank Board & Staff

#### Revenue

- Budget needs
- Funding sources

#### Programs

- Nuisance abatement
- Demolition & deconstruction
- Development & sale
- Leasing
- Other

### Inventory type(s)

- Residential
- Open land
- Industrial commercial
- **Data System Needs**
  - GIS / Inventory
  - Financial
  - Project Management
  - Property Management
  - Policies

35

## Prioritization



### Establish Program goals

- Immediate impact?
- Repurpose land long-term?
- Address large public infrastructure or investment needs?
- Acquire and hold?

### Consider Strategies

- Target by area
- Target by Property or Types
- Retail vs. wholesale

### Evaluate

- Costs and benefits
- Redevelopment potential
- Carrying costs
- Budget and capacity

36

## Where Next?



37

## Where Next?



### CONTACTS:

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**Brian White**  
Director for Strategic Engagement  
STR LLC  
703.460.9057 (direct)  
[brian.white@strllc.com](mailto:brian.white@strllc.com)

38

## About STR LLC



STR LLC is a software and business consulting services company located in Fairfax VA. Established in 1985, STR supports land banks and redevelopment authorities across the United States.

39

## About Brian C. White



Brian White is Director for Strategic Engagement at STR, where he applies 18 years' experience working in community development to assist clients understand how to apply information and technology to effect positive community redevelopment.

In his career, Brian has run fair housing programs, led a community-based nonprofit community development corporation, and served as CRA officer for a national bank. In 2014, Brian served as Cook County Land Bank Authority's first Executive Director. He continues to work closely with land banks across Illinois and the United States.

He is a lifelong resident of Illinois and lives in Chicago.



40

# **Feasibility Analysis for a Champaign County Land Bank**

**Prepared by**

**Brian White**

**Sr. Consultant, Community Development**

**STR. Grants LLC**

**November 13, 2018**

# Feasibility Analysis for a Champaign County Land Bank

## Executive Summary

The Village of Rantoul applied for a grant from Illinois Housing Development Authority (IHDA) to explore creating a land bank in Champaign County. Rantoul subsequently retained STR. Grants LLC (STR) as a consultant to evaluate the feasibility of a land bank. Our feasibility study attempted to answer three questions:

- Can a land bank benefit Champaign County and its incorporated municipalities?
- Can a land bank be self-sustaining within 3 years of its creation?
- Under what circumstances could a land bank in Champaign County be self-sustaining within 3 years of its creation?

The short answer to the first two questions is “yes” and “yes.”

- **Yes**, a land bank can benefit Champaign County and its incorporated municipalities.
- **Yes**, a land bank can be self-sustaining within 3 years, **but...**  
...only if the land bank can generate a surplus of revenue over expenses.

The answer to the third question is what occupied the analysis, namely **how could a land bank in Champaign County become self-sustaining within 3 years?** And on that question, the answer is “it depends.”

Among the dependencies we identify that will most likely influence the success of a land bank:

- Securing the commitment of most or all Champaign County municipalities to participate in and share collectively the responsibility for the land bank, including possibly funding it.<sup>1</sup>
- Leveraging data and technology to guide decision-making and maximize impact;
- Identifying properties and executing strategies that can generate early, net positive revenue and community impact;
- Developing policies and systems to support efficient acquisition, holding and disposition strategies;
- Scaling land bank staff and operations to leverage existing resources efficiently, so the land bank fills in gaps and avoids duplication of effort.

If members decide to proceed, we recommend stakeholders consider between one of two options:

---

<sup>1</sup> We explored and evaluated a range of funding options, including selling tax trustee properties, using surplus funds held by the Champaign County treasurer to cover possible sale in error refunds, and raising the real estate transfer tax. Further analysis of these options is warranted.

## Option 1:

Form a stand-alone Champaign County Land Bank and scale it up using a “crawl/walk/run” approach. We anticipate that establishing a stand-alone land bank might occupy the better part of 6-9 months. That time would be devoted to organizing the legal structure, recruiting municipal members, hiring or recruiting staff, developing policies and procedures, and undertaking a comprehensive funding plan.

The land bank would be operational and ready to acquire properties by the end of its first year (crawl/walk). The land bank would take on more responsibility in direct proportion to its capacity in ensuing years and expand in a sustainable fashion (walk/run). We have outlined 3 possible models for a stand-alone Champaign County Land Bank in this report (see below).

If Champaign County municipal members proceed to form a stand-alone land bank, we recommend the land bank be formed through an intergovernmental agreement (IGA) of the members, including at least one home rule community member. Rantoul, Champaign, and Urbana are all home rule communities, so the land bank should include at least one of these communities.

Operating by IGA affords flexibility of a home rule community for all members and promotes collaboration and coordination across municipal boundaries. The IGA model is well-established in Illinois law, so establishing a land bank via IGA is straightforward.

In considering a stand-alone Champaign County Land Bank, we evaluated 3 different models and found that each model can be self-sustaining, given the volume of activity and resources committed to the operation of the land bank.

### **Model 1: Part Time Staff/Existing Organization**

The land bank would help member communities identify, acquire and sell individual parcels that are not sold during the county’s current tax sales, mostly focused on vacant lots and land, small residential properties, and small commercial properties.

The land bank would not try to acquire many properties itself. Instead it would arrange “conduit sales” between a current owner and an unrelated buyer. The land bank could maintain a central database of properties that might be available in the county, with information shared to it by local member communities and prospective buyers through a website. The land bank could also identify resources and programs and serve as an information clearinghouse with periodic educational sessions or meeting. If the land bank is funded to complete a special project, the staff person can help administer those program activities; for example, demolitions of dilapidated property.

*Annual cost: \$50-75,000<sup>2</sup>. Likely impact: 10-20 properties per year.*

### **Model 2:**

A land bank that is staffed full-time with 2 to 3 FTE staff. The land bank could be housed at an existing organization. Staff would include a director or program manager and an assistant

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<sup>2</sup> Primarily funding for staff and overhead, not property related expenses.

program manager well-versed in community development and real estate acquisitions and dispositions. The staff would assist local governments assemble and organize data, identify strategic property acquisitions, acquire, hold and dispose of property, and solicit for resources to fund land bank activities. Staff would have capacity to manage a small number of properties with support from vendors and service providers hired on contract.

The land bank would be an opportunistic buyer and partner in community development to member communities, acquiring property when there is a known end use or end user or at the invitation of a member community. The land bank would also tackle larger properties, such as commercial properties or decommissioned public buildings, where future redevelopment might involve more intensive planning, remediation, or related activities.

*Annual cost: \$90-140,000. Likely impact: 15-30 properties per year, including 2-5 larger properties.*

### **Model 3:**

A land bank that is staffed full-time with 4-6 staff. The land bank would be housed at an independent location or within the offices of an existing organization. The land bank would have adequate staff to provide a full range of property acquisition, maintenance, and disposition services, plus data analysis and planning functions. Services would be provided by staff and from vendors and service providers hired on contract. Staff would address a full range of property types and use a variety of strategies: residential, commercial, public surplus, and vacant lots and land.

*Annual cost: \$250,000 – \$400,000. Likely impact: 50-100 properties per year, including >5 larger properties.*

### **Option 2:**

There is an operational county land bank located in Vermilion County known as the Vermilion County Land Bank Authority (VCLBA). Municipalities in Champaign County can ask to join the VCLBA as an alternate to creating a stand-alone land bank in Champaign County.

Adding members from Champaign could increase the capacity of the VCLBA to serve both counties, provided Champaign County members helped support the VCLBA. This could make VCLBA a more effective organization overall and provide Champaign County municipalities access to an operational land bank much faster than if municipal members tried to stand up a separate land bank serving Champaign County.

The Vermilion County Land Bank operates through intergovernmental agreement, as does the South Suburban Land Bank Authority. Because VCLBA's IGA limits membership to Vermilion County municipal members, the IGA would need to be amended to allow the land bank to have members from Champaign County. Voting rights for the members might also need to be adjusted to account for one or more additional home rule communities, but no other substantive changes would be required.

There are arguments favoring each approach. In the balance of this report, we evaluate why a land bank would be beneficial for Champaign County and explain how a land bank might operate. We evaluated primarily evaluated Option 1, a stand-alone land bank,

because that was the task we were assigned. We believe that Option 2 may offer the better option and recommend that municipal members interested in proceeding explore the interest of the VCLBA. Much of the modeling performed for this report can be applied to a joint land bank covering two counties, as the basic premise is that the size and function of the land bank should reflect the types of properties and member interests with which it is occupied.

## Background

In or around 2016, stakeholders in Champaign County began discussing whether and how a land bank might be of benefit to the county. The discussion was stimulated in part by the creation of Illinois land banks in Cook County and Vermilion County. Discussions took place between different communities and county staff, convened largely by the Village of Rantoul.

In 2017, the Illinois Housing Development Authority (IHDA) announced a grant program that would provide funding for municipalities to create new land banks in the state. The Village of Rantoul applied for and received a grant from IHDA to initiate creation of a land bank in Champaign County. In its application, Rantoul expressed interest in evaluating the feasibility of a land bank as a first step towards creating one, to ensure that whatever land bank was created could achieve meaningful results and outcomes.

Upon receiving a grant from IHDA, Rantoul retained STR. Grants LLC (STR) to evaluate the feasibility of the land bank. Work commenced in June 2018.

As noted, the feasibility seeks to address three questions:

- Can a land bank benefit Champaign County and its incorporated municipalities?
- Can a land bank be self-sustaining within 3 years of its creation?
- Under what circumstances could a land bank in Champaign County be self-sustaining within 3 years of its creation?

The short answer to the first two questions is “yes” and “yes.”

- **Yes**, a land bank can benefit Champaign County and its incorporated municipalities.
- **Yes**, a land bank can be self-sustaining within 3 years, but...  
... only if the land bank can generate a surplus of revenue over expenses.

Our analysis leads us to conclude that YES, a land bank can benefit Champaign County and YES, a land bank can be self-sustaining. Considering a stand-alone Champaign County Land Bank, we evaluated 3 different models.

In considering a stand-alone Champaign County Land Bank, we evaluated 3 different models and found that each model can be self-sustaining, given the volume of activity and resources committed to the operation of the land bank.

### **Model 1: Part Time Staff/Existing Organization**

The land bank would help member communities identify, acquire and sell individual parcels that are not sold during the county’s current tax sales, mostly focused on vacant lots and land, small residential properties, and small commercial properties.

The land bank would not try to acquire many properties itself. Instead it would arrange “conduit sales” between a current owner and an unrelated buyer. The land bank could maintain a central database of properties that might be available in the county, with information shared to it by local member communities and prospective buyers through a website. The land bank could also identify resources and programs and serve as an information clearinghouse with periodic educational sessions or meeting. If the land bank is funded to complete a special project, the staff

person can help administer those program activities; for example, demolitions of dilapidated property.

*Annual cost: \$50-75,000<sup>3</sup>. Likely impact: 10-20 properties per year.*

**Model 2:**

A land bank that is staffed full-time with 2 to 3 FTE staff. The land bank could be housed at an existing organization. Staff would include a director or program manager and an assistant program manager well-versed in community development and real estate acquisitions and dispositions. The staff would assist local governments assemble and organize data, identify strategic property acquisitions, acquire, hold and dispose of property, and solicit for resources to fund land bank activities. Staff would have capacity to manage a small number of properties with support from vendors and service providers hired on contract.

The land bank would be an opportunistic buyer and partner in community development to member communities, acquiring property when there is a known end use or end user or at the invitation of a member community. The land bank would also tackle larger properties, such as commercial properties or decommissioned public buildings, where future redevelopment might involve more intensive planning, remediation, or related activities.

*Annual cost: \$90-140,000. Likely impact: 15-30 properties per year, including 2-5 larger properties.*

**Model 3:**

A land bank that is staffed full-time with 4-6 staff. The land bank would be housed at an independent location or within the offices of an existing organization. The land bank would have adequate staff to provide a full range of property acquisition, maintenance, and disposition services, plus data analysis and planning functions. Services would be provided by staff and from vendors and service providers hired on contract. Staff would address a full range of property types and use a variety of strategies: residential, commercial, public surplus, and vacant lots and land.

*Annual cost: \$250,000 – \$400,000. Likely impact: 50-100 properties per year, including >5 larger properties.*

Ultimately, the decision about which model to adopt rests with the stakeholders who commit to participate. The quantity, types of properties, and property acquisition and disposition strategies they want to pursue will determine how much staff and funding is required.

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<sup>3</sup> Primarily funding for staff and overhead, not property related expenses.

## About Land Banks

Land banks have been around for decades and were originally conceived to address manifest conditions of blight (i.e. vacant and abandoned property). In the last decade or so, land banks were recognized as tools to align and connect certain government systems: tax collection, code enforcement, and community and economic development.<sup>4</sup> Even more recently, experts are exploring how land banks can operate in a wide variety of neighborhood and community settings to stabilize neighborhoods at risk of decline.<sup>5</sup>

Page | 8

For Champaign County, a land bank can be understood as a **single-purpose entity organized to acquire, stabilize and repurpose properties that might otherwise go wanting for responsible development and/or that pose risks to the health, safety, and value of other property in targeted areas.** The land bank might acquire:

- Properties that are abandoned;
- Properties where utilities are shutoffs (an indicator that a property is vacant);
- Parcels with more than 2 years' unpaid property;
- Chronic (and unabated) nuisance violations that may or may not have resulted in liens against property;
- Long-term vacant property (property with no legal occupant >6 months);
- Property that is dangerous to health and safety for occupants or neighbors (candidates for demo or substantial rehab);
- Structures and uses that are incompatible with current and anticipated future uses (side lots, property remnants, decommissioned public buildings, parcels needing to be rezoned);
- Evidence of property speculation without property investment (properties acquired through tax sale, but not rehabbed or updated); and/or,
- Criminal activity associated with vacant and abandoned property.

Once problem properties are identified, the land bank would participate in the acquisition, stabilization, and redevelopment of those properties. It can also participate in the redevelopment of signature commercial property or larger scale residential development, by for example holding land for assembly where a long-term planning process must be completed or additional funds secured to complete a project.

There are other roles for a Champaign County land bank, such as:

- Provide single-purpose services (i.e. demolition manager for municipalities)
- Land stewardship (i.e. managing wetlands or flood-prone areas that are set aside)
- Setting aside land for future development (land banking; land assemblage)
- Boosting local community and economic development capacity (providing construction and rehab or leasing services, programming placemaking activities)

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<sup>4</sup> There is extensive literature on land banks and land banking. See: "Land Banks and Land Banking, 2<sup>nd</sup> Edition." Alexander, Frank S. Washington, DC: Center for Community Progress, 2015; also "Take it to the Bank: How Land Banks Are Strengthening America's Neighborhoods," Heins, Payton A. and Abdelazim, Tarik. Washington, DC: Center for Community Progress, 2014.

<sup>5</sup> See "On the Edge: America's Middle Neighborhoods," ed. Paul C. Brophy. New York, NY: The American Assembly, 2016.

Land banks around the country vary in size and scope, but they generally share certain characteristics.

- They are geographically specific, operating within a specific geography and with programming that is scaled to the appropriate geographic unit (municipality, neighborhood, block).
- They are oriented to respond to community needs and promote community engagement.
- They fill in gaps in community development ecosystem and try to avoid competing with responsible development organizations.
- They are data driven in their decision-making.
- They tend to sit at the intersection of local government systems: tax, foreclosure, code enforcement, vacant property registration.
- They work to extend the capacity of other community and economic development partners.
- They are guided by policy and are generally more flexible than local governments as to acquisitions and dispositions.

In deciding to move forward, we wanted to determine if we can identify sufficient numbers of properties that a land bank can acquire, stabilize, and redevelop. We also think it is important to weigh the costs of NOT moving ahead with a land bank.

## The Cost of Vacant Property

Vacant property costs local communities considerable money and resources. Simply reducing those costs by reactivating property is often justification enough for creating a land bank. The costs of vacant property include direct costs – the costs paid by a municipality for services performed on a property. Costs also include indirect costs, which are costs borne by everyone else impacted by a vacant property. It is important that local governments factor in the total costs of vacant property and consider the likely direct and indirect benefits that will come from taking action.

Consider these simple illustrations:

Item – Vacant City Owned Lot	Direct City Costs	Indirect Costs
The cost to cut grass on a vacant lot.	\$400 per year	
The cost to remove illegally dumped debris, abandoned cars, etc.	\$500 per year	
Taxes not being collected for city-owned property.	\$400-1000 per year	
5% negative impact on the value of 12 adjacent properties (within 250')		\$30,000 in negative equity
Loss in taxes on properties within 250', whose values are diminished	\$2500	
Costs in legal fees for enforcement actions & liens.	???	
<b>TOTAL COST</b>	<b>\$5595-6195</b>	<b>\$30,000</b>

Item – Vacant Residential Home	Direct Costs	Indirect Costs
Min. 3% negative impact on the value of 12 adjacent properties (within 250'), average home value \$50,000 <sup>6</sup>		\$18,000 in negative equity
Loss in taxes on properties within 250' (.0865 rate)	\$2595	
Loss in utility taxes and revenues		?
Cost of city services – fire, police, sanitation, vacant property registration, etc.		??
Cost to demolish a property.		
Costs in legal fees for enforcement actions & liens.		
Cost to schools in the form of per pupil student revenues		???
<b>TOTAL COST</b>	<b>\$2,595</b>	<b>\$18,000</b>

<sup>6</sup> There are various methods for calculation the impact of vacant property and the research suggests the impact is greatest for properties that are closest AND where there is a higher concentration of vacant properties. 3% is a very conservative estimate of the impact for a vacant property. See "Quantitative and Qualitative Impact Assessment of Land Bank Activity in Michigan," page 13, for a directory of research published concerning the spillover effects of vacant property. <http://269mag.com/wp-content/uploads/2018/07/Assessment-of-Land-Bank-Activity.pdf>

The same sort of rough cost-benefit calculations can be done on commercial and industrial property, though the impact will be that much greater, depending on the size of the property. These costs are incurred, year over year, justifying interventions where possible and as early as possible.

## Property Strategies

A land bank typically concerns itself with properties that existing systems do not restore to the sort of productive use that communities desire. These include:

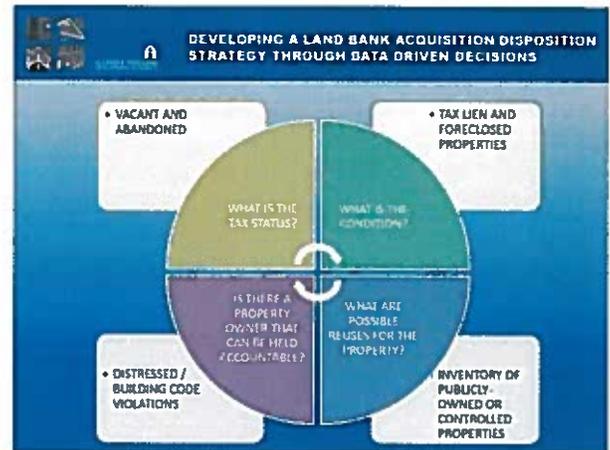
- Vacant and Abandoned Properties
- Tax Sale Properties
- Chronic Nuisance Violation Properties
- Surplus Lots and Land
- Bank-owned property (REO)
- Donations and Private Sale

The objectives of a land bank can be:

- reducing the number of dilapidated properties demanding municipal services
- restore properties to productive (re)use
- improving the occupancy of vacant land and property
- reactivating property for tax collection purposes
- eliminating threats to public health and safety, and/or,
- addressing community quality of life concerns.

Because of the range of things a land bank can do, we encourage stakeholders to take a holistic approach to the idea of a land bank and evaluate its value through multiple lenses or viewpoints.

In this section, we touch on our findings and offer recommendations for how a land bank might address each of these types of properties. We add a discussion on “special projects,” which speaks less to the property type than to a special strategy that a land bank can participate in as a partner to one or more local communities.



## Vacant and Abandoned Properties

Several Champaign County communities already require registration of vacant property<sup>7</sup>, so there is data to illustrate the number of properties that are vacant, provided the owners have registered. The county can also apply the definitions of “abandoned”<sup>8</sup> to

<sup>7</sup> Champaign, Urbana, and Rantoul require registration of vacant property. Each also requires registration of rental properties.

<sup>8</sup> Under the state law, abandoned properties are properties that have 3 or more of the following: have not been occupied by a legal occupant for more than 6 months; where there is at least 2 years’ worth of

identify parcels and properties that are vacant and/or legally abandoned. Under the state law, a local government can acquire those properties, provided they afford owners due process and notice. The land bank can focus attention on systematically cross-referencing available data, as well as visual inspections, to determine which properties are likely abandoned or at risk of being abandoned. The land bank would then target activities to acquire, preserve, and put back to productive use properties the land bank can acquire. It is likely that a fair number of properties, perhaps as many as 50, might be acquired by targeting properties that are vacant and functionally abandoned.

### **Tax Sale Properties**

Champaign County conducts tax sales and has active participation by tax buyers. The Treasurer reports that tax buyers bid on most delinquent taxes offered for sale, but few sales end up with the tax buyer taking property to deed because the original taxpayer redeems the taxes sold from the buyer. A much smaller number of properties are sold during the counties tax trustee sale, during which buyers can bid less than the total taxes owed to acquire tax deeds for properties that were forfeited to the county for nonpayment of taxes.

A review of the tax trustee sales from 2015 and 2017 shows that tax buyers purchased properties for very low amounts. At least some of these properties were subsequently rehabbed and rented.

Going forward, the Land Bank can assist the Treasurer:

- Market and sell properties that are not sold in the Tax Trustee Sale. Properties generally include vacant lots and mobile home sites.
- Assist in identifying properties where taxes were sold in past annual sales, but the owners did not take them to deed. On a case by case basis, the land bank would negotiate to acquire the properties and put them to productive reuse through resale or rehab and resale or lease.
- Acquire all properties offered in the Tax Trustee Sale and dispose of them through subsequent sales. On an annual basis, the Tax Trustee Sale generated \$25-75,000. The land bank may be able to sell the properties for higher sale prices, conveyance to pre-qualified and approved buyers, or dispose of in ways that result in the timely reactivation of property.

### **Chronic Nuisance Violation Properties**

Champaign County communities can pursue code enforcement aggressively, to minimize the number of properties that have accumulated significant code violations.

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unpaid water service bills; where more than 2 years' worth of taxes are unpaid; and where a local competent building official has stated the property is unsafe, due to the property conditions.

Ultimately, the goal of code enforcement is voluntary compliance, so taking a property owner to court and ultimately, seeking possession of a property can be seen as a failure of the code enforcement system to achieve compliance. The flip side is that a key pathway to acquire properties for a land bank is to pursue abandoned properties through code enforcement.

Be that as it may be, there will be situations where an owner simply refuses to comply and the municipal government needs to pursue enforcement up to and through filing and foreclosing on a lien. In our interviews with local government officials, we heard anecdotally that they had properties where the town was considering moving to take properties from the owners and/or demolish them, mostly because the owners simply would not comply with past enforcement orders.

We heard from several municipalities that they placed liens on property, but did not move to foreclose on the liens because they did not have the capacity to dispose of properties or they considered the cost/benefit of acquisition to be unfavorable. In other words, “why would spend \$3500 (or more) to get the property, when we will end up being stuck with it?”

We searched Champaign County Recorder of Deeds records for liens recorded by type between January 1, 2013 and August 21, 2018. We searched for Lis Pendens, Junk & Debris Lien, Weed Lien, and Demolition Lien.

- 13 Demolition liens, all recorded by Champaign
- 346 Junk & Debris Liens, recorded by Rantoul (28), Urbana (40), and Champaign (271)
- 1079 Weed Liens, recorded by Rantoul (592), Urbana (216), Champaign (264), Homer (1), Sidney (1), and Savoy (1)

A third community was in the process of updating and strengthening its code enforcement ordinance, to give itself more leverage over property owners who would not maintain their properties to community standards.

Based on our analysis, we conclude there are properties in Champaign County that a local government might acquire or force to the land bank for stabilization and rehabilitation.<sup>9</sup>

The land bank can work with local municipal governments to accept properties that may be forfeited by an owner through a deed-in-lieu process, forced into receivership by court order<sup>10</sup>, or acquired through a foreclosure by the municipal government. Properties acquired by the land bank would be stabilized and resold or made available for use by responsible parties, subject to local community plans and priorities. Where the market value of property exceeds the cost to acquire the property, the land bank can apply grant or other funds to defray those costs as a suitable alternative to simply doing nothing. In some cases, the land bank might perform a demolition and seek to sell or otherwise

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<sup>9</sup> An immediate next step for the land bank would be to formally inventory properties that are candidates for acquisition and establish a system for tracking those properties. Such an inventory was beyond the scope of this project.

<sup>10</sup> The land bank would need to establish its capacity to serve as court-appointed receiver.

dispose of a vacant lot. In short, the land bank provides an avenue for a local government to take action that does not exist at the present time. The land bank can also provide related services, such as managing a property inspection program for a municipality that lacks staff capacity.<sup>11</sup>

## Surplus Lots and Land

Communities in Champaign County identified surplus land or lots that were owned by a municipality. The land bank can assist to market and sell those properties, program them for intermediate uses, or take over responsibility for long-term maintenance and stewardship. Vermilion County Land Bank Authority currently performs this type of role for the city of Danville, IL and shares proceeds of any sale with the city.

Champaign County Land Bank can also develop a new home construction program to perform infill development where lots are buildable. Such a program would serve as a single-purpose development partner to local governments, though the program might require subsidy or gap financing to cover gaps between the costs to build and the market prices for homes in certain areas.

An idea worth exploring is whether and how a land bank might take advantage of new technologies in building materials and construction to build high quality and efficient housing at a cost that ensures properties are affordable to people seeking to purchase.

## Bank-owned property (REO)

Mortgage lenders or others have foreclosed on properties in Champaign County, resulting in properties that are sold at auction or taken back by the foreclosing party as “real-estate-owned” assets. A land bank can negotiate to acquire those properties from the owners and resell them or dispose of in other ways. Cook County Land Bank Authority<sup>12</sup> and South Suburban Land Bank Authority<sup>13</sup> both participate in REO acquisition and sales, ensuring that the properties are sold to responsible development partners who rehab and resell or lease the properties in a timely fashion.

We identified 40 residential properties held as REO in Champaign County using RealtyTrac,<sup>14</sup> representing 25 different financial institutions, HUD, the VA, and IHDA. RealtyTrac also included several properties where the REO entity was a local government. Estimated values of those properties ranged from \$51,000 to \$457,000. Properties were located in Champaign (19), Urbana (9), Rantoul (5), and St. Joseph, Sidney, Seymour, Foosland, Gifford, and Mahomet.

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<sup>11</sup> For practical purposes, the land bank would likely contract to third party licensed inspectors to perform inspections.

<sup>12</sup> See <http://www.cookcountylandbank.org/>

<sup>13</sup> <https://www.sslbda.org/>

<sup>14</sup> <https://www.realtytrac.com/>

Some banks participate in the National Community Stabilization Trust (NCST), an intermediary organization established to facilitate the sale and donation of residential REO properties to approved community partner buyers, including land banks. Through NCST or directly through a lender, the land bank may be able to receive or purchase property at less than market value. The land bank can then resell the properties to approved buyers, in most cases generating a modest surplus between what they paid and what they received. We were not able to determine if NCST participating lenders have any REO properties in Champaign County.

For the sake of illustration, there were 36 REO properties ranging in value from \$51,000 to \$195,000 and having total estimated value of \$3.4 million. Buying them at 85% of estimated value and selling at 90% of value can produce after-expense revenue of \$120,000.

The land bank can also explore partnering with banks, mortgage lenders, and others to purchase properties that are at risk of foreclosure. RealtyTrac listed 201 properties where owners are in mortgage default. For owners who wish to sell their homes to avoid losing them to the bank, a land bank provides an option.

### **Donations and Private Sale**

A land bank will receive inquiries from private owners seeking to sell or otherwise convey properties to the land bank. This may occur for a number of reasons:

- An owner's financial hardship or death;
- An owner wishes to avoid costs of complying with code enforcement
- An owner wishes to sell a property purchased speculatively;
- An owner has a property that is considered surplus

The land bank can establish policies for considering and proceeding on acquisitions of properties directly from private parties and offer itself as a potential acquirer. This can reduce the risk that properties might be functionally abandoned for want of an acquiring party.

### **Special Projects**

We anticipate that each community may have special projects where the land bank can play a constructive role. Examples might include:

- Managing demolitions, which often requires significant planning and coordination of resources to generate efficiency and ensure optimal health and safety for residents;
- Assembling and holding title to land targeted for large-scale development;
- Serving as a court-appointed receiver for properties (requires the land bank to be certified by the court as a qualified receiver);
- Helping activate vacant lots and land as community gardens or other intermediate community uses; or,

- Helping local governments plan and execute the conversion of large parcels of vacant land through rezoning, marketing, sale and redevelopment. This may be particular helpful in Rantoul.

The land bank can serve as a responsible community development partner on these projects, playing a constructive role that extends the capacity of the local government. It can also help apply for and manage special purpose grant funds, including demolition funds or brownfield remediation funds. In each case where the land bank is participant to a special project, the land bank policies and a formal participation agreement (if applicable) would govern its role.

## Proposed Budget – See Attached

The budget that was developed illustrates a pathway for a land bank to generate sufficient revenues to cover expenses and become self-sufficient. The budget document should be viewed as a tool for running budget scenarios, not a fixed budget. This is because a land bank manages properties as a portfolio, balancing costs across multiple property types and scenarios. On some properties, costs may be more than expected. On others, they may be less. Sales prices may also be more or less than expected.

Budget items are also listed as if the land bank is paying for those expenses out of pocket. Costs that are contributed as in-kind expenses would obviously not hit the land bank budget and create more of a margin or profitability, all else being equal. The budget worksheet can be updated accordingly, which would generate more of a net surplus to the land bank.

With the model we constructed, the land bank can break even in the Start-up year; staff come on about 6 months into operation and there are very limited property costs. By the end of the first full year, the land bank may experience a net loss, absent funds besides the grant from IHDA and property related revenues. The loss is nominal (\$10,832) and can be offset by a combinations of adjustments to hiring schedule, property activities, in-kind costs, or grants paid in.

Our basic assumptions for this model:

- Staff of a director and part time staff admin during the Start up year, followed by the addition of ½ FTE of a program staff person in each subsequent year. The staff does not exceed 3.5 FTE by year 5 (**Model 2**)
- Contractors are used miscellaneous consulting, GIS analysis, professional fees, and software services.
- Purchase costs are kept to a minimum, as are rehab, maintenance and demolition costs. A certain portion of property is acquired via donation, acquisition by pursuit of abandonment, and bank REO purchases.
- Rehab expenses average \$17500 per property; sale prices on property are estimated at \$37500. This assumes the land bank is rehabbing to stabilize property, but not performing a complete rehab on any property.
- The land bank performs a certain number of demolitions per year at an average cost of \$12500 per demolition. This would be mostly on abandoned property with structures that the land bank acquires on behalf of a member community.

Based on our analysis, we think it is prudent for the land bank to anticipate the following:

- The land bank must identify properties that can be acquired with an anticipated net surplus of revenue over expense. The land bank does not need to generate a surplus on every property, but it does need to generate a surplus across the inventory.
- The land bank's break even or net self-sufficiency improves if the members of the land bank contribute something to the operating cost: property, staff or overhead,

program services, or cash. Members should join with the knowledge that they might be asked to contribute.

- The land bank should pursue funding from multiple sources: CDBG, private philanthropy, lending institutions, and private parties. Rantoul should consider developing a funding plan before initiating property acquisition, to ensure that the long-term funding model is well determined.
- The budget does not account for unique or larger projects that might require more funding or longer holding times. The budget assumes that properties in the inventory will be held ~1 year; costs for each property are estimated using annual costs.
- The budget is silent as to whether this is a budget for the Champaign County Land Bank or a Vermilion County Land Bank that has members from Champaign County. It is simply a projected budget for a land bank that performs a proposed scope of activity in Champaign County.

## The Promise of a Champaign County Land Bank

In Champaign County, we do not see evidence of widespread or manifest blight. We did find individual properties in different communities that were blighted, and in some cases, communities had many such properties. Generally, we observed:

- Property that is vacant, but not abandoned.
- Property with delinquent taxes, but not so delinquent or numerous as to be a significant problem for the county or local communities.
- Vacant land set aside for future development or owned by private parties.
- Properties with dilapidated structures that may offer opportunities for rehab and re-occupancy.

Page | 20

Based on our inquiry and analysis, we anticipate that a land bank operating **selectively** and with **single-minded focus** can help local governments address a variety of property types – tax trustee properties, REO, abandoned property, vacant lots and land – even if those problems occur in modest numbers in individual communities.

A land bank can **organize properties scattered across the county into a single, centrally-administered portfolio, for eventual sale or redevelopment**. Not only would this reduce the number of distressed properties and increase the **reactivation of land and property**, but it can **enhance regional coordination and cooperation**.

The land bank can also **hold property and lease it as an intermediate use**; operating rental property would ensure property is under responsible care and control, without restricting its use long-term.

The land bank could also help **pursue and attract resources for specific activities, such as demolition, or assist local governments with tasks that the local government might not have capacity to address**. For local governments that have limited community and economic development capacity, the land bank can lend its own expertise and capacity as needed. The land bank can also partner with community-based organizations to increase their capacity and chances for success.

A land bank can also help **aggregate and share data**, to inform decision-making and help local stakeholders coordinate and cooperate. In the near term, this is likely to be one of more valuable functions of a land bank.

As noted above, the Vermilion County Land Bank Authority already exists and can do the exact same things, provided that VCLBA amends its IGA to allow municipal members from Champaign County.

Based on our analysis, we conclude that **Champaign County can sustain a land bank that would operate to extend the community development capacity of its municipal members**. The land bank could engage in several activities:

- identifying, acquiring, and repurposing low value property, including surplus properties owned by local governments, foreclosures, REOs, donations, and other properties that owners would like to part with;

- working with the County Treasurer and local government members to reduce harmful speculation by tax buyers and acquiring properties that might go into the Tax Trustee sale;
- supporting local governments to implement a data-driven approach to track the redevelopment of distressed property across the county, including REOs, foreclosures, and properties sold at tax sale;
- seeking to acquire chronic nuisance property from willing sellers and other properties from owners who are unwilling or unable to maintain them;
- assisting in community engagement and planning around larger parcels, whose redevelopment might require raising special funds and take an extended period of time (i.e. the former Chanute AFB parcels);
- Convening member communities to dialogue and coordinate activities, so that the land bank can serve as a vehicle to share knowledge and build capacity.

To execute these activities, the land bank will need staff, a defined operating structure, and resources to operate. Staff can be paid staff, contractors, or staff retained as in-kind contributions to the land bank. Operating structure can take many forms: a new program at an existing organization; a new organization; or, an extension of an existing land bank to allow Champaign County members. Resources can include everything from cash to real property to in-kind contributions of goods and services, such as rent and overhead, computers, and property-related services.

**In general, the scope of the land bank’s activities should be scaled to the need and the availability of resources from dedicated sources.**

Based on our analysis, we concluded there is a lack of capacity in the county to address distressed property problems. We also conclude there is a need for local stakeholders to increase the capacity to address distressed property and we believe a land bank can be a vehicle for that capacity.

## Additional Resources

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(Links to online resources available for download)

"Take it to the Bank: How Land Banks Are Strengthening America's Neighborhoods, by Peyton Heins and Tarik Abdelazim," Center for Community Progress, 2015.

[http://action.communityprogress.net/p/salsa/web/common/public/signup?signup\\_page\\_K EY=8120](http://action.communityprogress.net/p/salsa/web/common/public/signup?signup_page_K EY=8120)

Page | 22

"Land Banks and Land Banking, 2<sup>nd</sup> Edition." By Frank S. Alexander. Center for Community Progress, 2014.

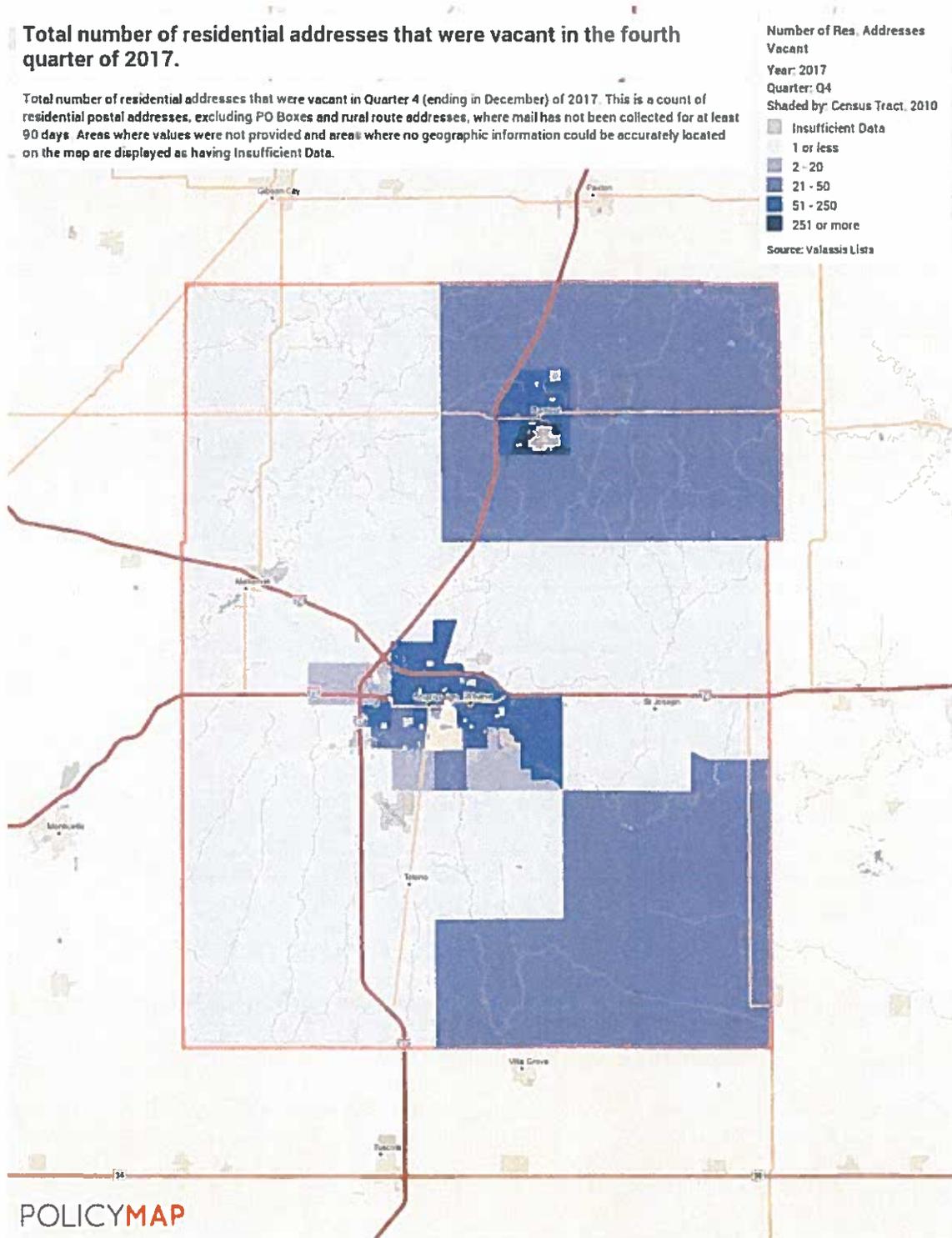
"Qualitative & Quantitative Impact Assessment of Land Bank Activity in Michigan." Published by the Michigan Association of Land Banks, 2018. <http://269mag.com/wp-content/uploads/2018/07/Assessment-of-Land-Bank-Activity.pdf>

Maps showing the number of residential vacant properties in Champaign County and select communities at the census block group level. The maps show that vacancy is greatest in certain parts of a community within the county.

### Champaign County, IL (tract level)

#### Total number of residential addresses that were vacant in the fourth quarter of 2017.

Total number of residential addresses that were vacant in Quarter 4 (ending in December) of 2017. This is a count of residential postal addresses, excluding PO Boxes and rural route addresses, where mail has not been collected for at least 90 days. Areas where values were not provided and areas where no geographic information could be accurately located on the map are displayed as having Insufficient Data.



# Rantoul, IL

## Total number of residential addresses that were vacant in the fourth quarter of 2017.

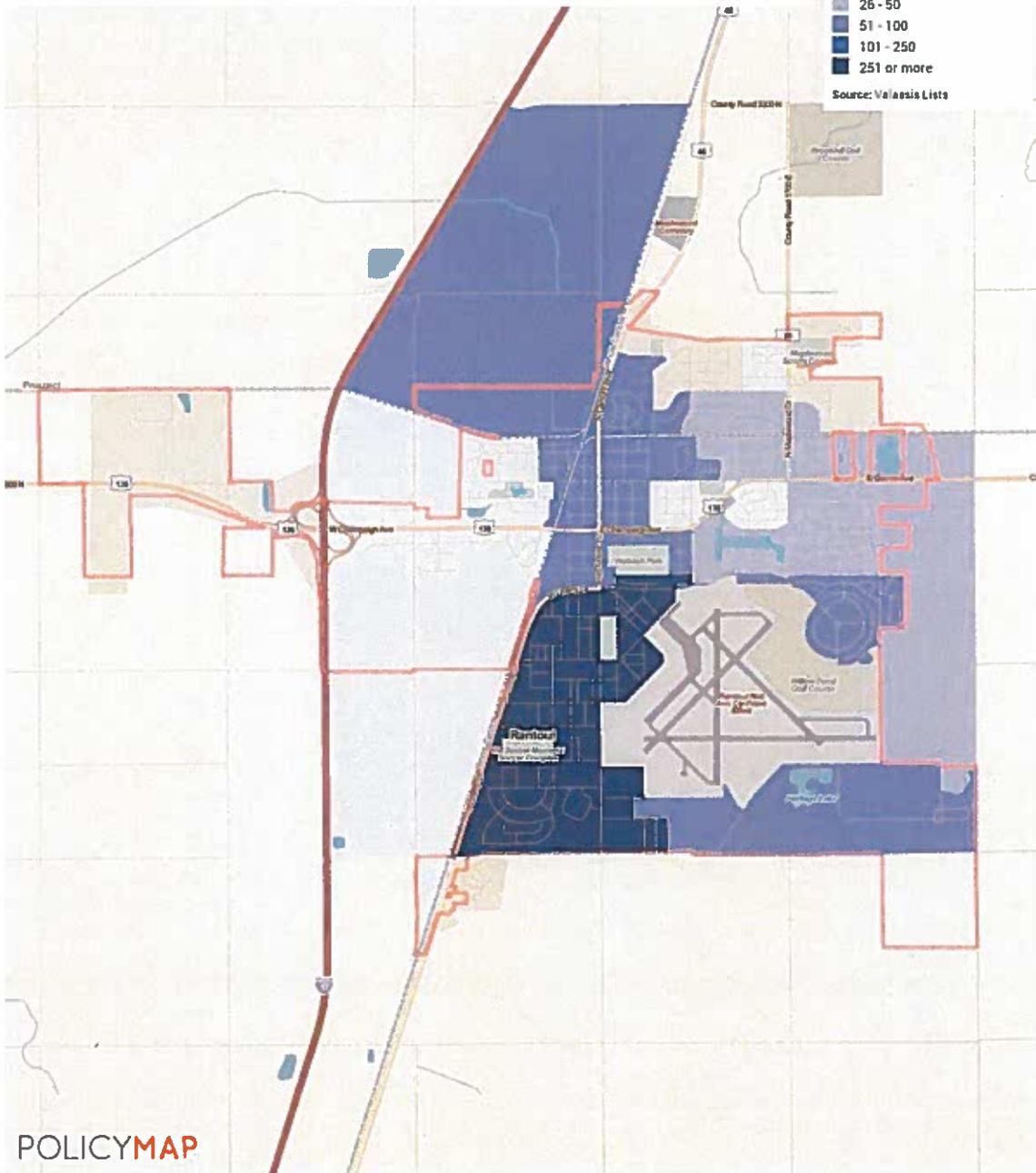
Total number of residential addresses that were vacant in Quarter 4 (ending in December) of 2017. This is a count of residential postal addresses, excluding PO Boxes and rural route addresses, where mail has not been collected for at least 90 days. Areas where values were not provided and areas where no geographic information could be accurately located on the map are displayed as having Insufficient Data.

Number of Res. Addresses Vacant

Year: 2017  
Quarter: Q4  
Shaded by: Block Group, 2010

- Insufficient Data
- 25 or less
- 26 - 50
- 51 - 100
- 101 - 250
- 251 or more

Source: Valassis Lists



# Urbana, IL

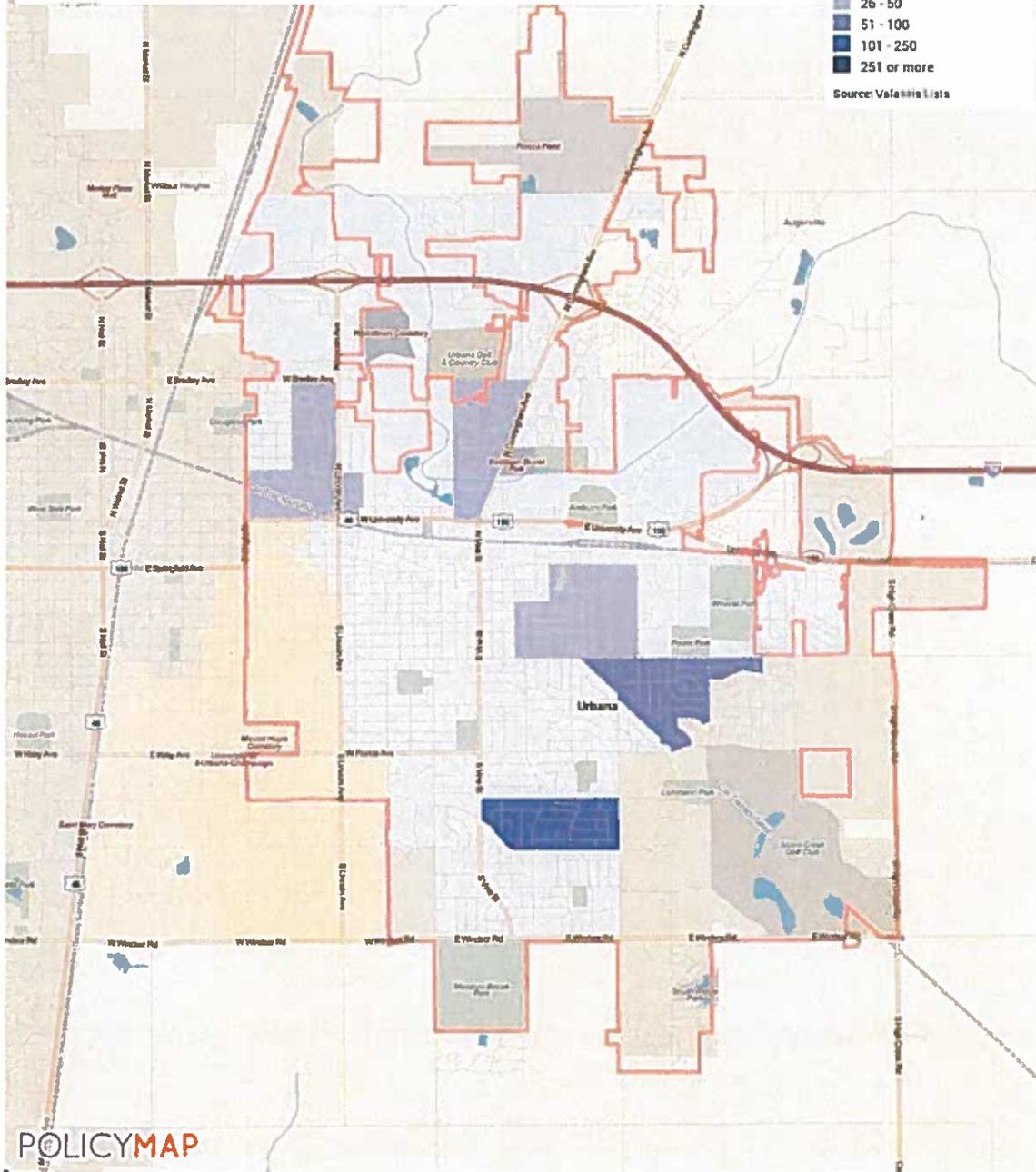
## Total number of residential addresses that were vacant in the fourth quarter of 2017.

Total number of residential addresses that were vacant in Quarter 4 (ending in December) of 2017. This is a count of residential postal addresses, excluding PO Boxes and rural route addresses, where mail has not been collected for at least 90 days. Areas where values were not provided and areas where no geographic information could be accurately located on the map are displayed as having Insufficient Data.

Number of Res. Addresses Vacant  
 Year: 2017  
 Quarter: Q4  
 Shaded by: Block Group, 2010

- Insufficient Data
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- 51 - 100
- 101 - 250
- 251 or more

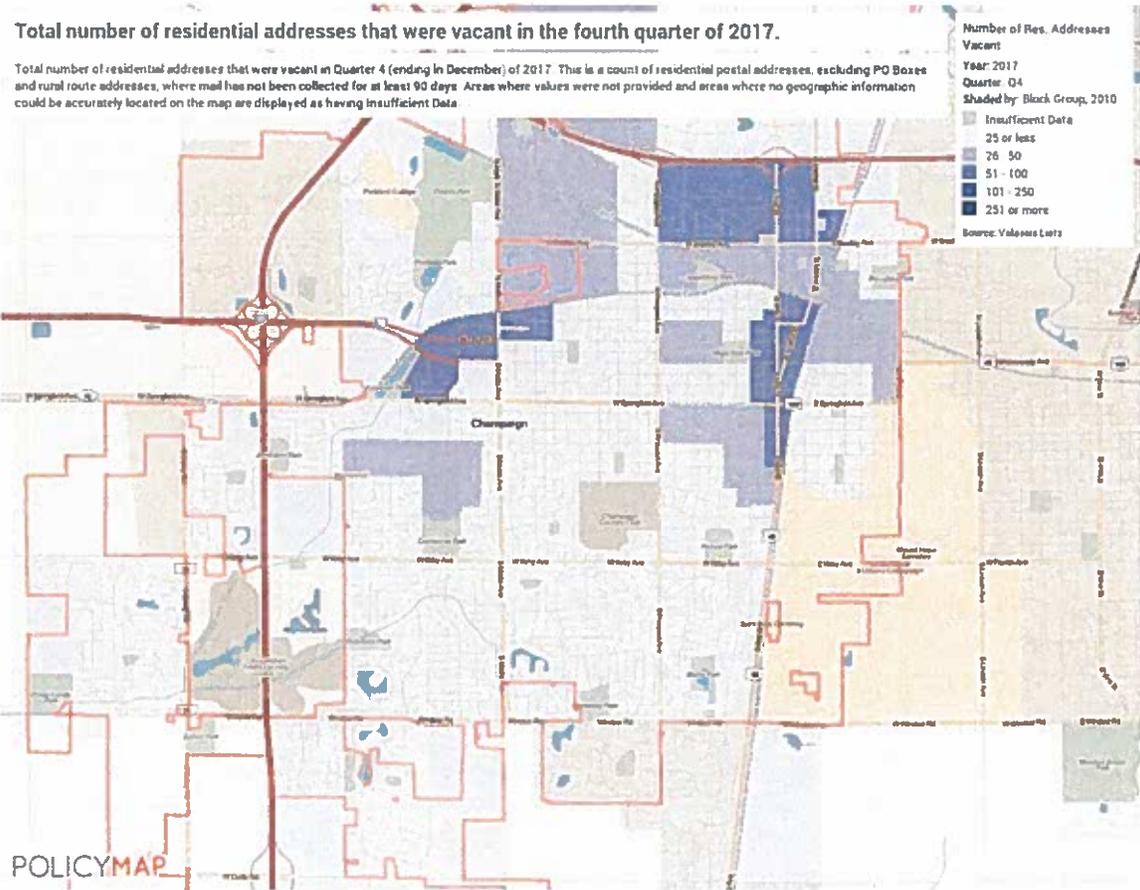
Source: Valassis Lists



# Champaign, IL

## Total number of residential addresses that were vacant in the fourth quarter of 2017.

Total number of residential addresses that were vacant in Quarter 4 (ending in December) of 2017. This is a count of residential postal addresses, excluding PO Boxes and rural route addresses, where mail has not been collected for at least 90 days. Areas where values were not provided and areas where no geographic information could be accurately located on the map are displayed as having Insufficient Data.



<b>EXPENSES</b>	<b>Start-up</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Staff</b>						
Executive Director	\$ 42,500	\$ 85,000	\$ 87,550	\$ 90,177	\$ 92,882	\$ 95,668
Acquisitions Specialist		\$ 24,000	\$ 48,000	\$ 49,440	\$ 50,923	\$ 52,451
Asset Manager			\$ 24,000	\$ 48,000	\$ 49,440	\$ 50,923
Administration	\$ 9,500	\$ 9,500	\$ 19,000	\$ 19,570	\$ 40,314	\$ 41,524
Subtotal	\$ 52,000	\$ 118,500	\$ 178,550	\$ 207,187	\$ 233,559	\$ 240,566
Benefits	\$ 14,560	\$ 33,180	\$ 49,994	\$ 58,012	\$ 65,397	\$ 67,358
<b>TOTAL STAFF</b>	<b>\$ 66,560</b>	<b>\$ 151,680</b>	<b>\$ 228,544</b>	<b>\$ 265,199</b>	<b>\$ 298,956</b>	<b>\$ 307,924</b>
<b>FTE</b>	<b>\$ 1</b>	<b>\$ 2</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 5</b>	<b>\$ 5</b>
<b>Overhead</b>						
	\$ 16,615	\$ 19,527	\$ 24,467	\$ 26,224	\$ 28,009	\$ 28,617
Rent	\$ 3,600	\$ 3,600	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Telephone	\$ 375	\$ 675	\$ 1,050	\$ 1,200	\$ 1,350	\$ 1,350
Equipment	\$ 625	\$ 1,125	\$ 1,750	\$ 2,000	\$ 2,250	\$ 2,250
Supplies	\$ 375	\$ 675	\$ 1,050	\$ 1,200	\$ 1,350	\$ 1,350
Travel	\$ 1,640	\$ 2,952	\$ 4,592	\$ 5,248	\$ 5,904	\$ 5,904
Legal	\$ 1,000	\$ 1,050	\$ 1,103	\$ 1,158	\$ 1,216	\$ 1,276
Printing & Publications	\$ 1,500	\$ 1,575	\$ 1,654	\$ 1,736	\$ 1,823	\$ 1,914
Marketing	\$ 5,000	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 6,381
Misc	\$ 2,500	\$ 2,625	\$ 2,756	\$ 2,894	\$ 3,039	\$ 3,191
Subtotal	\$ 16,615	\$ 19,527	\$ 24,467	\$ 26,224	\$ 28,009	\$ 28,617
<b>Other</b>						
Consulting	\$ 15,000	\$ 5,000	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078
Analysis - GIS and Mapping	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Professional Fees	\$ 10,000	\$ 10,500	\$ 11,025	\$ 11,576	\$ 12,155	\$ 12,763
Software	\$ 20,000	\$ 11,000	\$ 12,500	\$ 13,000	\$ 13,500	\$ 14,000
Staff and Overhead Subtotal	\$ 143,175	\$ 212,707	\$ 296,786	\$ 336,512	\$ 373,408	\$ 384,382
Subtotal - other	\$ 83,175	\$ 171,207	\$ 253,011	\$ 291,423	\$ 326,965	\$ 336,541
<b>Property Related Expenses</b>						
<i>Purchases</i>						
Unimproved property - trustee	\$ 3,375	\$ 8,100	\$ 12,150	\$ 16,875	\$ 16,875	\$ 16,875
Improved property - trustee	\$ 675	\$ 3,375	\$ 8,100	\$ 8,100	\$ 10,125	\$ 10,125
Abandoned improved property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank foreclosures/REOs	\$ -	\$ 50,000	\$ 70,000	\$ 100,000	\$ 120,000	\$ 120,000
<b>Other</b>						
Legal fees - closing	\$ 8,000	\$ 31,000	\$ 48,000	\$ 61,000	\$ 66,000	\$ 66,000
<b>Portfolio Services</b>						
Maintenance Expenses	\$ 6,600	\$ 30,000	\$ 46,800	\$ 58,200	\$ 64,200	\$ 64,200
Rehab expenses	\$ 35,000	\$ 245,000	\$ 402,500	\$ 455,000	\$ 542,500	\$ 542,500
Demolition expenses	\$ 12,500	\$ 62,500	\$ 87,500	\$ 125,000	\$ 125,000	\$ 125,000
Subtotal	\$ 66,150	\$ 429,975	\$ 675,050	\$ 824,175	\$ 944,700	\$ 944,700
<b>Expense Total</b>	<b>\$ 209,325</b>	<b>\$ 642,682</b>	<b>\$ 971,836</b>	<b>\$ 1,160,687</b>	<b>\$ 1,318,108</b>	<b>\$ 1,329,082</b>
<i>Per property</i>	<i>\$ 26,166</i>	<i>\$ 20,732</i>	<i>\$ 20,247</i>	<i>\$ 19,028</i>	<i>\$ 19,971</i>	<i>\$ 20,138</i>

<b>REVENUES</b>	<b>Start-up</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Property Sales</b>						
Unimproved property - trustee	\$ 7,500	\$ 18,000	\$ 27,000	\$ 37,500	\$ 37,500	\$ 37,500
Improved property - trustee	\$ 35,000	\$ 175,000	\$ 420,000	\$ 420,000	\$ 525,000	\$ 525,000
Abandoned property sales	\$ 7,500	\$ 37,500	\$ 52,500	\$ 75,000	\$ 75,000	\$ 75,000
Donations	\$ 37,500	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Bank foreclosures/REOs	\$ -	\$ 225,000	\$ 315,000	\$ 450,000	\$ 540,000	\$ 540,000
<b>Subtotal - Property Revenues</b>	<b>\$ 87,500</b>	<b>\$ 605,500</b>	<b>\$ 964,500</b>	<b>\$ 1,132,500</b>	<b>\$ 1,327,500</b>	<b>\$ 1,327,500</b>
<i>Per property</i>	\$ 10,938	\$ 19,532	\$ 20,094	\$ 18,566	\$ 20,114	\$ 20,114
<b>Subtotal - Net Profit/Loss</b>	<b>\$ (121,825)</b>	<b>\$ (24,007)</b>	<b>\$ 76,832</b>	<b>\$ 227,813</b>	<b>\$ 588,205</b>	<b>\$ 1,260,437</b>
<i>Per property</i>	\$ (15,228)	\$ (774)	\$ 1,601	\$ 3,735	\$ 8,912	\$ 19,098
<b>Grants</b>						
CDBG		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
IHDA	\$ 135,000					
Local government		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>Private Contributions</b>						
Banks		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Philanthropic and Civic		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>Grants + Private- Subtotal</b>	<b>\$ 135,000</b>	<b>\$ 95,000</b>	<b>\$ 95,000</b>	<b>\$ 95,000</b>	<b>\$ 95,000</b>	<b>\$ 95,000</b>
<i>Prior Year Net</i>		\$ 13,175	\$ 84,168	\$ 256,000	\$ 578,813	\$ 1,262,019
<b>Net</b>	<b>\$ 13,175</b>	<b>\$ 84,168</b>	<b>\$ 256,000</b>	<b>\$ 578,813</b>	<b>\$ 1,262,019</b>	<b>\$ 2,617,455</b>
<b>Scenarios</b>						
Net - No Grants, w Private	\$ 31,135	\$ 34,168	\$ 156,000	\$ 428,813	\$ 1,062,019	\$ 2,367,455
Net - no Private, with Grants	\$ 31,135	\$ 39,168	\$ 166,000	\$ 443,813	\$ 1,082,019	\$ 2,392,455
Net - no Grants or Private	\$ 31,135	\$ (10,832)	\$ 66,000	\$ 293,813	\$ 882,019	\$ 2,142,455

Start-up    Year 1    Year 2    Year 3    Year 4    Year 5

Property Acquisition Type	#					
Unimproved property - trustee	5	12	18	25	25	25
Improved property - trustee	1	5	12	12	15	15
Abandoned improved property	1	5	7	10	10	10
Donations	1	4	4	4	4	4
Bank foreclosures/REOs	0	5	7	10	12	12
<b>TOTAL</b>	<b>8</b>	<b>31</b>	<b>48</b>	<b>61</b>	<b>66</b>	<b>66</b>

	Total \$					
Closing Costs (\$1000)	8000	31000	48000	61000	66000	66000
Maintenance Expenses	6600	30000	46800	58200	64200	64200
Rehab expenses	35000	245000	402500	455000	542500	542500
Demolition expenses	12500	62500	87500	125000	125000	125000

Revenues	Total \$					
Unimproved property - trustee	7500	18000	27000	37500	37500	37500
Improved property - trustee	35000	175000	420000	420000	525000	525000
Abandoned improved property	7500	37500	52500	75000	75000	75000
Donations	37500	150000	150000	150000	150000	150000
Bank foreclosures/REOs	0	225000	315000	450000	540000	540000

TO: **Environment and Land Use Committee**  
FROM: **John Hall, Champaign County Zoning Administrator**  
**Susan Burgstrom, Champaign County Senior Planner**  
DATE: **February 27, 2019**  
RE: **Direction Regarding Proposed Zoning Ordinance Text Amendment for  
PV Solar Farm Requirements in Response to Municipal Concerns**

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## BACKGROUND

In January the Committee reviewed the letter received 11/5/18 the from Village of St. Joseph Mayor, the Village of Savoy President, and the Village of Mahomet President requesting re-evaluation of Zoning Ordinance requirements for “solar farm”. See Attachment A. This memorandum reviews proposed changes in response to those concerns.

Attachment B is the existing Section 6.1.5B.(2) that establishes the minimum solar farm separation from a municipality. Attachment C includes the proposed draft changes to Section 6.1.5B.(2) in response to the 11/5/18 letter.

Municipal staffs at the 2/15/19 RPC Technical Committee meeting requested that these proposed changes stay at ELUC until 5/9/19 to allow adequate consideration by municipalities prior to the actual text amendment public hearing.

## PROPOSED CHANGES

Attachment C includes the following proposed changes in response to the 11/5/18 letter:

- **The minimum separation from a PV solar farm to a municipality is proposed to be increased from one-half mile to one-and-one-half miles. See the proposed change to paragraph 6.1.5B.(2)a.(a). The 11/5/18 letter from non-home rule municipalities requested an increase of the required separation to one-and-one-half miles and better notification to municipalities.**
- **Notice shall be provided to any relevant municipality as soon as a substantial (not necessarily complete) PV SOLAR FARM SPECIAL USE permit application is received. See the proposed change to paragraph 6.1.5B.(2)a.(b).**
- **Municipal subdivision approval may be required for any PV SOLAR FARM land lease exceeding five years, consistent with the requirements of the Illinois Plat Act. See the proposed change to paragraph 6.1.5B.(2)a.(d).**
- **Any solar farm within one-and-one-half miles of a municipality is proposed to be at a minimum of two ZBA meetings and a 28-day municipal comment period is proposed to be added during the solar farm review at the Environment and Land Use Committee. See the proposed new paragraphs 6.1.5B.(2)a.(e) and (g).**

- **Correcting for nonconformities resulting from these changes.** Increasing the minimum separation to a municipality will make all solar farms approved to date non-conforming and those non-conformities are proposed to be corrected by changes proposed in Sections 8.2.3 and 8.2.4.

**ATTACHMENTS**

- A Letter dated November 5, 2018, from the Village of St. Joseph to the Champaign County Board Chair**
- B Existing Section 6.1.5B.(2) of the Champaign County Zoning Ordinance**
- C Draft Changes to Section 6.1.5B.(2) Champaign County Zoning Ordinance Requirements for Photovoltaic Solar Farms in Response to Municipal Concerns**

# VILLAGE OF ST. JOSEPH

207 EAST LINCOLN STREET, P.O. BOX 716 • ST. JOSEPH, ILLINOIS 61873-0716  
PHONE 217-469-7371 • FAX 217-469-7019

November 5, 2018

Mr. Pius Weibel, Chair  
Champaign County Board  
1776 East Washington Street  
Urbana, Illinois 61802-4581

RE: Solar Farm Zoning Text Amendment

Dear Chairman,

As you're aware, the County Board recently adopted text amendments in the Zoning Ordinance regarding Solar Farms in Champaign County. This has resulted in a flurry of zoning cases whereas many of the applicants are seeking various waivers to the said Ordinance. Of particular interest to the Local Municipalities, is the development of such Solar Farms within the one and one-half mile extraterritorial jurisdiction (ETJ). As we have long experienced; the County and Municipalities must work together within our shared jurisdictional limit that is mutually beneficial and respectful of each agency's planning efforts. This is why it was surprising to learn that the Solar Farm zoning changes did not adhere to the standard ETJ but reduced permitting to the one-half mile limit. In addition; the notification process is concerning given the potential of large-scale developments within our respective planning areas.

Pursuant of your Board Value Teamwork which includes "Intragovernmental Cooperation" and "Collaboration to Achieve Goals" definitions, we are requesting that County Board and/or the Environment and Land Use Committee (ELUC) reevaluate the application requirements for Solar Farms located in Champaign County. Specifically, we request that full ETJ one and one-half-mile distance be enforced when considering any application. In addition, we believe there is an opportunity to improve our collaborative efforts by implementing a requirement for the Municipality to consider a resolution which would accompany the application to the County. This resolution would be considered non-binding regarding the Solar Farm request however it would completely satisfy the notification requirements which has been called into question.

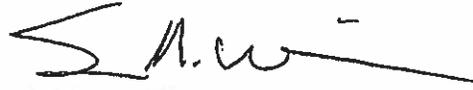
We look forward to your prompt attention to this matter and we stand ready to discuss further.

Sincerely,



Tami Fruhling-Voges, Mayor  
Village of St. Joseph

Joan Dykstra, Village President  
Village of Savoy



Sean Widener, Village President  
Village of Mahomet

Endorsed by Gabe Clements, Village President Charles White, Village President

cc: Environment and Land Use Committee Members  
Mr. John Hall, Department Head of Planning and Zoning

MAYOR Tami Fruhling-Voges  
CLERK Tiffany McElroy-Smetzer  
TREASURER Debbie Routh  
TRUSTEES Andrew Gherna Anthony Laubscher Roy McCarty Art Rapp Bob Rigdon Jim Wagner

**The existing Section 6.1.5B.(2) is as follows:**

- (2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:
  - a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance unless the following is provided:
    - (a) No part of a PV SOLAR FARM shall be located within a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit, except for any power lines of 34.5 kVA or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.
    - (b) The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM.
    - (c) If no municipal resolution regarding the PV SOLAR FARM is received from any municipality located within one-and-one-half miles of the PV SOLAR FARM prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board.
  - b. Less than one-half mile from the CR Conservation Recreation Zoning District.

1. Revise Section 6.1.5B.(2) as follows:

- (2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:
- a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance except for any power lines of 34.5 kVA or less and any related proposed connection to an existing substation. Any request for a waiver of this minimum separation shall include unless the following is provided:
- (a) ~~No part of a PV SOLAR FARM shall be located within a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit, except for any power lines of 34.5 kVA or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.~~

{NOTE: The 11/5/18 letter from non-home rule municipalities requested an increase of the required separation to one-and-one-half miles and better notification to municipalities. Increasing the minimum separation distance to more than one-half mile will make all existing approved solar farms “nonconforming” which will interfere with the right to make repairs if an already approved PV SOLAR FARM is damaged to more than 50% of replacement value so changes are also proposed to Section 8 Nonconformities. See proposed changes to Zoning Ordinance Section 8.2.}

- (b) The ZONING ADMINISTRATOR shall notify in writing any municipality that is located within one-and one-half miles of any proposed PV SOLAR FARM upon the receipt of any substantial PV SOLAR FARM SPECIAL USE permit application in addition to any notice otherwise required.
- ~~(b c)~~ The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM.
- (d) Municipal subdivision approval for any PV SOLAR FARM land lease exceeding five years may be required by any relevant municipal authority that has an adopted comprehensive plan and when required said subdivision approval shall be necessary for compliance with Section 13.2.1.

ATTACHMENT C. DRAFT Changes to Section 6.1.5B.(2) PV Solar Farm Requirements  
FEBRUARY 27, 2019

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- (e) The public hearing for any proposed PV SOLAR FARM that is located within one-and-one-half miles of a municipality that has a zoning ordinance shall occur at a minimum of two BOARD meetings that are not less than 28 days apart to provide time for municipal comments during the public hearing, unless the 28-day comment period is waived in writing by any relevant municipality.
- (d f) For any proposed PV SOLAR FARM that is located within one-and-one-half miles of a municipality that has a zoning ordinance, the ZONING ADMINISTRATOR shall notify said municipality of the recommendation by the BOARD after the close of the public hearing.

{Note: This part of the amendment was not requested in the 11/5/18 letter from non-home rule municipalities but a communication to any affected municipality at the end of the public hearing is reasonable to ensure good coordination.}

- (e g) After the initial review of the BOARD recommendation for the PV SOLAR FARM SPECIAL USE permit by the Environment and Land Use Committee of the COUNTY BOARD, if the Environment and Land Use Committee makes a preliminary determination to accept the BOARD recommendation, the PV SOLAR FARM SPECIAL USE permit shall remain at the Environment and Land Use Committee for a maximum 30-day comment period, or until the next regularly scheduled meeting, to allow comments regarding the PV SOLAR FARM SPECIAL USE permit to be received from any relevant municipal authority prior to the Environment and Land Use Committee recommendation to the County Board, unless the municipal comment period is waived in writing by any relevant municipality. If a PV SOLAR FARM is not located within one-and-one-half miles of a municipality the Environment and Land Use recommendation can be referred to the County Board without a municipal comment period.

{NOTE: This part of the amendment was not requested in the 11/5/18 letter from non-home rule municipalities but is consistent with comments made by some municipal planning staffs and should facilitate consideration by non-home rule municipalities. Note that the same review described above could be added under Section 9.2 Amendments to formalize the review of text amendments.}

- (e h) If no municipal resolution regarding the PV SOLAR FARM is received from any municipality located within one-and-one-half miles of the PV SOLAR FARM prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board, the ZONING ADMINISTRATOR shall provide

documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board.

**2. Add the following to Section 8.2.3 at the end:**

The requirements of Section 8.2.3 shall not apply to any PV SOLAR FARM authorized prior to {effective date of this amendment} or PV SOLAR FARM equipment that is in the process of being repaired or replaced.

{Note: This part of the amendment was not requested in the 11/5/18 letter from non-home rule municipalities but is recommended to correct for making recently authorized PV SOLAR FARMS “nonconforming”. This part of the amendment makes clear that any recently authorized PV SOLAR FARM that later fails to operate and is in the process of being repaired will not lose its zoning right to operate.}

**3. Add new Section 8.2.4 as follows:**

8.2.4 For purposes of applicability of this Section 8.2 to any PV SOLAR FARM, any PV SOLAR FARM for which a SPECIAL USE permit had been authorized prior to {effective date of this amendment}, said PV SOLAR FARM may be constructed in compliance with the SPECIAL USE permit and subject to a duly approved Zoning Use Permit so long as the construction shall be consistent with the SPECIAL USE permit expiration requirements of Section 6.1.5T. and any special conditions of approval that may be applicable.

{Note: This part of the amendment was not requested in the 11/5/18 letter from non-home rule municipalities but is recommended to correct for making recently authorized PV SOLAR FARMS “nonconforming”. This part of the amendment corrects for that part of Section 8.2 that refers to ‘...a lawful USE of land exists...’ and it makes clear that any recently authorized PV SOLAR FARM may be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit has not expired.}

Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

TO: **Environment and Land Use Committee**

FROM: **John Hall, Champaign County Zoning Administrator**  
**Susan Burgstrom, Champaign County Senior Planner**

DATE: **February 27, 2019**

RE: **Direction Regarding Proposed Zoning Ordinance Text Amendment for  
PV Solar Farm Requirements other than in Response to Municipal  
Concerns**

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## PROPOSED CHANGES

Attachment B includes the following proposed changes:

- **The minimum separation from a PV solar farm to the CR District is proposed to be eliminated.** See the proposed change to paragraph 6.1.5B.(2)b. This separation does not seem to be needed. The vegetation required to be planted inside any solar farm on best prime farmland results in an environment that would actually be beneficial if adjacent to the CR District.
- **Lower the minimum required credit rating for local financial institutions providing financial assurance.** The Zoning Ordinance currently requires that a financial institution providing financial assurance for solar farm decommissioning must have a minimum corporate debt rating of “A” by S&P or “A2” by Moody’s. Staff has been contacted about establishing alternative minimum credit ratings for local banks. No proposed changes are included in this memorandum. More information will be provided at the meeting.
- **Authorizing a variance for replacement of a nonconforming structure before the structure is damaged.** See the proposed change to Section 8.3.2. Note that this change is not related to the solar farm requirements and is included at this time for convenience. Section 8.3 of the Zoning Ordinance regulates “nonconforming structures” which are structures that existed on the date of adoption of the Ordinance (or an amendment to the Ordinance) but that do not meet some dimensional standard in the Ordinance (such as minimum yard, height, or floor area). Section 8.3.2 allows the Zoning Board of Appeals to grant a variance for replacement of such a structure provided that structure has been destroyed to more than 50% of its replacement cost. This change will allow a variance before the structure has been destroyed.

## ATTACHMENTS

- A **Proposed Changes to Champaign County Zoning Ordinance other than in Response to Municipal Concerns**

ATTACHMENT A. Proposed Changes to Zoning Ordinance Other Than in Response to Municipal Concerns

FEBRUARY 27, 2019

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**1. Delete existing Section 6.1.5B.(2)b.:**

b. ~~Less than one-half mile from the CR Conservation Recreation Zoning District.~~

{Note: This part of the amendment is not related to the 11/5/18 letter from non-home rule municipalities. Based on the reviews of recently authorized PV SOLAR FARMS, a minimum separation from the CR Conservation Recreation Zoning District is not necessary and should be eliminated from the Ordinance.}

**2. Amend Section 8.3.2 to read as follows (proposed new text is underlined):**

**8.3.2** Should such STRUCTURE be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed unless a VARIANCE is granted by the BOARD in accordance with Section 9.1.9. The BOARD may authorize such a VARIANCE prior to such STRUCTURE incurring any damage or destruction.

{Note: This part of the amendment was not requested in the 11/5/18 letter from non-home rule municipalities and is not related to any recently authorized PV SOLAR FARM. This part of the amendment makes it clear that an owner can apply for a variance to replace a nonconforming structure prior to the structure actually being destroyed.}

**ATTACHMENT C. DRAFT Changes to Section 6.1.5B.(2) PV Solar Farm Requirements**  
FEBRUARY 7, 2019

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**PLANNING &  
ZONING**

**Memorandum**

To: Environment and Land Use Committee  
From: Susan Monte, Planner  
Date: February 28, 2019  
Re: Designate Recycling Coordinator Responsibilities

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

Action Request: Recommend to County Board

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

The updated request is to recommend that the County Board:

- 1) designate that County Recycling Coordinator responsibilities shall be included as position responsibilities of the new Planner position at the Department of Planning and Zoning, with the added qualifier “as designated by the County Board.”
- 2) Approve an updated County Board Resolution to this effect.

**Background.**

The Illinois Solid Waste Planning and Recycling Act (415 ILCS 15/) requires that Champaign County maintain and regularly update its waste management plan that includes a recycling program, and further requires that the County Board designate a Recycling Coordinator.

In 2006, as specified in County Board Resolution No. 5337, the County Board delegated the responsibilities to maintain and regularly update the Champaign County Solid Waste Management Plan and to serve as Champaign County Recycling Coordinator to the Champaign County Regional Planning Commission (RPC) Planner. From April, 2006 through December, 2018, the RPC Planner was responsible for those job duties.

Since January 1, 2019, the new Planner position at the Champaign County Planning & Zoning encompasses job duties that include maintenance of the Champaign County Solid Waste Management Plan and County Recycling Coordinator tasks.

Susan Monte transferred employment from the Champaign County RPC to the Champaign County Department of Planning & Zoning effective January 1, 2019, and continue to assume County Recycling Coordinator responsibilities, in addition to Planner responsibilities.

# MONTHLY REPORT for JANUARY 2019<sup>1</sup>

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

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Five zoning cases were filed in January and three cases were filed in January 2018. The average number of cases filed in January in the preceding five years was 2.4.

Three Zoning Board of Appeals (ZBA) meetings were held in January and four cases were completed. One ZBA meeting was held in January 2018 and two cases were completed and one was withdrawn. The average number of cases completed in January in the preceding five years was 2.8.

By the end of January there were 8 cases pending. By the end of January 2018 there were 10 cases pending.

**Table 1. Zoning Case Activity in January 2019 & January 2018**

Type of Case	January 2019 3 ZBA meetings		January 2018 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	3	0	1
SFHA Variance	0	0	0	0
Special Use	2	2**	1	0
Map Amendment	2	0	0	0
Text Amendment	0	0	1	2‡
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	1	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>5</b>	<b>5**</b>	<b>3</b>	<b>3‡</b>
Total cases filed (fiscal year)	5 cases		3 cases	
Total cases completed (fiscal year)	5** cases		3‡ cases	
Cases pending*	8 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				
**One special use permit application was withdrawn in January 2019				
‡One text amendment case was withdrawing in January 2018				

<sup>1</sup> Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 88.6% or the equivalent of 6.2 full time staff members (of the 7 authorized) present on average for each of the 20 work days in January.

## **Subdivisions**

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

## **Zoning Use Permits**

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

- 5 permits for 4 structures were approved in January compared to 6 permits for 5 structures in January 2018. The five-year average for permits in January in the preceding five years was 5.4.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including January 2019, 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, and March 2014).
- 6.75 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$899,950 was the reported value for the permits in January compared to a total of \$851,500 in January 2018. The five-year average reported value for authorized construction in January was \$549,038.
- 26 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including January 2019, 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, and February 2014).
- \$1,064 in fees were collected in January compared to a total of \$2,227 in January 2018. The five-year average for fees collected in January was \$2,051.
- 32 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including December 2018, November 2018, 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).

**Planning & Zoning Monthly Report**  
**JANUARY 2019**

**Table 2. Zoning Use Permits Approved in January 2019**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential						
Other	1	0	109,500	1	0	109,500
SINGLE FAMILY Resid.:						
New - Site Built	2	837	750,000	2	837	750,000
Manufactured						
Additions	1	161	30,000	1	161	30,000
Accessory to Resid.						
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>			6.75 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood						
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	66	10,000	1	66	10,000
<b>TOTAL APPROVED</b>	<b>5/4</b>	<b>\$1,064</b>	<b>\$899,950</b>	<b>5/4</b>	<b>\$1,064</b>	<b>\$899,950</b>

\*5 permits were issued for 4 structures in January 2019; 5 permits require inspection and Compl. Certif.

◇ 5 permits have been issued for 4 structures since 1/1/19

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 1 since 1/1/19, (this number is not included in the total number of structures).

There were 5 Zoning Use Permit Apps. *received* in January 2018 and 2 of those were *approved*.  
 3 Zoning Use Permit App.s *approved* in January 2018 had been *received* in prior months.

**Planning & Zoning Monthly Report**  
**JANUARY 2019**

- There were also 13 lot split inquiries and 181 other zoning inquiries in January.
- One rural address was issued in January.
- Minutes were completed for four 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**

	January 2019	2019 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case January authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval January authorize the creation of new Best Prime Farmland lots smaller than 35 acres:	0.00 acres	0.0 acres
Outside of Municipal ETJ areas <sup>1</sup>		
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit January authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	0.00 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acres
<b>TOTAL</b>	0.0 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- No zoning compliance inspections were made in January.
- No zoning compliance certificates were issued in January. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 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 January 2019 and can be summarized as follows:

- 2 new complaints were received in January compared to 4 new complaint received in January 2018. No complaint was referred to another agency in January and no complaints were referred to another agency in January 2018.
- 19 enforcement inspections were conducted in January compared to 11 inspections in January 2018. None of the 2019 inspections were for a new complaint.
- No contact was made prior to written notification in January and one was made in January 2018.
- 19 investigation inquiries were made in January for an average of 4.8 per week in January. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- One First Notice and no Final Notice was issued in January compared to 3 First Notices and one Final Notice that were issued in January 2018. The budget anticipated a total of 29 First Notices for 2019.
- No cases were referred to the State's Attorney's Office in January and none were referred in January 2018. The budget anticipated a total of 3 cases to be forwarded to the State's Attorney's Office in 2019.
- 2 cases were resolved in January compared to 4 cases that were resolved in January 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 381 cases remain open at the end of January compared to 354 open cases at the end of January 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in January included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
  3. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.
  4. Continued coordinating with IEPA and IDPH regarding enforcement issues related to a nonconforming manufactured home park.
  5. Responded to miscellaneous inquiries including but not limited to the following:
    - continued organizing the project files and moving resolved cases to dead storage;
    - coordinated with the owner and the IEPA regarding clean-up of the collapsed structure at 1807 East Leverett Road, Champaign;

**Planning & Zoning Monthly Report**  
JANUARY 2019

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- coordinated with the IEPA regarding landscape waste at 3607 South Duncan Road
- followed up on a repeat barking dog complaint in Champaign Township;
- followed up on complaints about a burned house in St. Joseph Township.

**APPENDICES**

**A Zoning Use Permit Activity In January 2019**

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

**Planning & Zoning Monthly Report**  
JANUARY 2018

**Table 4. Enforcement Activity During January 2019**

	FY2018 TOTALS <sup>1</sup>	Jan. 2019	Feb. 2019	March 2019	April 2019	May 2019	June 2019	July 2019	Aug. 2019	Sep. 2019	Oct. 2019	Nov. 2019	Dec. 2019	TOTALS <sup>1</sup> FY2019
Complaints Received	62	2												2
Initial Complaints Referred to Others	1	0												0
Inspections	423	19 <sup>4</sup>												19 <sup>5</sup>
Phone Contact Prior to Notice	6	0												0
First Notices Issued	27	1												1
Final Notices Issued	20	0												0
Referrals to State's Attorney	8	0												0
Cases Resolved <sup>2</sup>	35	2 <sup>6</sup>												2 <sup>7</sup>
Open Cases <sup>3</sup>	381	381												381 <sup>8</sup>
<b>Notes</b>														
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 19 performed were for the 2 complaints received in January 2019.														
5. 0 inspections of the 19 inspections performed in 2019 were for complaints received in 2019.														
6. None of the resolved cases for January 2019, were received in January 2019.														
7. None of the cases resolved in FY 2019 were for complaints that were also received in FY 2019.														
8. Total open cases include 12 cases that have been referred to the State's Attorney (previously reported as 13 cases), one of which was referred as early as 2009. 2 of the 12 cases are currently active cases in Champaign County Circuit Court.														

**Planning & Zoning Monthly Report**  
**JANUARY 2018**

**APPENDIX A. ZONING USE PERMITS ACTIVITY IN JANUARY 2019**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
313-18-01  R-5	Three tracts of land located in the SE ¼ of the SE ¼ of Section 9 and the W ½ of the SW ¼ of Section 10, Urbana Township; Lots 54 & 85, Woodland Acres Manufactured Home Park, Urbana, Illinois PIN: 30-21-10-351-023	Stonetown Capital	11/09/18 01/09/19	Replace the existing manufactured home on Lots 54 & 85 with new manufactured homes  CASE: 870-S-17
360-18-01  AG-1	A tract of land being a part of the S ½ of the SW ¼ of Section 18, Somer Township; 310 E. Leverett Road, Champaign, Illinois PIN: 25-15-18-300-003	Victor and Sherri White	12/26/18 01/10/19	Construct a breezeway and garage addition to an existing single family home
360-18-02  AG-1	A tract of land located in the SE Corner of the SW ¼ of Section 17, Ogden Township; 1501 County Road 2650E, Ogden, Illinois PIN: 17-24-17-300-008	John Nolan	12/26/18 01/10/19	Construct a single family home with attached garage (prior home destroyed by fire)
11-19-01  CR	Lot 206R of a Replat of Lot 4 of Summerfield Subdivision and Lot 103 of a Replat of Lots 1, 2 and 3 of Summerfield Subdivision, Section 36, Newcomb Township; 535 County Road 2500N, Dewey, Illinois PIN: 16-07-36-126-017	Jason and Laura Yates	01/10/19 01/24/19	Construct a single family home with attached garage
*18-19-01	Under review			
23-19-01  AG-1	An 8 acre tract of land located in the S ½ of Section 25, Condit Township; 2527 County Road 1200E, Thomasboro, Illinois PIN: 07-08-25-400-001	Clark Juday	01/23/19 01/25/19	Construct a detached agriculture equipment storage shed
*25-19-1	Under review			
*28-19-01	Under review			

 Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report**  
**JANUARY 2019**

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

<b>Permit Number; Zoning;</b>	<b>Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied Date Approved Date of Final Stabilization</b>	<b>Project (Related Zoning Case)</b>
302-15-01  I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02  CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01  CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01  R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house