



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, January 9, 2020 - 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

Connie Dillard-Myers

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

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- IX. New Business: Items to Receive & Place On File by ELUC Committee to Allow a 30-Day Review Period
- A. Zoning Case 945-AT-19. Amend the Champaign County Zoning Ordinance Requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B. (2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within one-and-one-half miles of a municipality: 45-62
Part A: Increase the minimum required time for municipal review as described in the legal advertisement.
Part B: Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
Part C: Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
Part D: Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.
- B. Zoning Case 946-AT-19. Amend the Champaign County Zoning Ordinance requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B. (2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within one-and-one-half miles of a municipality: 45-62
Part A: Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.
Part B: (same as Part A in Case 945-AT-19) Increase the minimum required time for municipal review as described in the legal advertisement.
Part C: (same as Part B in Case 945-AT-19) Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
Part D: (same as Part C in Case 945-AT-19) Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
Part E: (same as Part D in Case 945-AT-19) Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.
- C. Zoning Case 948-AT-19. Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a variance to rebuild a nonconforming structure before the structure is damaged. 63-68
- X. New Business: Items to be Recommended to the County Board
- A. Subdivision Case 203-19: Liu Subdivision- Final Plat Approval of a Two-Lot Minor Subdivision located in the East Half of the Northeast Quarter of Section 8 of T17N-R9E of the Third Principal Meridian in Crittenden Township and commonly known as the farmstead located at 493 CR1400E, Tolono. 69-112

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B.	Resolution Authorizing Collector, Coordinator, and Host Site Agreement: 2020 Residential Electronics Collections	113-122
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D.	CLOSED Session pursuant to 5 ILCS 120/2(c)(6) to consider the setting of a price for lease or sale of property owned by Champaign County	
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XIV.	Adjournment	



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

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

Committee Members

Present	Absent
Aaron Esry (Chair)	
Connie Dillard-Myers	
Jodi Eisenmann	
	Stephanie Fortado
Jim Goss	
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Mary Ward (Recording Secretary), Rita Kincheloe

Others Present: Giraldo Rosales (County Board Chair), Jim McGuire (County Board)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:34 p.m.

II. Roll Call

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

III. Approval of Agenda

MOTION by Mr. Goss to approve the agenda, seconded by Ms. Eisenmann. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. *October 10, 2019*

MOTION by Mr. Thorsland to approve the minutes of the October 10, 2019 meeting; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

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V. Public Participation

Kacie Osterbur of Penfield spoke regarding the Cannabis Ordinance, items VIII. A and IX. B, on the agenda. Her understanding was that the county was considering Penfield as one of the places to have a cannabis business. She was inquiring about this and what the county's objective was to have one in that location. She asked if that was open for discussion and it was explained that during public participation there is no back and forth discussion.

MOTION by Mr. Thorsland to suspend the rules regarding discussion during public participation; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

It was explained that it was just a discussion point of unincorporated areas of the county and Penfield was used as an example. Other unincorporated areas include Seymour, Foosland, Dewey and Flatville. The discussion would not just impact Penfield, but other unincorporated areas. What would be voted on is if we would allow the business at all or what kind of regulations would be put on them. Ms. Osterbur stated that Penfield is a quiet town and she would like to keep it like that.

VI. Communications

There were no communications.

VII. New Business: for Information Only

A. Update Regarding Planning for Follow-up IEPA-Sponsored HHW Collection in 2020.

Ms. Monte provided an update on the HHW Collection, which did not go smoothly. We did not get maximum participation. Only 900 to 1000 of the 1450 persons scheduled were able to get through the line. We attribute the failure to the capacity of the contractor hired by IEPA. We are working with IEPA. They are agreeable to having a collection in Spring of 2020. At a minimum, it will be to address those who did not get through the line, or ideally it would be another full event.

VIII. New Business: Items to be Approved by ELUC

A. Direction Regarding Proposed Zoning Ordinance Text Amendment for Adult Use Cannabis Zoning Regulations Pursuant to Public Act 101-0027

MOTION by Mr. Thorsland to approve the Proposed Zoning Ordinance Text Amendment; second by Mr. Patterson.

Discussion followed. Mr. Thorsland said there are a limited number of licenses and they're expensive. He doesn't think Penfield is a targeted area for a retail operation. All of unincorporated Champaign county is at play for businesses like manufacturing, transport, packaging, infusers or growing. This will become a state allowable endeavor that has a tax benefit for the county. We voted to tax these businesses in all unincorporated Champaign County, so it would be odd to vote to collect tax from a business and then say they can't have a business. Mr. Thorsland is in support of most, if not all, of these businesses to be allowed in the county. Champaign county will only get less than 10 of the available licenses, there are only 75 available statewide.

Ms. Eisenmann asked for clarification as to if this is just for unincorporated Champaign County or for the whole county. Mr. Esry stated that this is just for unincorporated Champaign County. Ms. Eisenmann said that she is against it. She does not want to see recreational cannabis businesses come in to small towns. Her concern is what is regulation going to look like; how will it work. We should see how it's going to work in Champaign-Urbana. One of the things that is prohibited is the consumption of cannabis in any public place. A business could have a special section where you could consume it. Her concern is the physical proximity to people under 21. How is something like that going to be regulated in these small towns where you call the sheriff and by the time they get there, they've moved out of the proximity. Feels that it would have no positive impact on small, rural communities.

Ms. Dillard-Myers stated that medical marijuana has been available for several years in Illinois. Recreational marijuana is only going to be available to adults. There may be some kids who slip through, but that

92 happens already. With only 200 people, she doesn't see a business going into an area the size of Penfield.
93 She talked about the medicinal uses for marijuana and the need for people to do more research. Ms.
94 Eisenmann stated that she had researched this. There is a difference between recreational and medical
95 marijuana. We're sending a message to children at an earlier age that there is no problem with it.
96

97 Mr. Thorsland had a question for Mr. Hall about the ordinance; part of the prohibition includes a cultivation
98 center. So, do we contradict our own right to agriculture if we don't allow a grower to grow? We either
99 need to allow it or come up with a compromise. Mr. Hall said at this point, he doesn't think anyone has an
100 answer to that. This may be something we need to check with the State's Attorney to get a better handle
101 on. It was asked that if we don't allow any of these uses, do we put ourselves in a position to be litigated
102 against. The answer was that the state has given counties the right to opt-out.
103

104 Mr. Goss stated that hemp growing is going to be done in regular fields. Since our soils are so good, people
105 are afraid it will go over the .3 THC limit. Not sure that industrial hemp could be grown in this area. We're
106 so early in this, we don't know what it's going to be, and he is worried about the unintended consequences
107 rather than the fact that we are trying to regulate business. He is against this, based on that.
108

109 Mr. Patterson said that to him, the discussion is more about whether someone has the right to own a
110 certain type of business. It's a highly regulated law. He doesn't see the point in something being legal and
111 we say that Champaign County isn't open for business.
112

113 Mr. McGuire said if you do more of something, it encourages it more. It's interesting that they want to ban
114 vaping, as one of the issues is the flavored vape as that encourages kids to vape. We talk about infused
115 gummy bears and chocolate and that's something that's attractive to kids, how would that not encourage
116 kids to try THC and marijuana. Young people are most impacted by marijuana and cannabis use. We're
117 here to talk about regulation. Our biggest issue is what happens in unincorporated areas where there isn't
118 a structure in place to regulate. It's easier to control, if we don't allow it in the first place.
119

120 Mr. Thorsland questioned Mr. Hall about dispensing organizations and that they are only allowed in the B4
121 and B5 areas as currently written in the proposed ordinance. How much B4 and B5 is there currently? Mr.
122 Hall said there is some B4 in Penfield, Seymour and some limited B4 outside of Mahomet. There is even less
123 B5, and it's spread out even more. Infusers and processing are I2 and that is much more restricted. There
124 are limits from the state and we have a limit of the actual places you can do it. Mr. Thorsland thinks that
125 we are over stepping regulating something.
126

127 Mr. Patterson asked if the state legislation allowed for use at a facility or dispensary to consume the
128 product. Mr. Hall answered that it was his understanding it was not allowed.
129

130 Mr. Goss asked what this vote does. Mr. Hall said item VIII. A is if you want to opt-in, we need to know
131 where you want these to be located, what kind of review process you want. The one presented is the
132 simplest possible. The other proposal, item XI. B is to prohibit cannabis related uses.
133

134 Upon roll call vote, the **MOTION** was a tie. Those voting against the motion were: Ms. Eisenmann, Mr.
135 Goss and Mr. Esry. Those voting for the motion were: Ms. Dillard-Myers, Mr. Patterson and Mr. Thorsland.
136

137 The vote was a tie and at the ELUC level a tie is a **DEFEAT**.
138

139 **IX. New Business: Items to be Recommended to the County Board**

140 A. *Public Comment Period for Proposed Fee Increase for Waste Hauler License*

141 No one from the public was here to make a comment. The public notice was published on October 19, so it
142 made sense for it not to go right to the county board to have people comment there if they wanted to.
143 That's why it's back here. This is covering our publication requirement.
144

145 **MOTION** by Mr. Goss to confirm the vote of a \$35 flat fee per vehicle per company; second by Mr.
146 Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

147
148 B. *Resolution Prohibiting Cannabis Related Uses Pursuant to Public Act 101-0027*
149

150 **MOTION** by Ms. Eisenmann to approve the resolution; second by Mr. Goss.

151
152 Mr. Goss asked Mr. Hall if he had something drafted that is better than what is in the packet. Mr. Hall said
153 that we are giving him direction to use the one he had drafted and has been reviewed by the State's
154 Attorney. The resolution drafted talks about enforcement. It was drafted to be part of the larger code. It
155 would be enforced through the nuisance ordinance and the zoning ordinance. We are anticipating that you
156 would retain and make cannabis business establishments a public nuisance, so that would be a violation of
157 the nuisance ordinance. We would have to amend the zoning ordinance to make it clear that cannabis
158 business is prohibited. The State's Attorney thinks it good to have this general ordinance and then fix the
159 nuisance and zoning ordinances.

160
161 Mr. Thorsland stated that for all the reasons he was for the other proposal, he is against this one.

162
163 Upon roll call vote, the **MOTION** was a tie. Those voting against the motion were: Ms. Dillard-Myers, Mr.
164 Patterson and Mr. Thorsland. Those voting in favor of the motion were: Ms. Eisenmann, Mr. Goss and Mr.
165 Esry.

166
167 The Resolution Prohibiting Cannabis Related Uses Pursuant to Public Act 101-0027 advances to County
168 Board without recommendation.

169
170 Ms. Dillard-Myers asked for clarification on how IX. B differs from item VIII. A. Mr. Esry answered that
171 certain things are handled at the committee level and stop at the committee level depending on whether
172 we approve or disapprove. This is one that would stop at the committee level. The next step for VIII. A.
173 would have been public hearings at the Zoning Board of Appeals (ZBA). VIII. A. wouldn't have gone next to
174 the full county board, since it was going to the ZBA. Item IX. B. did not need to go to the ZBA. IX. B. is an
175 ordinance that the committee makes a recommendation to the County Board. It is a stand-alone
176 ordinance. If the County Board adopts it, there should be follow-on amendments to the nuisance
177 ordinance and the zoning ordinance. Those would come through this committee, but that would be only
178 after the County Board would adopt that ordinance. The zoning ordinance would start at this committee,
179 go to the ZBA, come back to this committee and then go to the County Board. VIII. A. would only go to ZBA
180 if approved by this committee. It was not approved by the committee as it was a tie. IX. B. goes to the
181 county board because it was not a zoning board amendment.

182
183 Ms. Eisenmann asked if IX. B. fails at the County Board level and VIII. A. failed at the ELUC level, what
184 happens then? Mr. Hall wasn't sure what would happen next as this is a unique situation. It could be put
185 on ELUC agenda by the ELUC chair, if needed, so it may come back in the future.

186
187 X. **Other Business**

188 A. Semi-annual Review of CLOSED Session Minutes

189
190 **MOTION** by Mr. Thorsland to retain the closed session minutes as they are; second by Mr. Goss. Upon
191 vote, the **MOTION CARRIED** unanimously.
192
193

- 194 XI. **Chair's Report**
195 There was no Chair's report.
196
197 XII. **Designation of Items to be Placed on the Consent Agenda**
198 IX. A.

199 XIII. **Adjournment**
200 There being no further business, Mr. Esry adjourned the meeting at 7:32 p.m.

201
202 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*
203

**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

DATE: December 28, 2019
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: E-Waste Collection for Champaign County Residents in 2020 and Beyond

ACTION
REQUESTED: For Information

This memorandum reviews main options available to Champaign County and partnering municipalities to provide a continued comprehensive e-waste collection option to residents, under the Consumer Electronics Recycling Act in Illinois.

Option A: County and participating municipalities continue to coordinate two large one-day Residential Electronics Collection events per year.

Option B: County and participating municipalities provide for operation of a central program collection site, open part-time and year-round.

Why provide an e-waste collection option to residents?

Attachment A reviews reasons why a comprehensive e-waste collection option for residents is needed: 1) Illinois ban on electronics in landfill; 2) lack of reasonable local collection options for all TV types; and 3) dumping and blight prevention.

What are collection trends from recent Residential Electronics Collection events held in Champaign County?

Attachment B reviews e-waste collection trends of the past five years.

How do other counties in Illinois address this need?

Attachment C includes a summary and case studies of five comparable counties. This item will be available for review prior to the ELUC meeting.

How do the two options compare? What are the strengths and weaknesses of both?

Attachment D compares the current practice of coordinating two large biannual Residential Electronics Collection events and the potential benefits and costs of providing for operation of a part-time Program Collection Site open year-round. This item will be available for review prior to ELUC meeting.

Next Steps

Obtain buy-in of major municipal partners. Collect information including request for qualifications, and cost quotes. Seek a host site.

Attachments

- A Importance of Providing E-Waste Collection Option to Residents
- B Champaign County Residential E-waste Collection Trends 2014 – 2019
- C Case Studies – Five Comparable Counties
- D Comparing Biannual Collection Events and Operation of Year-Round Program Collection Site

Electronic Devices Contain Toxic Substances

Excerpt from “Old TVs Create Toxic Problem for Recycling Programs Across America”¹

“Many electronic devices contain toxic substances such as lead, mercury, beryllium and cadmium, and recycling them is difficult and costly even when commodities prices are high.

Legacy TVs with bulky and heavy cathode ray tubes (CRTs) pose a special problem. In the past, their glass tubes, which contain on average six pounds of lead, could be melted down to make new CRTs. But people have largely abandoned CRT sets for LED and plasma televisions, which don't contain lead. That means there is very weak demand for the lead-filled glass. Low prices for commodities such as gold and copper also make stripping the old sets for raw materials unprofitable.

There are millions of old CRT televisions tucked away in basements and spare bedrooms across America. In 2015, Americans had around 5 billion pounds worth of CRT TVs in their homes, according to a survey from the Electronics Recycling Coordination Clearinghouse (ERCC), a pro-recycling nonprofit organization.

"It's a long-lasting technology," said Jason Linnell, executive director of the ERCC. Not only can CRT TVs last for 20 to 30 years, they are also extremely heavy, so people tend to procrastinate when it comes to getting rid of them.

That stockpile means that even though the technology is obsolete, demand for recycling these TVs will continue for years to come.”

Illinois Landfill Ban on Electronics Devices

On January 1, 2012, several categories of electronics were banned from Illinois landfills. Local waste haulers are prohibited from accepting these electronics with regular trash collection:

- Televisions
- Monitors
- Printers
- Computers
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players/recorders
- Video game consoles
- Small-scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable receivers
- Satellite receivers

Limited Collection Options for TVs

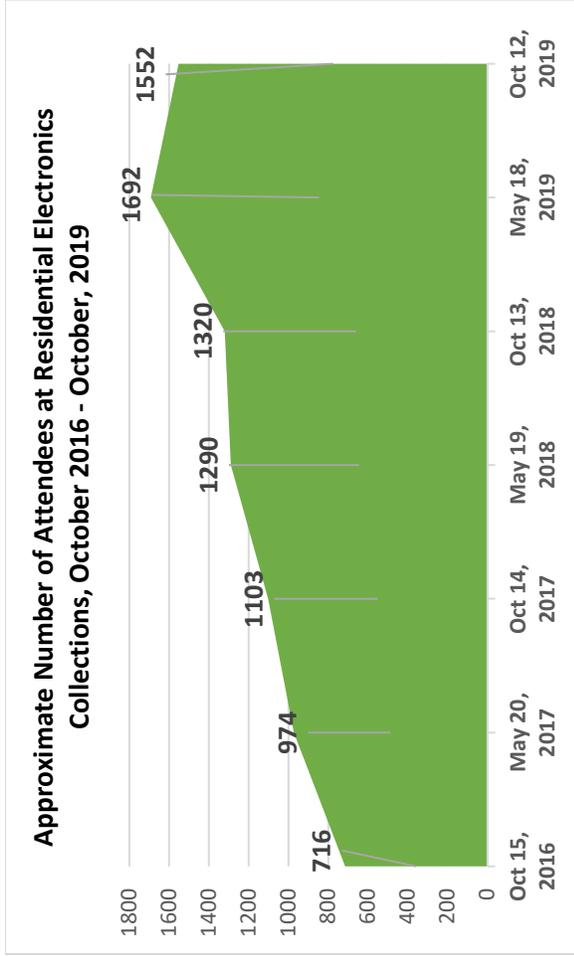
In Champaign County, residents may donate most electronics categories listed to various retailers or nonprofits during business hours—with one major exception: TVs.² No local retailer or nonprofit accepts all shapes, sizes, and types of nonworking TVs, specifically: large projection TVs, wooden console TVs, and Cathode Ray Tube TVs larger than 32 inches in diameter.

Avoid Dumping on Abandoned Properties and along Roadways

Providing a convenient collection option for nonworking TVs of all sizes and types would likely lessen the incidences of dumping along roadways and on abandoned properties.

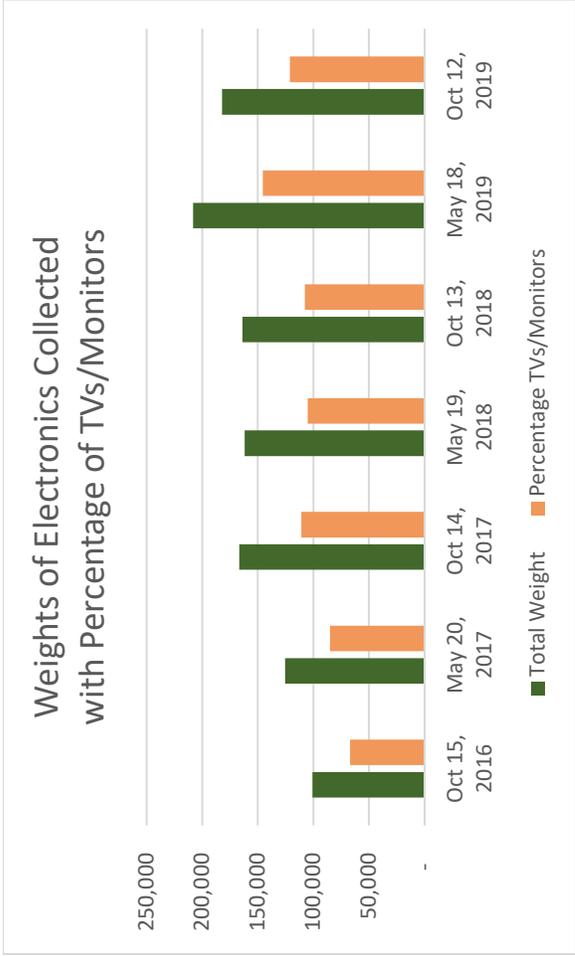
Notes:

1. Excerpt from “Old TVs Create Toxic Problem for Recycling Programs Across America” by Keith Wagstaff, NBC Science News, April 24, 2016.
file:///H:/smonte/CC%20Recycling/CREC_Countywide%20Residential%20Electronics%20Collections/To%20Sort/Old%20TVs%20Create%20Toxic%20Problem%20for%20Recycling%20Programs%20Across%20America%20-%20NBC%20News.htm
2. In Champaign County, Best Buy on North Prospect will charge a recycle fee of \$25 per TV, and will accept up to two TVs per household per day, only as follows:
 - Cathode ray tube TVs smaller than 32 inches diameter
 - Flat Panel TVs, specifically LCD, plasma, or LED TVs smaller than 50”
 - Portable TVs



Participants at Residential Electronics Collections, October, 2016 – October 2019

	Total allowed to register online	Total registered after...	Total registered after postcards went out...	Postcards collected on date of event:	Ppl who didn't get postcards or didn't register	Approx. total attendees:	Approx. no shows:	% showed up	% no show
Oct 15, 2016	708	715	674	681	35	716			
May 20, 2017	1040	1142	1099	924	50	974	125	89%	11%
Oct 14, 2017	1248	1296	1296	1072	31	1103	198	85%	15%
May 19, 2018	1600	1585	1545	1247	43	1290	255	83%	17%
Oct 13, 2018	1782	1595	1649	1266	54	1320	329	80%	20%
May 18, 2019	2240	2116	2115	1612	80	1692	423	80%	20%
Oct 12, 2019	2160	1980	1980	1472	80	1552	445	78%	22%



REC Event Date	Total Lbs.	TVs & Monitors Lbs.	Percentage of TVs & Monitors
Oct 15, 2016	100,893	67,114	66.5%
May 20, 2017	125,429	85,144	67.9%
Oct 14, 2017	166,797	110,984	66.5%
May 19, 2018	161,796	105,013	64.9%
Oct 13, 2018	163,748	107,834	65.9%
May 18, 2019	208,074	145,400	69.9%
Oct 12, 2019	182,206	121,038	66.4%

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1776 E. Washington Street
Urbana, Illinois 61802

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

DATE: December 26, 2019
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and Champaign County Recycling Coordinator
RE: Champaign County Environmental Stewards
ACTION
REQUESTED: For Information

About Champaign County Environmental Stewards

Champaign County Environmental Stewards (CCES) is a nonprofit 501(c)(3) organization formed in April 2019.*

The CCES mission is to support efforts to provide Champaign County citizens with safe and convenient collection options for potentially problematic household materials at the end of their useful life.

CCES relies on volunteers, and invites donations, contributions from foundations or charities, and grants, and support from community and local government stakeholders.

CCES Programs

Fundraising Program

- ◇ To support improved options to residents for reuse, recycling, or convenient disposal of potentially problematic household items at the end of their useful life (e.g., e-waste, carpeting, mattresses, latex paint, and rechargeable batteries).
- ◇ To support safe and convenient collection options to Champaign County residents for household hazardous waste products that contain corrosive, toxic, ignitable, or reactive ingredients that require safe storage and special care for transport and disposal.

Education and Outreach Program

- ◇ To support the [CCES website](#), serving as the central information and education resource for the public regarding locally available re-use, recycle, or collection options for potentially problematic household materials at the end of their useful life.

* CCES origin. During 2017-2018, in conjunction with the CCRPC Sustainability Practitioners, an informal networking group, the County Recycling Coordinator formed a volunteer task force (the HHW Leadership Team) to identify a means to advance solutions to address the need for household hazardous waste collection in Champaign County. Both the HHW Leadership Team and the Community Solutions Incubator group at the Community Foundation of East Central Illinois were instrumental in providing feedback and support to form the nonprofit.



NOTICE OF NONCOMPLIANCE
505 ILCS 100/1 et seq.

Bureau of Environmental Programs

State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/785-2427 (voice) • Fax 217/524-4882 • 866/287-2999 (TTY/TDD)
Pesticide Misuse Hotline 1-800-641-3934 (voice)

November 14, 2019

Champaign County Board
101 East Main St.
Urbana, IL 61802

Dear Sir or Madam,

Pursuant to 505 ILCS 100/4, the Director of the Illinois Department of Agriculture is issuing this Notice of Noncompliance with regard to certain requirements of the Illinois Noxious Weed Law. Links to the aforementioned statute and associated regulations are shown below. Under their provisions, the governing body of each county is designated as a *Control Authority* and is to do the following:

- 1) establish a coordinated program for control and eradication of noxious weeds within the county;
- 2) conduct an examination of all land under its jurisdiction for compliance with the Act;
- 3) compile data on infested areas and areas eradicated;
- 4) advise persons responsible for controlling and eradicating noxious weeds of the best and most practical methods of noxious weed control and eradication;
- 5) investigate or aid in the investigation and prosecution of violations of the Act;
- 6) publish notices for control and eradication of noxious weeds as set forth in the Act and rules and as prescribed by the Director; and
- 7) cooperate with Federal, State, and local authorities in carrying out the provisions of the Act and its rules.

Control Authorities may employ one or more *weed control superintendents* who must be certified by the Director of the Illinois Department of Agriculture to carry out many of the various activities authorized in the Act including the examination of lands under the *Control Authority's* jurisdiction, the investigation of complaints, the issuance of control notices, the creation and submittal prior to December of each year of an annual report, and the creation and submittal on or before the first day of November of each year of a comprehensive work plan for the next calendar year.

Please take a few minutes and review the statute and associated regulations, the status of your current noxious weed control program, and whether improvements might be made to improve its effectiveness.

The statute and associate regulations can be found by following the links as indicated:

Statute – <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1693&ChapterID=40>
Rule – <http://ilga.gov/commission/jcar/admincode/008/00800220sections.html>

If you have any questions or comments, please feel free to contact us at the Department of Agriculture at your convenience.

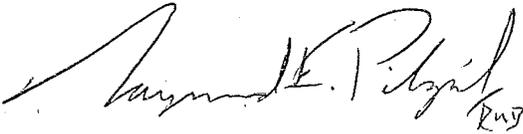
Sincerely,

A handwritten signature in blue ink that reads "Douglas C. Owens".

Douglas C. Owens, Chief
Bureau of Environmental Programs

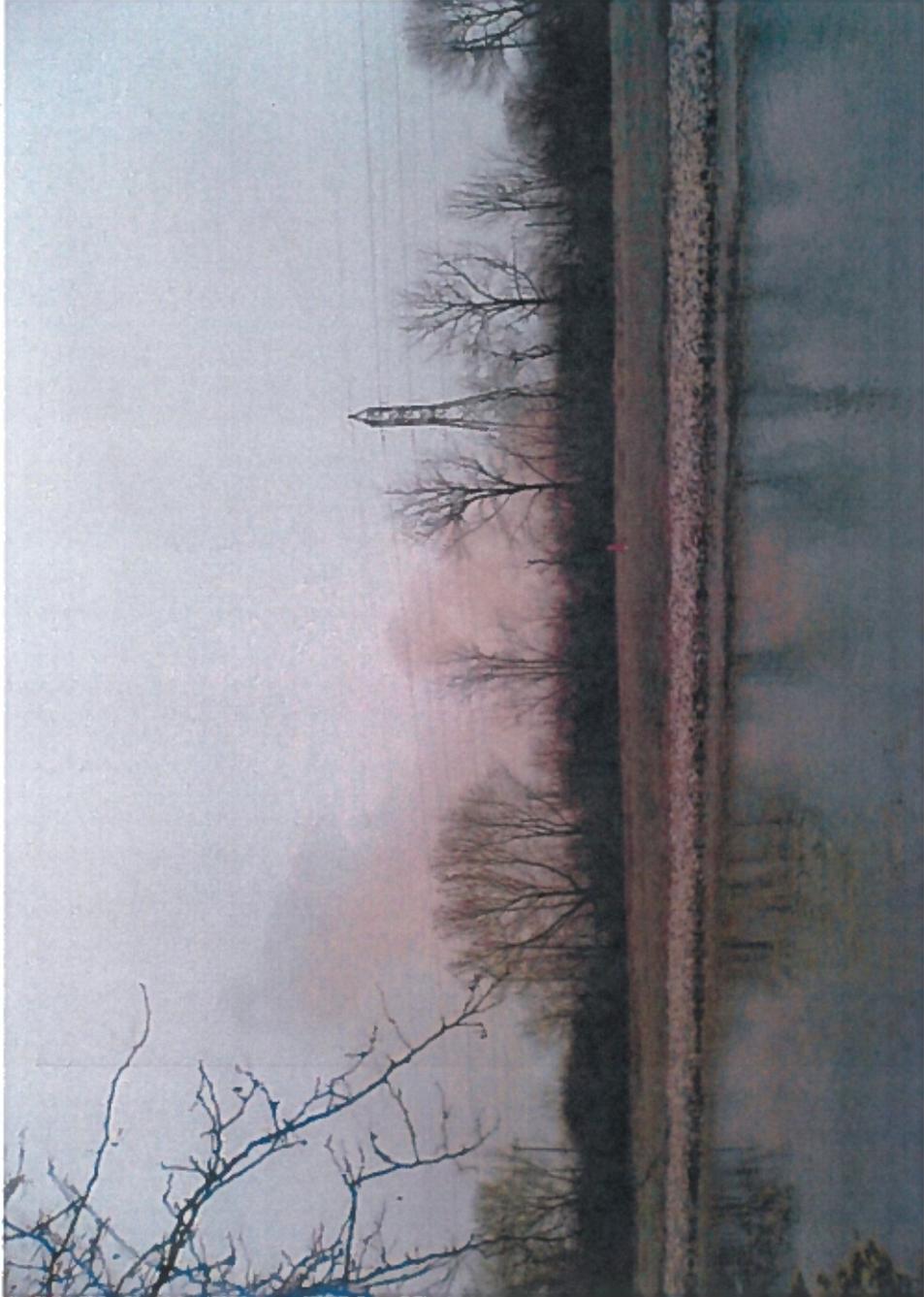
10. The air curtain destructor and pit shall be maintained and operated in accordance with the manufacturer's instructions.
11. The Permittee shall notify and receive prior approval from the local fire protection district at least 24 hours prior to the initiation of the actual burn.
12. Disposal of residue shall comply with all State and local regulations.

If you have any questions on this permit, please contact Hernando Albarracin at 217/785-1705.



Raymond E. Pilapil
Manager, Permit Section
Bureau of Air

HAA
REP:HAA:jlp





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

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

FILED
DEC 02 2019

For Office Use Only

License No. 2020- ENT 35

Date(s) of Event(s) ANNUAL

Business Name: Hudson Farms Weddings & Events, LLC

License Fee: \$ _____

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: _____

Filing Fee <u>Per Year</u> (or fraction thereof):	\$ 100.00
CHAMPAIGN COUNTY CLERK <u>Per Single-day Event</u> :	\$ 10.00
Clerk's Filing Fee:	\$ 4.00

Checks Must Be Made Payable To: Champaign County Clerk

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

- A. 1. Name of Business: Hudson Farm Wedding & Events, LLC
 2. Location of Business for which application is made: _____
 3. Business address of Business for which application is made: 1341 C.R. 1802E Urbana, IL 61802
 4. Zoning Classification of Property: _____
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: Weddings, Fundraisers, Birthdays, Anniversary Parties, Bridal & Baby Showers
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Boats, DJ, Party games
 8. Term for which License is sought (specifically beginning & ending dates): _____
1-1-20 through 12-30-20
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? No
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Joyce Hudson and Cecil Hudson
Expires 3-1-21
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

Recreation & Entertainment License Application
Page Two

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

Name: Daniel R. Hudson Date of Birth: _____
Place of Birth: Urbana, IL Social Security No.: _____
Residence Address: 301 W Curtis Rd #5-103, Saroy, IL 61874
Citizenship: US Citizen If naturalized, place and date of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Joyce Hudson
Date of Birth: _____ Place of Birth: Beardstown, IL
Social Security Number: _____ Citizenship: US Citizen
If naturalized, state, place and date of naturalization: _____
2. Residential Address for the past three (3) years: _____
1341 C.R. 1800E
Urbana, IL 61802
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____
Supervalu, Inc
Routing Supervisor
2611 N Lincoln, IL 61803

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

- D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Hudson Farm Wedding + Events, LLC
2. Date of Incorporation: 5-13-2014 State wherein incorporated: ILLINOIS

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

1341 C.R. 1800E
Urbana, IL 61802

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

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

Name of Officer: Joyce A Hudson Title: President, Secretary, Treasurer
Date elected or appointed: 5-5-14 Social Security No.: _____
Date of Birth: _____ Place of Birth: Beardstown, IL
Citizenship: US
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

1341 C.R. 1800E
Urbana, IL 61802

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

Sanivalu Inc.
Boating Supervisor
2511 N Lincoln Ave.
Urbana, IL 61803

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



OFFICE OF THE SECRETARY OF STATE

JESSE WHITE • Secretary of State

MAY 13, 2014

0469230-6

DAVID C THIES
202 LINCOLN SQUARE
URBANA, IL 61801-0000

RE HUDSON FARM WEDDING & EVENTS, LLC

DEAR SIR OR MADAM:

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF ORGANIZATION THAT CREATED YOUR LIMITED LIABILITY COMPANY. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

PLEASE NOTE! THE LIMITED LIABILITY COMPANY MUST FILE AN ANNUAL REPORT PRIOR TO THE FIRST DAY OF THIS ANNIVERSARY MONTH NEXT YEAR. FAILURE TO TIMELY FILE WILL RESULT IN A \$300 PENALTY AND/OR DISSOLUTION/REVOCAION. A PRE-PRINTED ANNUAL REPORT WILL BE MAILED TO THE REGISTERED AGENT AT THE ADDRESS ON OUR RECORDS APPROXIMATELY 5 DAYS BEFORE THE DUE DATE.

FOR A LIMITED LIABILITY COMPANY THAT INTENDS TO PROVIDE CERTAIN PROFESSIONAL SERVICES FOR WHICH INDIVIDUALS ARE REQUIRED TO BE LICENSED, A CERTIFICATE OF REGISTRATION MUST BE OBTAINED FROM THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION. IF THE LLC IS SO REGISTERED, THE CURRENT ADDRESS FROM WHICH THE PROFESSIONAL SERVICES ARE PROVIDED MUST ALSO BE ON RECORD WITH THIS OFFICE.

MANY OF OUR SERVICES ARE AVAILABLE AT OUR CONTINUOUSLY UPDATED WEBSITE. VISIT WWW.CYBERDRIVENILLINOIS.COM TO VIEW THE STATUS OF THIS COMPANY, PURCHASE A CERTIFICATE OF GOOD STANDING, OR EVEN FILE THE ANNUAL REPORT REFERRED TO IN THE EARLIER PARAGRAPH.

SINCERELY YOURS,

JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
LIMITED LIABILITY DIVISION
(217) 524-8008

Form **LLC-5.5**
May 2012

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.cyberdriveillinois.com

Payment must be made by certified check, cashier's check, Illinois attorney's check, C.P.A.'s check or money order payable to Secretary of State.

Illinois
Limited Liability Company Act
Articles of Organization

SUBMIT IN DUPLICATE

Type or print clearly.

This space for use by Secretary of State.

Filing Fee: \$500

Approved: 

FILE # 0469-230-6

This space for use by Secretary of State.

FILED

MAY 13 2014

JESSE WHITE
SECRETARY OF STATE

1. Limited Liability Company Name: HUDSON FARM WEDDINGS & EVENTS, LLC

The LLC name must contain the words Limited Liability Company, L.C. or LLC and cannot contain the terms Corporation, Corp., Incorporated, Inc., Ltd., Co., Limited Partnership or L.P.

2. Address of Principal Place of Business where records of the company will be kept (P.O. Box alone or c/o is unacceptable.)
1341 C.R. 1800 E, URBANA, IL 61802

3. Articles of Organization effective on: (check one)

the filing date

a later date (not to exceed 60 days after the filing date)

Month, Day, Year

4. Registered Agent's Name and Registered Office Address:

Registered Agent: DAVID C. THIES

First Name

Middle Initial

Last Name

Registered Office: 202 LINCOLN SQUARE

(P.O. Box alone or c/o is unacceptable.)

Number

Street

Suite #

URBANA

IL

61801

ZIP Code

5. Purpose(s) for which the Limited Liability Company is organized:

The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act. (LLCs organized to provide professional services must list the address(es) from which those services will be rendered if different from item 2. If more space is needed, use additional sheets of this size.)

6. The duration of the company is perpetual unless otherwise stated. If the operating agreement provides for a dissolution date, enter that date here: _____

Month, Day, Year

AFFIDAVIT
(Complete when applicant is an Individual or Partnership)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Joyce A. Hudson
Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Dick
Signature of Manager or Agent

Subscribed and sworn to before me this 2nd day of December, 2019.



Tammi Leischner
Notary Public

AFFIDAVIT
(Complete when applicant is a Corporation)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Joyce A. Hudson
Signature of President

Joyce A. Hudson
Signature of Secretary

Dick
Signature of Manager or Agent

Subscribed and sworn to before me this 2nd day of December, 2019.



Tammi Leischner
Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.



STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

1. Proper Application Date Received: _____
2. Fee Amount Received: _____

Sheriff's Department

1. Police Record Approval: _____ Date: _____
2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Planning & Zoning Department

1. Proper Zoning Approval: _____ Date: _____
2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

1. Application Complete Approval: _____ Date: _____
2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



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

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

FILED

Filing Fee **DEC 09 2019**

Champaign County Clerk
CHAMPAIGN COUNTY CLERK

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

For Office Use Only
License No. 2020-ENT 21
Date(s) of Event(s) ANNUAL
Business Name: Champaign County Fair Assoc
License Fee: \$ 100⁰⁰
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104⁰⁰
Checker's Signature: _____

Checks Must Be Made Payable To: Champaign County Clerk

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

- RECEIVED COPY**
- A. 1. Name of Business: Champaign County Fair Assoc.
 2. Location of Business for which application is made: 1302 N. Cole Ave. Urbana, IL 61801
 3. Business address of Business for which application is made: PO Box 544 Urbana, IL 61803
 4. Zoning Classification of Property: CR
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: Demo Derby, Concert, music festivals, Carnival, auto races, Community fundraiser
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment reception to be provided): County fair birthday party
 8. Term for which License is sought (specifically beginning & ending dates): Jan 2020 - Dec 31, 2020
(NOTE: All annual licenses expire on December 31st of each year)
 9. Do you own the building or property for which this license is sought? yes
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: n/a
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, place and date of naturalization: _____

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): William F. Aragna
Date of Birth: _____ Place of Birth: Champaign, IL
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 2104 N. ...
...
3. Business, occupation or employment of applicant for four (4) years preceding date of application for this license: Retired

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

- D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: Champaign County Fair Association
2. Date of Incorporation: MARCH 21, 1958 State wherein incorporated: IL

Recreation & Entertainment License Application
Page Three

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

n/a

Give first date qualified to do business in Illinois: _____

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

CAFA: PO Box 544 Urbana, IL 61803

5. Objects of Corporation, as set forth in charter: Promote interest in agriculture

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

Name of Officer: William E. Adams Title: President of Board

Date elected or appointed: Nov 10, 2018 Social Security No.: _____

Date of Birth: _____ Place of Birth: CHAMPAIGN IL

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

210 E. NORTH ST.
SEYMOUR, IL 62551

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

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

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

Give first date qualified to do business in Illinois: _____

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

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

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

Name of Officer: Kent Weeks Title: 1st Vice President

Date elected or appointed: 12/1/2014 Social Security No. _____

Date of Birth: _____ Place of Birth: Urbana IL

Citizenship: _____
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

2105 Belmont Park in Champaign IL

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

3310 S Mattis Ave Champaign IL

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

REDACTED COPY

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

Give first date qualified to do business in Illinois: _____

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

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

6. Names of all Officers of the Corporation and other information as listed:
Name of Officer: Edgar Busboom Title: President and Vice President

Date elected or appointed: 12/1/2014

Social Security No.: _____

Date of Birth: _____

Place of Birth: Champaign County

Citizenship: _____
if naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

2106 CR 2500

Thomasboro, IL 61778

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

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

REDACTED COPY

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

Give first date qualified to do business in Illinois: _____

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

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

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

Name of Officer: Fam Barham

Date elected or appointed: 12/1/2014

Date of Birth: _____

Citizenship: _____

Place of Birth: _____

Social Security No.: _____

SECRETARY

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

2451 Clayton Blvd Champaign IL 61822

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

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

REDACTED COPY

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

Give first date qualified to do business in Illinois: _____

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

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

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

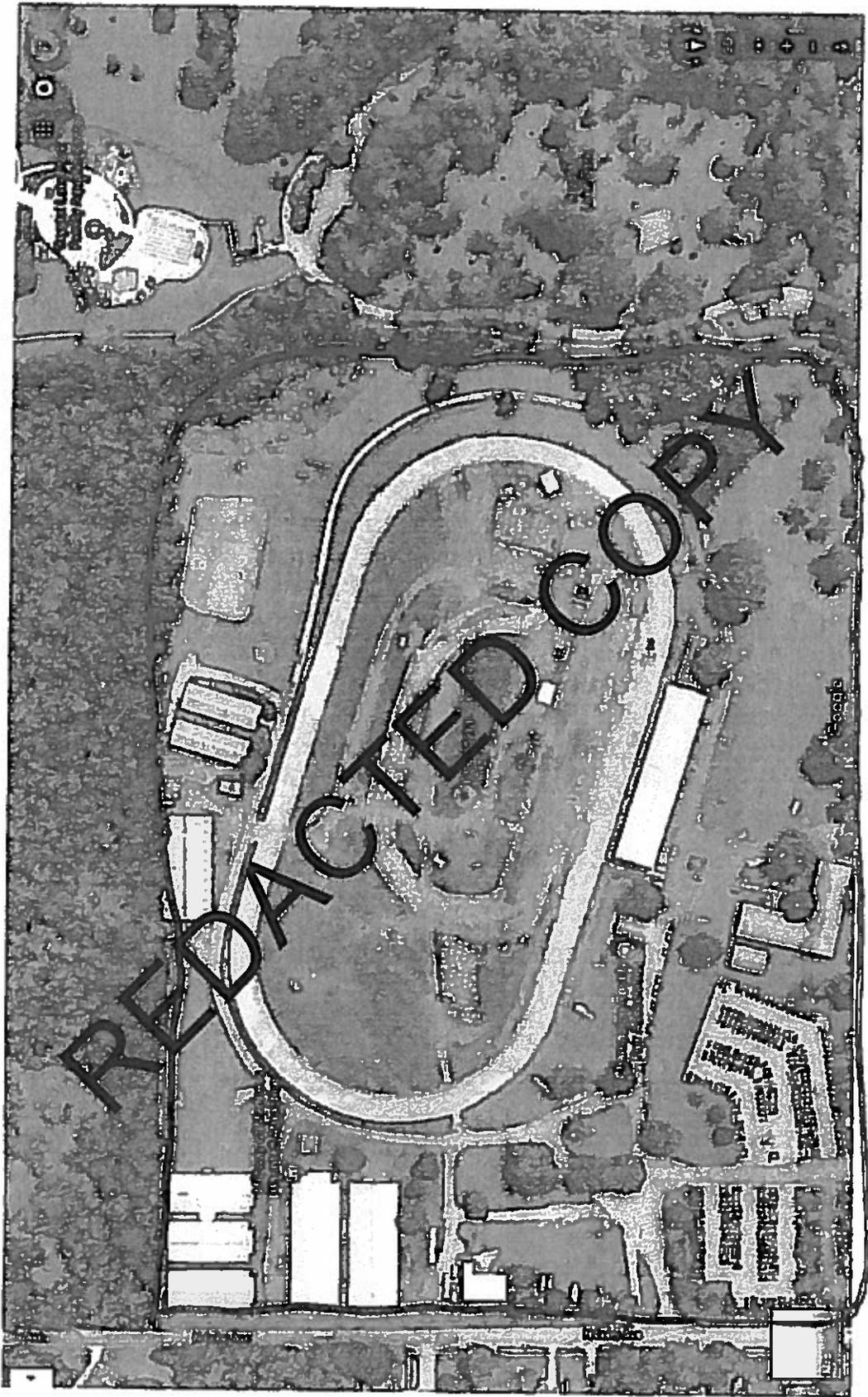
Name of Officer: H.D. Brown Title: Treasurer
Date elected or appointed: 13, February 2017 Social Security No.: _____
Date of Birth: _____ Place of Birth: Peaville, IL
Citizenship: _____
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 1613 Apple Tree Dr. Monticello, FL
61856

Business, occupation, or employment for four (4) years preceding date of application for this license: President, Star Limousine, Champaech, FL, 61830

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

REDACTED COPY



AFFIDAVIT

(Complete when applicant is an Individual or Partnership)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

AFFIDAVIT

(Complete when Applicant is a Corporation)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

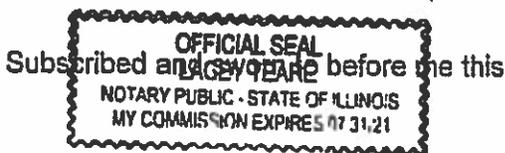
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

W.F. Wagner

Signature of President

Samuel J. Barkham

Signature of Secretary



Subscribed and sworn to before me this 29 day of October, 2019.

Signature of Manager or Agent
Wally Deane

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to _____, CHAMPAIGN COUNTY CLERK, _____, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

2020 Calendar of Non-Fair Events

APRIL

- 4th – Illinois Purebred Dairy Sale (Barns)
- 19th – Speedway (Practice or Race)
- 26th – Speedway (Practice or Race)

MAY

- 9th – Lawnmower Derby (Grandstand)
- 10th – Speedway (Practice or Race)
- 24th – Speedway (Practice or Race)

JUNE

- 6th & 7th – Boy Scouts (Hall/Behind Stands)
- 7th – Speedway (Practice or Race)
- 10th – Carle Employee Picnic (South of Hall)
- 13th – Private Rental (Hall/Park)
- 21st – Speedway (Practice or Race)
- 26th thru 29th – Old English Renaissance Fair (Whole Grounds)
- 30th – Audiofeed Music Festival (Whole Grounds)

JULY

- 1st thru 5th – Audiofeed Music Festival (Whole Grounds)
- 12th – Speedway (Practice or Race)
- 24th thru 30th – *Champaign County Fair*

AUGUST

- 1st – *Champaign County Fair*
- 9th – Speedway (Practice or Race)
- 23rd – Speedway (Practice or Race)

SEPTEMBER

- 13th – Speedway (Racetrack)
- 24th thru 27th – John Osman Memorial/Bacon Fest (Whole Grounds)

OCTOBER

- 3rd – DSN Buddy Walk (Whole Grounds)

DECEMBER

- 5th – Lawn Mower Derby (Barns)





STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

1. Proper Application Date Received: _____
2. Fee Amount Received: _____

Sheriff's Department

1. Police Record Approval: _____ Date: _____
2. Credit Check Disapproval: _____ Date: _____
- Remarks: _____ Signature: _____
- _____
- _____

Planning & Zoning Department

1. Proper Zoning Approval: _____ Date: _____
2. Restrictions or Violations Disapproval: _____ Date: _____
- Remarks: _____ Signature: _____
- _____
- _____

Environment & Land Use Committee

1. Application Complete Approval: _____ Date: _____
2. Requirements Met Disapproval: _____ Date: _____
- Signature: _____

Remarks and/or Conditions: _____



STATE OF ILLINOIS,
Champaign County
Application for Hotel/Motel License

FILED

DEC 26 2019

Sarah Raymond
CHAMPAIGN COUNTY CLERK

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

FOR OFFICE USE ONLY

License No.: 7020-H-1

Business Name: MOTEL 6

License Fee: \$ 200.00

Filing Fee: \$ 4.00

TOTAL FEE: \$

Clerk: Jerry Carter

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. **All checks should be made payable to the Champaign County Clerk.**

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: MOTEL 6 URBANA Motel Inc
- Location of Place of Business for which application is made: 1906 N Cunningham Ave. URBANA IL 61801
- Number of rooms available: 80
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>PRAVIN PATEL</u>	<u>52</u>	<u>1906 N Cunningham Ave URBANA, ILLIS</u>

- Is applicant a citizen of the United States of America? Yes No
Place of birth: INDIA
If naturalized, place and date of naturalization: U.S.A
- The applicant intends to operate or maintain the above business at: URBANA Motel Inc. (Motel 6)

AFFIDAVIT

Pravin Patel, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

Sarah L. Raymond
Signature of Applicant
SIGNED AND SWORN TO before me this 26th day of December, 2019.
OFFICIAL SEAL
SARAH L. RAYMOND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/10/2022

Signature of Applicant
Sarah L Raymond
Notary Public:

It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ 204.00



STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: _____
- 2. Fee Amount Received: _____

Sheriff's Department

- 1. Police Record Approval: _____ Date: _____
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



TO: Environment and Land Use Committee
FROM: John Hall, Zoning Administrator
DATE: December 23, 2019
**RE: Direction Regarding Revised Proposed Zoning Ordinance Text
Amendment for Adult Use Cannabis Zoning Regulations Pursuant to
Public Act 101-0027**

BACKGROUND

The Committee reviewed both a proposed Zoning Ordinance text amendment pursuant to the Cannabis Regulation and Tax Act (CRTA; Public Act 101-0027) and a proposed cannabis prohibition ordinance at their November 5, 2019, meeting and forwarded the prohibition ordinance to the County Board. After extensive debate the County Board chose not to approve the prohibition ordinance and referred the issue back to ELUC.

REVISED PROPOSED AMENDMENT

A revised Zoning Ordinance text amendment is attached. The revisions are based on the discussion at the 11/21/19 County Board meeting. Key considerations and questions about the amendment are the following:

1. The proposed amendment designates cannabis uses in zoning districts where similar uses are authorized.
2. The proposed amendment includes any required separations that are in the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027).
3. The basic proposed amendment only authorizes cannabis uses within 1.5 miles of Champaign and Urbana which are each a “home rule municipality with more than 20,000 population”. Note that the amendment distinguishes between “home rule municipalities with more than 20,000 population” (the Cities of Champaign and Urbana, who both allow sales of cannabis) and “home rule municipality with a population less than 20,000” (the Village of Rantoul that does not allow cannabis).
4. Within 1.5 miles of Champaign and Urbana the proposed amendment will require the same standards as are required by the nearest home rule municipality. Champaign does not require anything other than compliance with the Act but Urbana has additional requirements and those requirements are proposed to be requirements that must be met in the Urbana ETJ area.
5. The proposed amendment follows the relevant municipal requirements regarding consumption of cannabis. Neither Champaign nor Urbana currently allow onsite consumption of cannabis at Dispensaries.
6. The proposed amendment proposes more restrictive requirements than corresponding municipal requirements in the case of Cultivation Center and/or Craft Grower that are proposed to be located 300 feet or less from an existing residence or an existing residentially zoned lot. The proposed amendment requires a County Board approved Special Use Permit similar to the City of

Urbana requirements but the proposed amendment requires that County Board approved Special Use Permit even within the City of Champaign ETJ Area and in the rural area under the alternative scheme. This Special Use Permit could be downgraded to a Zoning Board of Appeals Special Use Permit and it could be limited to only the City of Urbana ETJ Area.

7. The proposed amendment includes a requirement for control of night lighting. Some cultivation centers grow cannabis in greenhouses and the night lighting can be a nuisance to neighbors.
8. As much as possible the draft amendment provides guidance on what accessory uses may be and what is required for those accessory uses to be in compliance with local zoning. For example, Cultivation Centers are allowed to also do processing, infusing, and transporting of cannabis that is grown onsite.
9. The proposed amendment also specifies that a Transporter may be a home occupation provided the use complies with the relevant home occupation standards.
10. There are two alternatives regarding Transporters, Cultivation Centers and Craft Growers vis-à-vis the AG-1 District:
 - Attachment A is the basic amendment and only authorizes cannabis businesses within the 1.5 mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more (ie, Champaign and Urbana).
 - Attachment B is an alternative version for Transporter, Cultivation Center, and Craft Grower that authorizes these types of cannabis businesses anywhere in the AG-1 District (Transporter only as a Home Occupation) but requires a 1.5 mile buffer around villages and home rule municipalities that do not allow cannabis uses and also around residential districts such as Penfield and Seymour. This creates many more opportunities at the risk of allowing these uses to convert more best prime farmland.

REVIEW BY STATE’S ATTORNEY’S OFFICE

Cultivation Centers and Craft Grower are examples of what would otherwise be considered “agriculture” albeit a highly regulated form of agriculture. Counties in Illinois cannot regulate agriculture. The State’s Attorney’s Office has reviewed the proposed amendment and has no legal concerns due to the special nature of cannabis regulation under the Cannabis Regulation and Tax Act (CRTA; Public Act 101-0027).

ATTACHMENTS

- A Proposed Amendment
- B Alternative Transporter, Cultivation Center, and Craft Grower

1. Add the following definitions to Section 3 Definitions:

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

2. Add the following uses to Section 5.2 Table of Authorized Principal Uses:

- a. Add “ADULT-USE CANNABIS DISPENSING ORGANIZATION” to be allowed By-Right in the B-4 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
 - (2) If located within the 1.5 mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.
 - (3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.
 - (4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5 mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3 and B-4 Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:
- (1) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- c. Add “ADULT-USE CANNABIS INFUSER ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- d. Add “ADULT-USE CANNABIS PROCESSING ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5 mile extraterritorial

jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (2) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (3) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (4) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (3) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.

- (4) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
- (5) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
- (6) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (7) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

Note: Changes to text from Attachment B version are shown in strike-out for deletion and underlining for new text.

- b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3 and B-4 Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district ~~within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population~~ subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:
- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5 mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts ~~within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population~~, subject to the following requirements:
- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5 mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (5) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (6) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (7) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is

- grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
- f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, ~~within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population,~~ subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (3) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (4) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5 mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (5) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (6) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.
 - (7) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
 - (8) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
 - (9) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.



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

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

To: **Environment and Land Use Committee**

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

Date: **December 31, 2019**

RE: **Zoning Ordinance Text Amendment
Cases 945-AT-19 and 946-AT-19**

Petitioner: **Zoning Administrator**

Request: **Case 945-AT-19**

Case 946-AT-19

Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within one-and-one-half miles of a municipality:	
<i>Part A of Case 946-AT-19 is not part of Case 945-AT-19</i>	Part A: Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.
Part A: Increase the minimum required time for municipal review as described in the legal advertisement.	<i>Part A from Case 945 is Part B in 946-AT-19</i>
Part B: Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.	<i>Part B from Case 945 is Part C in 946-AT-19</i>
Part C: Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.	<i>Part C from Case 945 is Part D in 946-AT-19</i>
Part D: Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.	<i>Part D from Case 945 is Part E in 946-AT-19</i>

STATUS

At the October 31, 2019 public hearing, the Zoning Board of Appeals voted 3-3 to forward Case 945-AT-19 with NO RECOMMENDATION, and voted 4-2 to RECOMMEND APPROVAL of Case 946-AT-19. These cases are the same, with the exception that Case 946-AT-19 increases the minimum required separation between a PV solar farm and a municipal boundary from one-half mile to one-and-one-half miles.

Attachment B includes the Summary Finding of Fact for both cases.

The Champaign County Environment and Land Use Committee discussed this proposed amendment at its meetings on March 7, 2019 and May 9, 2019, and approved opening a ZBA public hearing for the amendment at the June 6, 2019 meeting. ELUC members requested that two versions be created of the amendment regarding separation distance to a municipality for review and recommendation by the ZBA.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (February 6, 2020, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

Tami Fruhling Voges, Mayor of St. Joseph, and Kelly Pfeifer, Planning & Development Director for the Village of Mahomet, attended the October 31, 2019 ZBA meeting. Attachment E is an excerpt of the public comments received from the Summary of Evidence for both cases.

Attachment F is a side by side comparison of Cases 945-AT-19 and 946-AT-19. Note that Case 946-AT-19 is the same as what was proposed in the original ELUC memo dated February 27, 2019.

ATTACHMENTS

- A Legal advertisement
- B Summary Finding of Fact for Cases 945-AT-19 and 946-AT-19 as approved by ZBA on October 31, 2019
- C Proposed Amendment for Case 945-AT-19 forwarded by ZBA with no recommendation on October 31, 2019
- D Proposed Amendment for Case 946-AT-19 forwarded by ZBA with a recommendation for approval on October 31, 2019
- E Public comments received for Cases 945-AT-19 and 946-AT-19
- F Side by side comparison of Cases 945-AT-19 and 946-AT-19

LEGAL PUBLICATION: WEDNESDAY, SEPTEMBER 11, 2019

CASES: 945-AT-19, 946-AT-19, 947-AT-19 & 948-AT-19

**NOTICE OF PUBLIC HEARING IN REGARD TO PROPOSED AMENDMENTS TO THE
CHAMPAIGN COUNTY ZONING ORDINANCE.**

CASES: 945-AT-19, 946-AT-19, 947-AT-19 & 948-AT-19

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to change the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, September 26, 2019, at 6:30 p.m.** prevailing time in the John Dimit Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition to amend the Champaign County Zoning Ordinance as follows:

Case 945-AT-19

Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:

- A. Increase the minimum required time for municipal review by adding the following:
 1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.
 2. Require the public hearing at the Zoning Board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by any relevant municipality.
 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.
 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived in writing by any relevant municipality.
- B. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
- C. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
- D. Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

Case 946-AT-19

Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:

- A. Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.
- B. Increase the minimum required time for municipal review by adding the following:

1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.
 2. Require the public hearing at the Zoning Board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by any relevant municipality.
 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.
 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived in writing by any relevant municipality.
- C. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
- D. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
- E. Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

Case 947-AT-19

Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District, and amend the requirements in Section 6.1.5 Q.(4)e. to add requirements for financial assurance provided by financial institutions headquartered in Champaign County.

Case 948-AT-19

Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a variance to rebuild a nonconforming structure before the structure is damaged.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, SEPTEMBER 11, 2019 ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

SUMMARY FINDING OF FACT FOR BOTH CASES 945-AT-19 AND 946-AT-19

From the documents of record and the testimony and exhibits received at the public hearing conducted on **September 26, 2019** and **October 31, 2019**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goals 1 and 2.
 - B. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of LRMP Goals 3, 4, 5, 6, 7, 8, and 9.
 - C. The proposed Zoning Ordinance text amendment is **NOT RELEVANT** to LRMP Goal 10.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will **NOT IMPEDE** the purpose of the Zoning Ordinance (see Item 16).

PROPOSED AMENDMENT FOR CASE 945-AT-19

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.~~
 - (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.
 - (bc) 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.
 - (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.
 - (df) 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.

(eg) 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.

(eh) 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. Revise Section 8.2.3 as follows:

If any such NONCONFORMING USE of land ceases for any reason for a period of more than 180 consecutive days except for seasonal vacations lasting more than 274 consecutive days and that occur no more often than once in any 365 consecutive days or except when actively marketed for sale or rent by either the posting of a sign on the front LOT LINE of the property or when marketed by other affirmative means, any subsequent USE of such land shall conform to the regulations and standards set by this ordinance for the DISTRICT in which such land is located. 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.

3. Add new Section 8.2.4 as follows:

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 6.1.5 T. and any special conditions of approval that may be applicable.

PROPOSED AMENDMENT FOR CASE 946-AT-19

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.~~
 - (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.
 - (bc) 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.
 - (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.
 - (df) 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.

- (eg) 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.
- (eh) 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. Revise Section 8.2.3 as follows:

If any such NONCONFORMING USE of land ceases for any reason for a period of more than 180 consecutive days except for seasonal vacations lasting more than 274 consecutive days and that occur no more often than once in any 365 consecutive days or except when actively marketed for sale or rent by either the posting of a sign on the front LOT LINE of the property or when marketed by other affirmative means, any subsequent USE of such land shall conform to the regulations and standards set by this ordinance for the DISTRICT in which such land is located. 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.

3. Add new Section 8.2.4 as follows:

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 6.1.5 T. and any special conditions of approval that may be applicable.

The following text from Item 7.A.(1)o. of the Summary of Evidence dated October 31, 2019 summarizes public comments received for Cases 945-AT-19 and 946-AT-19.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Goal 2 has two objectives and three policies. Objective 2.2 does not appear to be relevant to the proposed amendment. The proposed amendment will **HELP ACHIEVE** Goal 2 for the following reasons:

A. Objective 2.1 states, “Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region.”

Objective 2.1 has three subsidiary policies. Policy 2.1.1 and 2.1.3 do not appear to be relevant to the proposed amendment. The proposed amendment will **HELP ACHIEVE** Objective 2.1 because of the following:

(1) Policy 2.1.2 states, “**The County will continue to work to seek a county-wide arrangement that respects and coordinates the interests of all jurisdictions and that provides for the logical extension of municipal land use jurisdiction by annexation agreements.**”

The proposed amendment will **HELP ACHIEVE** Policy 2.1.2 for the following reasons:

(a through n can be found in the approved Summary of Evidence)

o. Regarding comments received during the hearing process:

(a) In a letter received September 25, 2019, Rantoul Mayor Charles Smith stated, “The Village of Rantoul has an adopted Comprehensive Plan and with that plan and our own zoning authority we desire as much influence and control over zoning in the one-and-one-half mile extraterritorial jurisdictional area around our Village corporate limits as we can possibly have. The Village of Rantoul supports the proposed amendment being brought forth by Case 946-AT-19, which would increase the minimum separation between a solar farm and the municipal boundary from .5 miles to one-and-one-half miles. This amendment also sets review requirements to afford the Village adequate notice and review time for such solar farm placements. The Village of Rantoul respectfully requests Champaign County to move forward with the approval of Case 946-AT-19 in order to restore our ability to review and influence potential development and land usage within the entire one-and-one-half mile ETJ area afforded to the Village.”

- (b) At the September 26, 2019 ZBA meeting, Ms. Tami Fruhling-Voges stated that she is the Mayor of St. Joseph and testified as follows:
- i. She said that she would like to discuss the importance of the one and one-half mile extra-territorial jurisdiction for St. Joseph, Ogden, Mahomet, Sidney, and Rantoul, and whether someone agrees or disagrees with solar farms is a discussion that can occur on another day. She said that there is room for growth and the biggest concern that the Village of St. Joseph has is the one-and-one-half mile extra-territorial jurisdiction being lowered to one-half mile, because that is not very far from their boundaries, and for a small village it is tough and expensive to grow.
 - ii. She said that there are substations located to the north and south of St. Joseph, and three solar farms were proposed to be located on the north side of our community and all three solar farms were requesting variances to be closer than one-half mile from the Village of St. Joseph's corporate boundary. She said that the Village felt that they should have some say over what occurs within their one-and-one-half mile jurisdictional area, as they have a comprehensive plan that has changed a couple of times during her term because there are different ideas of what is desired outside of their growth area.
 - iii. She said that St. Joseph will grow at some point and the placement of a solar farm in two directions that are the most feasible directions for the Village's growth is a concern. She said that what occurs within one-and-one-half miles of the Village of St. Joseph is important, and a solar farm is a huge obstacle for future growth. She said that there are substations on the north and south sides, a river on the west side and railroad to the east of St. Joseph, and the Village could be completely boxed in if solar farms are constructed on both of those sides and there would be no potential for growth.
 - iv. She stated that the argument has been voiced that the required infrastructure would be more costly for the solar farm companies if they are forced to locate further away from the existing substations, and she understands that argument, but that issue of cost is also true for St. Joseph. She said that the cost for their municipality to extend their growth area would be increased substantially if they have to jump over a 40-acre solar farm for continued growth of the Village. She said that all of the infrastructure would be more costly for their municipality because of the infrastructure, which includes roads, sidewalks, sewer, etc., would have to be constructed and installed around a solar farm and not under it due to the solar farm's structural design.

- v. She said that what the Village of St. Joseph is requesting between the two amendments is that the villages and municipalities are included in the conversation, because they do have some say as to what goes on outside of their boundaries. She said that the one-and-one-half mile jurisdictional area is not overdoing it as far as having enough area to do some planning for future growth. She said that with the solar farms in mind, she feels that all of the communities, whether small or large, excluding Champaign and Urbana because they have no substations within their extra-territorial jurisdiction and they have more staffing to handle these situations better, should be included in this conversation. She said that her staffing level at the Village of St. Joseph is very minimal, although she has had assistance from the Village of Mahomet, and they have been very helpful regarding the proposed amendments. She said that she contacted the Village Presidents of Sidney and Ogden to see if they had received the letters regarding the proposed text amendment, and they were not aware that the letters had been sent because they do not have the staffing to open their letter and put it on their desk for immediate review. She noted that most the mayors and presidents for small villages are not full-time employees because they have full-time jobs and they do not have the staff to hold their hand and get through all of the paperwork and proposals that they receive; they have to do it themselves. She said that the notifications from the County are important, because the small villages and municipalities need to know what is being proposed and how it will affect their communities. She said that she understands the solar farm's concern about cost, but the small villages and municipalities have the same concern. She said that if the municipalities are included in the discussion for what the future holds, the solar farm that was proposed within the Village of St. Joseph's extra-territorial jurisdiction area would have given the Village an opportunity to figure out if an annexation agreement would be appropriate. She said that currently, if a solar farm is outside of the boundaries for a municipality or village, they do not receive any of the generated tax dollars, but if the municipalities and villages were part of the conversation, there could be discussion regarding a possible annexation agreement so that those tax dollars are put back into the community.
- vi. She said that both governments should work together because the jurisdictions do overlap. She said that the one-and-one-half mile separation proposal would be their choice, but they desire additional notifications and the ability to sit at the table

to discuss the entire proposal that would affect their entire community, and they need to be part of the conversation.

- (c) At the September 26, 2019 ZBA meeting, Mr. Frank DiNovo, ZBA member, stated that the overlapping of jurisdictions is not only unfortunate for the solar farms but also for a number of other uses, and most of them this Board has the authority to approve within the one-and-one-half mile of a municipality, and in some way, this is a bigger issue. He said that when the County was more naïve of the law, there used to be pre-application meetings with the petitioner, county planner, county zoning administrator, township highway commissioner, fire protection district, and someone from the municipality, and during that private meeting all entities would discuss the pros and cons of the proposal, hashing out what the issues were likely to be. He said that it was determined that these private meetings could not be held because the ZBA members could not attend to hear every piece of evidence. He said that an inquiry could be sent to the State's Attorney to see if this practice could be done again with just staff present, because this is an effective way of getting everything on the table and if it helps the petitioner prepare, then it helps everyone else prepare. He said that if it was legally possible to have this pre-application meeting, the best way to give municipalities notice is to involve them in a pre-application meeting with representatives from those municipalities. He said that a pre-application meeting involving the municipalities would be an ideal entry point for municipalities to participate and he would expect it to make the public hearing work better as well. He said that exploring the possibility of a pre-application meeting with the State's Attorney would be worthwhile.

- (d) At the September 26, 2019 ZBA meeting, Ms. Kelly Pfeifer, Planner and Development Director for the Village of Mahomet, testified as follows:
 - i. She stated that the changes that are proposed which deal with the timing, consulting, notifications, and opportunities that are provided for municipalities are wonderful.

 - ii. She said that what traditionally happens is that the petitioners are not motivated to be forthright with information and indicate a minimal amount in their applications, and when a public hearing is held is when the rest of the information is disclosed. She said that unfortunately the facts are disclosed at the public hearing and by the time the ZBA makes its determination, the municipalities would not have had time to respond.

 - iii. She said that municipalities have different processes and requirements and that often makes things challenging. She said that the Village of Mahomet is growing very quickly, and

it only takes a few feet to cause a road to not be able to go through somewhere, and we may need to be able to extend utilities past it.

- iv. She said that the increase in the one-half mile and the one-and-one-half mile is going to give some people heartburn. She said that one-and-one-half miles from a municipality is pretty far, and sometimes a municipality will wish that they did not have that jurisdiction, because there are some areas where it is more of a burden for the municipality, as many times the subject property is not in the long-range area of their adopted comprehensive plan, but it is within their one-and-one-half mile extra-territorial jurisdiction, so they have rights and responsibilities as well. She said that even though the municipalities respect the landowner's rights, the public should also be protected, and that is when municipalities come into play and it is not a power struggle or land grab, but it is that there are some large planning issues that require so much time and strategizing and are not super flexible; therefore, the municipality needs to have input earlier.
- v. She said that when a municipality indicates that they want the one-and-one-half miles, it is because there is a use that is developing on a piece of property in an area where a municipality has statutory authority to control development and subdivision. She said that what the one-and-one-half mile authority is saying is that, within the one-and-one-half mile jurisdiction, whether they need to subdivide or not, the municipality can deal with the same aspects and interests as they might have to deal with otherwise: roads, easements, setbacks, is this in a growth area, does it need to be shifted over, etc.
- vi. She said that as far as annexation agreements, no one is going to take these poor little towns seriously if they are not included more as an important part of the process and the influence. Ms. Pfeifer said that for towns like Mahomet and St. Joseph, which have difficult geographical challenges, it is hard for a one size fits all on this particular issue. She said that having so many entities aligned with how they are willing to treat this particular use is pretty remarkable, and she hopes that we don't lose that aspect just because we have higher issues on other special uses. She said that she supports the text amendments that are before the Board tonight and supports a continuation, and they appreciate the consult time and the opportunity with the two public hearings aspect and the subdivision jurisdiction; it does a lot for many of the municipalities, but it doesn't do everything for everyone.

- (e) In an email received September 23, 2019, Phil Geil provided revisions to the proposed text amendment, recommending that all relevant municipalities within one-and-one-half miles of a proposed PV solar farm receive notification prior to the start of a public hearing.
- (f) In an email received September 24, 2019, Bruce Hannon stated, “I do hope that the county can stop any decisions to increase the zone size that prevents solar development. We and the county need all the renewables we can develop to fight climate change. We should be the "California" of Illinois.”
- (g) At the September 26, 2019 ZBA meeting, Mr. Robert F. Illyes, who resides at 810 East Elm, Champaign, stated that he is present tonight because the Sierra Club Executive Committee discussed this solar farm issue and it was thought that someone should attend the meeting and voice their concerns. He said that his main concern is that access would be lost to substations and there should be some sort of process by which this access could happen. He said that he has a map of Champaign County and has indicated the areas of the County which would be included in the one-and-one-half mile offset, and it would include a lot of the County. He said that we need to make sure that substation access is allowed to keep down costs for a solar farm. He said that there is something odd about the layout on his map because many of the communities with the one-and-one-half mile setback are a lot of little towns that were established along the railroad and are not growing, and he is not sure that the County needs to be so scrupulous in establishing the one-and-one-half mile separation. Mr. Illyes stated that he is concerned about zoning that makes sense. He said that one-and-one-half mile separation may not be critical to a small town or village that is not growing, and someone may want to make use of the land. He said that there are other communities that are definitely growing and should legitimately have concern about these cases. He said that he would like to see this process being loose enough that the Board can do what makes sense, and various other stakeholders should be consulted to determine a reasonable solution.

Case 945-AT-19	Case 946-AT-19 (SAME AS 2/27/19 ELUC MEMO)
<p>1. Revise Section 6.1.5B.(2) as follows:</p> <p>(2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:</p> <p>a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance <u>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:</u></p> <p>(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 <u>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.</u></p> <p>(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.</p> <p>(bc) 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.</p> <p>(d) Municipal subdivision approval for any PV SOLAR FARM <u>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.</u></p>	<p>1. Revise Section 6.1.5B.(2) as follows:</p> <p>(2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:</p> <p>a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance <u>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:</u></p> <p>(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.</p> <p>(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.</p> <p>(bc) 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.</p> <p>(d) Municipal subdivision approval for any PV SOLAR FARM <u>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.</u></p>

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(df) 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.

(eg) 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.

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<p>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 <u>authorized prior to {effective date of this amendment}</u> or PV SOLAR FARM equipment that is in the process of being repaired or replaced.</p>	<p>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 <u>authorized prior to {effective date of this amendment}</u> or PV SOLAR FARM equipment that is in the process of being repaired or replaced.</p>
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Champaign County
Department of

**PLANNING &
ZONING**

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(217) 384-3708
zoningdept@co.champaign.il.us
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To: **Environment and Land Use Committee**

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

Date: **December 31, 2019**

RE: **Zoning Ordinance Text Amendment
Case 948-AT-19**

Request: **Amend the Champaign County Zoning Ordinance by amending
Section 8.3.2 to authorize a variance to rebuild a
nonconforming structure before the structure is damaged.**

Petitioner: **Zoning Administrator**

STATUS

At the November 14, 2019 public hearing, the Zoning Board of Appeals voted 5-0 to RECOMMEND APPROVAL of Case 948-AT-19. There were no public comments for this proposed amendment.

The Champaign County Environment and Land Use Committee discussed this proposed amendment at its meeting on May 9, 2019, and approved opening a ZBA public hearing for the amendment at the June 6, 2019 meeting.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (February 6, 2020, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

BACKGROUND

Section 8.3.2 currently requires a variance in order to reconstruct a nonconforming structure destroyed to an extent greater than 50% of its replacement cost. As Section 8.3.2 is written, a property owner would have to wait for a structure to be damaged or destroyed before they could apply for a variance to rebuild.

Numerous variance cases have resulted in P&Z Staff finding that there is also a nonconforming structure on the property that would require a variance should it be destroyed. P&Z Staff believe the option should be available to request the variance before a nonconforming structure is destroyed when there is another required zoning variance needed for the property. Allowing the variance prior to destruction could reduce the time between when a structure is destroyed and when it can be rebuilt by months, since variance cases may have to wait several ZBA meetings before they can be heard.

ADDITIONAL INFORMATION RELATED TO THE PROPOSED AMENDMENT

Zoning Ordinance Section 9.1.9 B.4. states, "At no time shall the BOARD, the Hearing Officer or the GOVERNING BODY grant a VARIANCE to waive compliance with regulations pertaining to

NONCONFORMING LOTS, STRUCTURES, or USES, except as specifically authorized in Section 8.”

At the January 17, 2019 ZBA meeting, there was a case that included several required variances. P&Z Staff decided to include a variance for a nonconforming house to be proactive about the possibility of the structure being damaged in the future. Mr. DiNovo stated that he had a very strong reservation with respect to hearing the variance about the nonconforming structure “because the existing house is a lawful nonconforming structure that can continued to be used, and this Board does not have the legal authority to grant a variance to simply make a nonconforming structure conforming.” Further, Mr. DiNovo stated, “Section 9.1.9 of the Champaign County Zoning Ordinance indicates that the Board is prohibited from granting variances for nonconforming structures except for those that are specifically provided for in Section 8, which provides for granting variances for expansions of nonconforming uses and provides for granting variances for the reconstruction of nonconforming uses that have been destroyed. The home is still there, so there is no provision in the Zoning Ordinance for granting a variance for an existing structure just because it is nonconforming. The Board is not authorized to erase the nonconforming status of existing structures; we can provide for their expansion and reconstruction, but the Board is not authorized to change their status and that is what Part B. proposes to do and would be violating Section 9.1.9 of the Ordinance.”

The January 17, 2019 minutes state, “Mr. Hall stated he understands Mr. DiNovo’s point, but as the Zoning Administrator, he sees the Ordinance having unintentional bad effects, and every day he minimizes those as much as he possibly can, and this is another aspect of that, but this is a decision by this Board...Mr. Hall stated that this is one of the most common variances. He asked the Board to recall how many variances they have received with this part to it, so he would consider this a critical amendment. He said that he does not like doing text amendments because they always end up taking up more time than can be imagined, but this is something that is fundamental.”

Ultimately, the ZBA voted in favor of allowing the variance 5-0, with Mr. DiNovo voting in favor, but with strong reservations.

ATTACHMENTS

- A Legal advertisement for Case 948-AT-19
- B Summary Finding of Fact for Case 948-AT-19 as approved by ZBA on November 14, 2019
- C Proposed Amendment for Case 948-AT-19 as approved by ZBA on November 14, 2019

LEGAL PUBLICATION: WEDNESDAY, SEPTEMBER 11, 2019

CASES: 945-AT-19, 946-AT-19, 947-AT-19 & 948-AT-19

**NOTICE OF PUBLIC HEARING IN REGARD TO PROPOSED AMENDMENTS TO THE
CHAMPAIGN COUNTY ZONING ORDINANCE.**

CASES: 945-AT-19, 946-AT-19, 947-AT-19 & 948-AT-19

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to change the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, September 26, 2019, at 6:30 p.m.** prevailing time in the John Dimit Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition to amend the Champaign County Zoning Ordinance as follows:

Case 945-AT-19

Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:

- A. Increase the minimum required time for municipal review by adding the following:
 1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.
 2. Require the public hearing at the Zoning Board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by any relevant municipality.
 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.
 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived in writing by any relevant municipality.
- B. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
- C. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
- D. Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

Case 946-AT-19

Amend the requirements for a photovoltaic (PV) solar farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any proposed PV solar farm that is located within 1.5 miles of a municipality:

- A. Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile to 1.5 miles.
- B. Increase the minimum required time for municipal review by adding the following:

1. Require the Zoning Administrator to send notice to any municipality located within 1.5 miles of a proposed PV solar farm prior to the start of a public hearing, in addition to any notice otherwise required.
 2. Require the public hearing at the Zoning Board of Appeals (ZBA) for the PV solar farm to occur at a minimum of two ZBA meetings that are not less than 28 days apart unless the 28-day period is waived in writing by any relevant municipality.
 3. Require the Zoning Administrator to notify said municipality of the ZBA recommendation after the close of the public hearing.
 4. If the Environment and Land Use Committee (ELUC) makes a preliminary determination to accept the ZBA recommendation, the PV solar farm shall remain at ELUC for a maximum 30-day municipal comment period until the next ELUC meeting, unless the municipal comment period is waived in writing by any relevant municipality.
- C. Require municipal subdivision approval for any PV solar farm land lease exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.
- D. Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.
- E. Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use Permit for the solar farm has not expired.

Case 947-AT-19

Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District, and amend the requirements in Section 6.1.5 Q.(4)e. to add requirements for financial assurance provided by financial institutions headquartered in Champaign County.

Case 948-AT-19

Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a variance to rebuild a nonconforming structure before the structure is damaged.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, SEPTEMBER 11, 2019 ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

SUMMARY FINDING OF FACT FOR CASE 948-AT-19

As approved by the ZBA on November 14, 2019

From the documents of record and the testimony and exhibits received at the public hearing conducted on **November 14, 2019**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NOT RELEVANT** to LRMP Goals because it only concerns zoning case administration.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
 - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance (see Item 16).
 - B. **IMPROVE** the text of the Zoning Ordinance (see Item 17).

PROPOSED AMENDMENT FOR CASE 948-AT-19

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.

Champaign County
Department of



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

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

TO: **Environment and Land Use Committee**
FROM: **Susan Burgstrom, Senior Planner**
John Hall, Zoning Administrator & Subdivision Officer
DATE: **December 31, 2019**
RE: **Case 203-19 Liu Subdivision**

Owner/Subdivider:
Margaret B. Liu
493 CR 1400E
Tolono, IL 61880

Engineer/Surveyor:
David Atchley, PE, PLS
MSA Professional Services
201 W Springfield Ave, Suite 400
Champaign, IL 61820

REQUESTED ACTION

The petitioner requests Final Plat approval for a three lot subdivision which includes a 2.471 acre residential lot, a 1.448 acre residential lot, and a 32.915 acre agricultural lot from an existing 31.835-acre tract plus a 5-acre lot in the AG-1 Agriculture Zoning District in Section 8 of Crittenden Township.

The proposed lot meets all Zoning Ordinance requirements as of October 31, 2019, when variance 957-V-19 was approved for a proposed 32.915 acre lot that exceeds the maximum three acre lot area on best prime farmland, and for a proposed division of a lot less than five acres in area. The proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require one waiver. Approval at this time requires the following waiver (see Attachment J: Draft Findings):

1. Waive the requirement of paragraph 9.1.2 q. for not showing percolation data for both proposed lots on the face of the Final Plat.

Soil boring holes are shown on proposed Lots 1 and 3. Proposed Lot 2 has an existing septic system, so no soil test is required. No septic system will be constructed on proposed Lot 1. Soil investigation data is not listed on the face of the Final Plat, but is provided in the Soil Report (see Attachment G).

BACKGROUND

Margaret Liu and her neighboring family members to the north and south would like to build a guesthouse on the land south of Mrs. Liu's house. The petitioner lives in the residence on proposed Lot 2. The Zoning Ordinance does not allow more than one dwelling per lot in the AG-1 Agriculture Zoning District, so Mrs. Liu seeks to create proposed Lot 3 for the guesthouse via a Minor Subdivision.

MINIMUM SUBDIVISION STANDARDS AND AREA GENERAL PLAN APPROVAL

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

Attachment C reviews the conformance of the proposed subdivision with those standards, and the proposed subdivision appears to meet all of the minimum subdivision standards.

Suitability Standard 5 from Section 6.1.5 a. of the Subdivision Ordinance states, “When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed lot must be the most suitable soils on the larger tract from which the subdivision is proposed.” In a letter dated August 22, 2019, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 3, but there are conditions that must be met with CCPHD for a septic permit to be issued.

APPLICABLE ZONING REGULATIONS

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

Table 1. Review Of Minimum Lot Requirements

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Notes
Lot Area (acres)	Minimum: 1.00 acre	32.915 acres	2.471 acres	1.448 acres	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Frontage (feet)	200.00 (minimum)	1,325.63 feet	381.5 feet	288 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 (minimum)	1,290.9 feet	299 feet	219 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200.00 (minimum)	1325.3 feet	405.7 feet	288 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth to Width	3.00 : 1.00 (maximum)	0.97 : 1.00	0.74 : 1.00	0.76 : 1.00	COMPLIES: LESS THAN MAXIMUM ALLOWED

NATURAL RESOURCE REPORT / SOIL CONDITIONS

A Natural Resource Report from Champaign County Soil and Water Conservation District was received on June 28, 2019 (Attachment F). The report identified the following concerns relevant to the impact on the area’s natural resources:

1. Special attention should be paid to any sanitation facilities and/or onsite wastewater treatment and disposal system placed on the property. The Champaign County Health Department must approve of any onsite wastewater treatment and disposal (septic) system.
2. A small portion of the subject property is located in the floodplain. It is recommended that structures are not developed in the floodplain or where waters could rise and affect buildings.
3. Approximately three quarters of the subject property is considered hydric. Hydric soils are problematic for dwellings, buildings, agricultural use, and more.
4. For drainage questions or concerns, the subject property is located in the Embarras River Mutual drainage district.
5. The average Land Evaluation (LE) score for this site is 98.

DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD STATUS

The subject property is in the Embarras River Mutual Drainage District. No part of the proposed lots contains any portion of a drainage ditch right of way.

The Subsidiary Drainage Plat received August 12, 2019 (see Attachment D), shows existing contours on the proposed lots. High contour elevation on proposed Lot 3, where the guesthouse would be located, is approximately 666 feet mean sea level (msl), located on the east property line. The lowest contour on Lot 3 is 664 feet msl. Slope between the highest and lowest contours is less than 2%.

Approximately 350 square feet of proposed Lot 2 along the road right-of-way is located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0575D, with an effective date of October 2, 2013. The BFE found for the bridge approximately 260 feet northeast of the north property line is 661.0 feet mean sea level, and the lowest 2008 contour (the most recent available from CCGIS data) within the subject property is 664.0 feet msl.

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

PUBLIC IMPROVEMENTS

No public improvements are indicated or required in this subdivision.

SOIL SUITABILITY FOR SEPTIC SYSTEMS

The report *Soil Potential Ratings for Septic Tank Absorption Fields, Champaign County, Illinois* (USDA Soil Conservation Service, 1979) established soil potential ratings as follows:

Very High Potential	Performance is above local standards; soil conditions are exceptionally favorable, installation costs are low, and there are no continuing soil limitations.
High Potential	Performance is at or above local standards; costs of measures for overcoming soil limitations are judged locally to be favorable in relation to the expected performance, and soil limitations continuing after corrective measures are installed do not detract appreciably from environmental quality.
Medium Potential	Performance is somewhat below local standards; costs of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Low Potential	Performance is significantly below local standards; measures required to overcome soil limitations are very costly; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Very Low Potential	Performance is much below local standards; there are severe soil limitations for which economically feasible measures are unavailable; soil limitations continuing after corrective measures are installed seriously detract from environmental quality.

The proposed lots consist of the following soils with their soil potential rating class:

- 687C2 Penfield (formerly 440C2 Jasper): “High” soil potential rating class;
- 679B Blackberry (formerly 199B Plano silt loam): “High” soil potential rating class;
- 663B Clare (formerly 148B Proctor silt loam): “High” soil potential rating class;

- 198A Elburn: “Medium” soil potential rating class;
- 154A Flanagan: “Medium” soil potential rating class;
- 206A Thorp: “Low” soil potential rating class; and
- 152A Drummer: “Low” soil potential rating class.

The most suitable soils for septic from the 36-acre tract are 687C2 Penfield loam, 679B Blackberry silt loam, and 663B Clare silt loam. In proposed Lot 3, the most suitable soil that has sufficient area for a septic system is 663B Clare silt loam, which covers most of the eastern part of the lot.

The CCSWCD Natural Resource Report received June 28, 2019 states, “The CCSWCD Natural Resource Report considers soil limitations for septic tank absorption fields on these soil types to be ‘very limited,’ meaning these soils have ‘one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonally high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly’ ... ‘special design is required for any septic tank absorption field.”

A Soil Evaluation Report was prepared by Robert McLeese, ISCA Certified Professional Soil Classifier, and was received on August 9, 2019 – see Attachment G. Mr. McLeese reviewed soils from three borings located in proposed Lots 1 and 3. Soils were found to be poorly to somewhat poorly drained, with a seasonal high water table depth of 19 to 21 inches.

The Plat and Subsidiary Drainage Plan were sent to the Health Department by the petitioner’s agent for review. In a letter dated August 22, 2019, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 3, but there are conditions that must be met with CCPHD for a septic permit to be issued (see Attachment H).

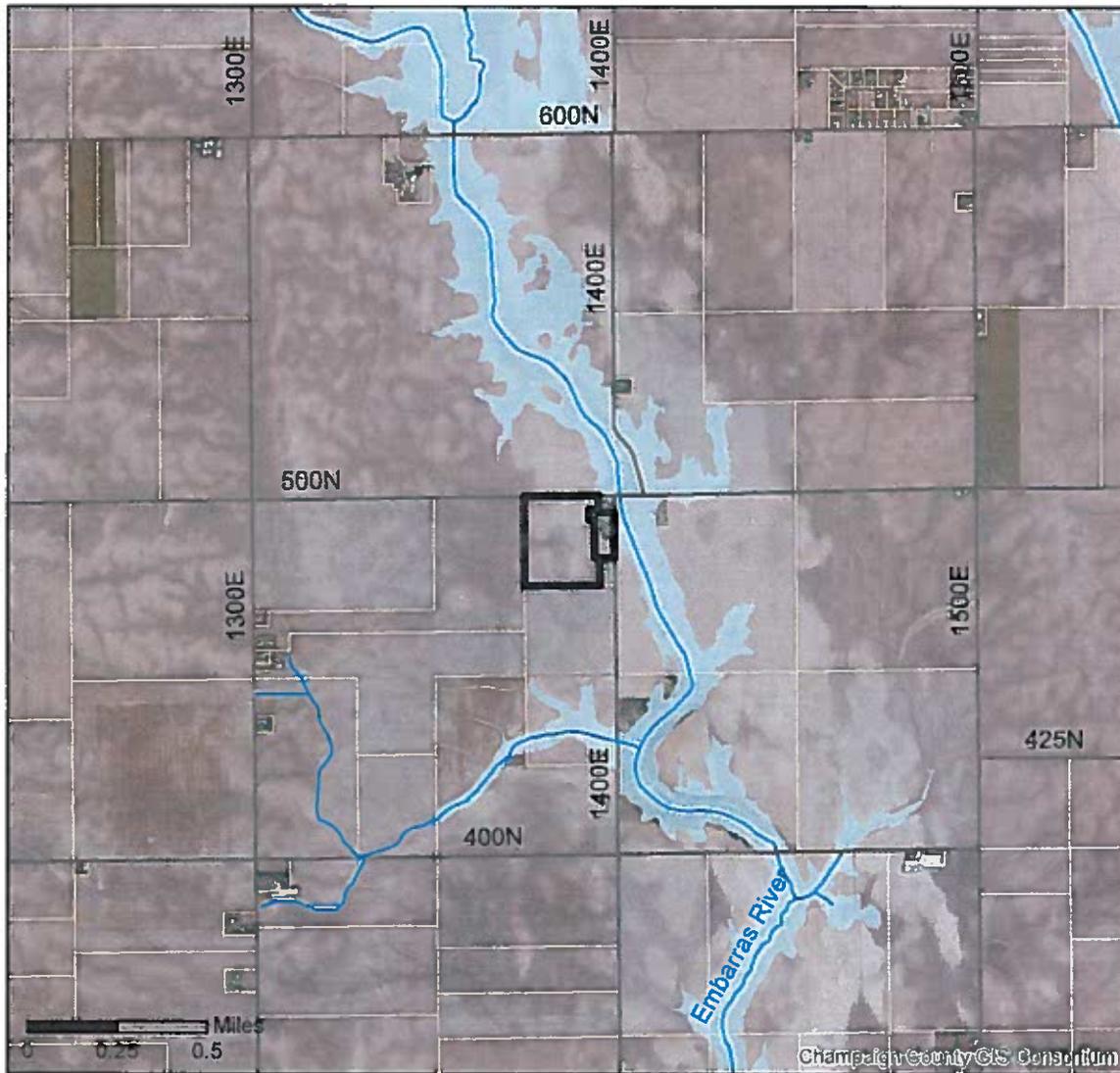
ATTACHMENTS

- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Liu Subdivision received August 12, 2019
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Subsidiary Drainage Plat received August 12, 2019
- E Plat of Survey by Moore Surveying & Mapping dated April 28, 2003 and recorded June 2, 2003, Document #2003R23219
- F Natural Resources Report from Champaign County Soil and Water Conservation District received June 28, 2019
- G Soil Evaluation Report by Robert McLeese, ISCA Certified Professional Soil Classifier, received August 9, 2019
- H Letter from Jeff Blackford, Champaign County Public Health Department, dated August 22, 2019, and received October 16, 2019
- I Site photos from variance case 957-V-19 dated September 17, 2019
- J Draft Findings for Waivers of Final Plat Requirements

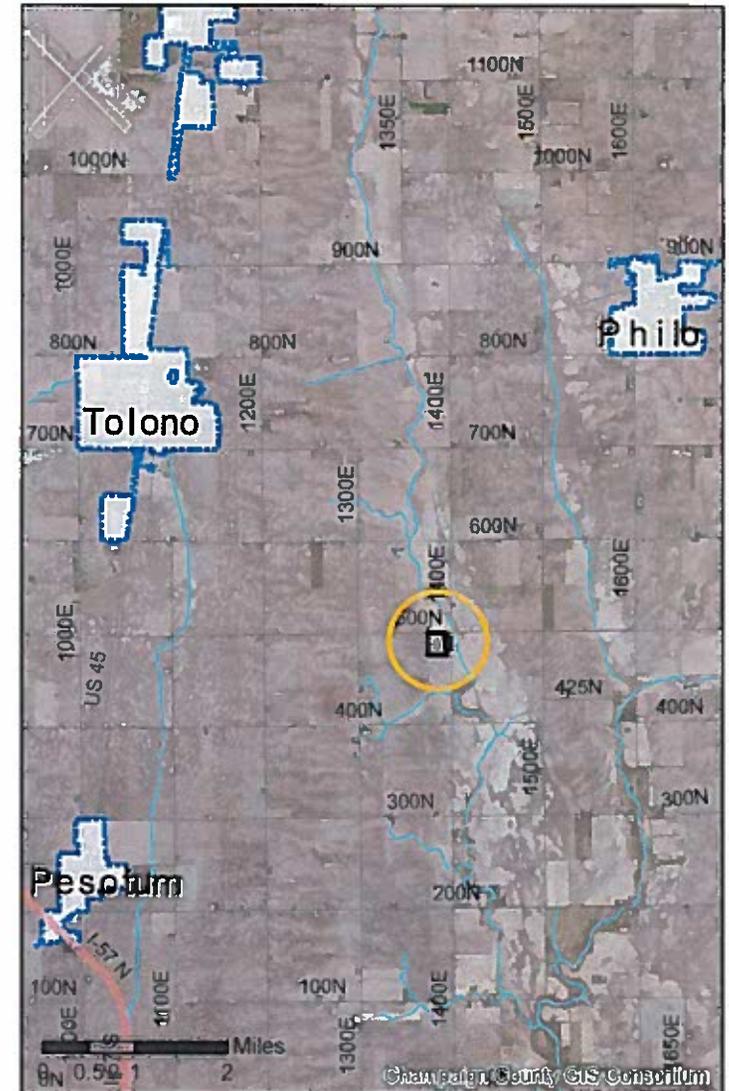
Location Map

Case 203-19 Liu Subdivision
November 7, 2019

Subject Property



Property location in Champaign County



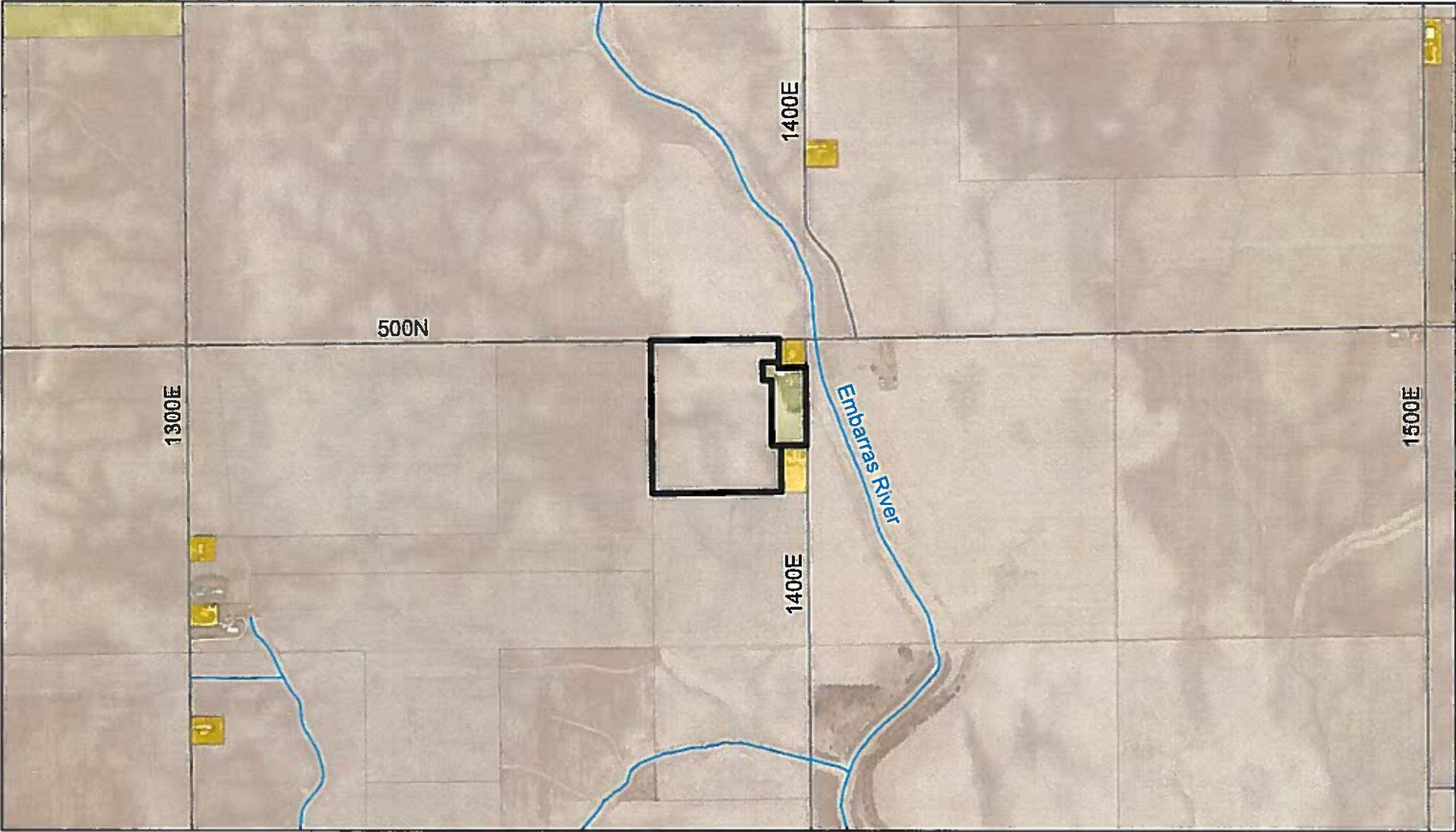
Legend

-  Subject Properties
-  Special Flood Hazard Area
-  Parcels
-  Streams



Land Use Map

Case 203-19 Liu Subdivision
November 7, 2019



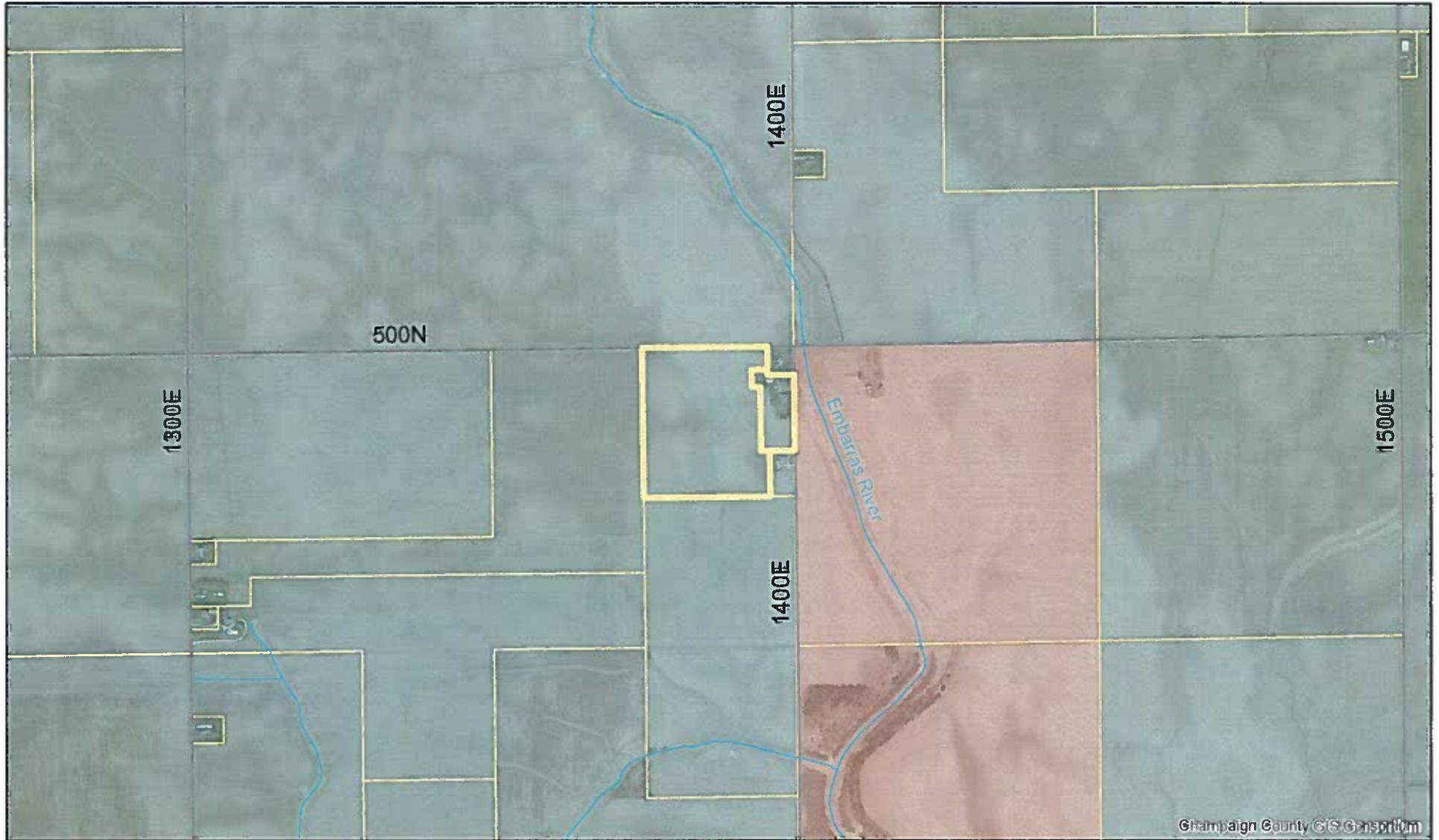
Legend

	Subject Properties		Ag-Residential
	Agriculture		Residential



Zoning Map

Case 203-19 Liu Subdivision
November 7, 2019



Legend

-  Subject Properties
-  AG-1 Agriculture
-  Parcels
-  CR Conservation Recreation

0 300 600 1,200 Feet



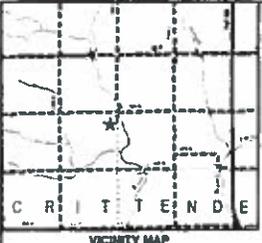
Champaign County
Department of
PLANNING &
ZONING

PRELIMINARY/FINAL PLAT
LIU SUBDIVISION
PART OF THE NE 1/4 OF SECTION 8
TOWNSHIP 17 NORTH, RANGE 9 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

OWNER/PROPOSER
MARGARET B. LIU REVOCABLE TRUST
403 County Road 1400E
Tama, IL 61888

DEVELOPER/ENGINEER
MSA Professional Services
201 West Springfield Avenue, Suite 400
Champaign, IL 61820

PREPARED FOR (AS REQUIRED BY)
RETURN ORIGINAL TO
MSA Professional Services
201 West Springfield Avenue, Suite 400
Champaign, IL 61820



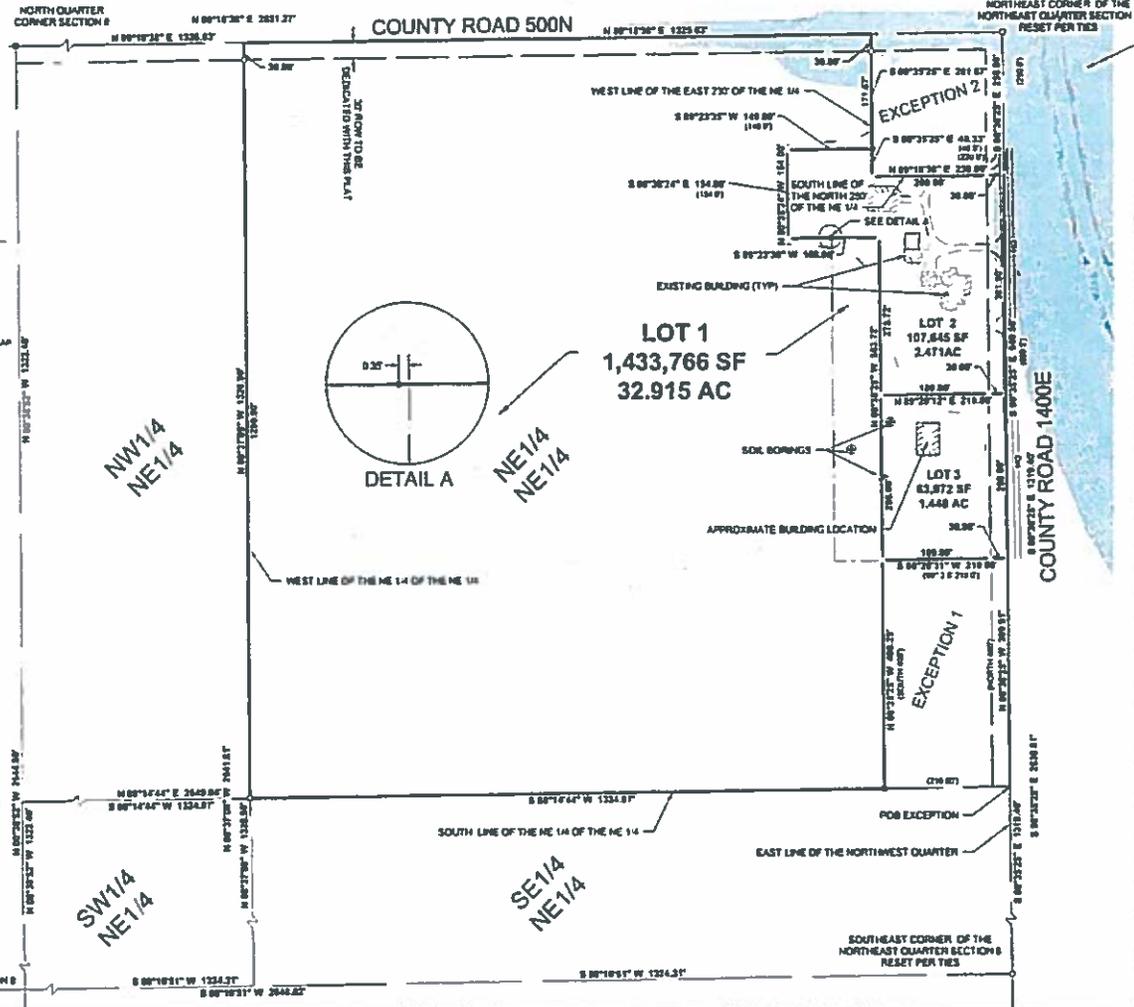
LEGEND

---	PROPERTY BOUNDARY LINE
---	PROPERTY LINE
---	SECTION LINE
---	EXISTING EASEMENT
---	RIGHT OF WAY LINE
○	1/2 DIAM IRON ROD OR PIPE
○	SET 7, 1/2" IRON ROD WITH "MSA-CAP"
○	BOUNDARY DIMENSION
○	MEASURED DIMENSION
○	DIVISION OF RECORD

FLOOD ZONE CLASSIFICATION
This subdivision is shown in Zone "X" on the Flood Hazard Insurance Study for Champaign County, Illinois, dated 10/15/19. Zone "X" indicates areas of moderate flood hazard. Flood hazard information is provided for informational purposes only and does not constitute a warranty or representation of any kind.

- SURVEYOR'S NOTES**
- Field work for this plat was completed on 8/16/19 and 8/21/19.
 - All monuments and boundary monuments are in place and were observed and measured during the survey.
 - Monuments observed in the past are in place and are the same. There have been no other monuments observed in the past.
 - All lot corners are marked as shown. All lot area measurements are within 1/100 of 1% and are in accordance with the survey.
 - The location of any easement or other interest is shown as shown. All easements are shown as shown.
 - The property adjacent thereto is the same as shown.
 - The amount of any easement or other interest is shown as shown.
 - A portion of the property is shown as shown.
 - The location of any easement or other interest is shown as shown.
 - The location of any easement or other interest is shown as shown.

RECEIVED
AUG 12 2019
CHAMPAIGN CO P & Z DEPARTMENT



STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

I, _____, Surveyor, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Illinois.

Witness my hand and the seal of my office this _____ day of August, 2019.

SEPTIC DISPOSAL SYSTEM STATEMENT

I, _____, Licensed Professional Engineer, do hereby certify that the septic disposal system shown on this plat is in accordance with the Illinois Sanitary Code, 62 ILCS 305, and the Illinois Sanitary Code Regulations, 62 CFR 120.001, and that the system is designed to protect the health and safety of the community.

Witness my hand and the seal of my office this _____ day of August, 2019.

DRAINAGE STATEMENT

To the best of my knowledge and belief, the drainage system shown on this plat is in accordance with the Illinois Sanitary Code, 62 ILCS 305, and the Illinois Sanitary Code Regulations, 62 CFR 120.001, and that the system is designed to protect the health and safety of the community.

Witness my hand and the seal of my office this _____ day of August, 2019.

DATE	DESCRIPTION	BY	FOR
8/16/19	FIELD WORK	MSA	MBL
8/21/19	FIELD WORK	MSA	MBL
8/21/19	OFFICE WORK	MSA	MBL
8/21/19	OFFICE WORK	MSA	MBL

MSA MARGARET B. LIU REVOCABLE TRUST
403 County Road 1400E
Tama, IL 61888

LIU PRELIMINARY/FINAL PLAT
MARGARET B. LIU REVOCABLE TRUST
CHAMPAIGN COUNTY, ILLINOIS

PRELIMINARY/FINAL PLAT
19745000
1 OF 1

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

Case 203-19 Liu Subdivision

December 31, 2019

Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
<p>1) No part of a minimum required LOT AREA² shall be located on the following soils:</p> <ul style="list-style-type: none"> • 3473A Roszburg silt loam soil (formerly Ross silt loam), • 3302A Ambraw silty clay loam soil, • 330A Peotone silty clay loam soil, or • 3107A Sawmill silty clay loam soil (formerly Colo silty clay loam). 	<p>APPEARS TO CONFORM. The <i>Champaign County Soil Survey</i> indicates seven soil types on the 36+ acre subject property:</p> <ul style="list-style-type: none"> • 687C2 Penfield loam • 679B Blackberry silt loam • 663B Clare silt loam • 198A Elburn silt loam • 154A Flanagan silt loam • 206A Thorp silt loam • 152A Drummer silty clay loam <p>The proposed lots are not located on the restricted soil types.</p>
<p>2) No part of a minimum required LOT AREA² shall contain an EASEMENT for an interstate pipeline</p>	<p>APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.</p>
<p>3) No part of a minimum required LOT AREA² shall be within a runway primary surface or runway clear zone</p>	<p>APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.</p>
<p>4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).</p>	<p>APPEARS TO CONFORM. Approximately 350 square feet of proposed Lot 2 along the road right-of-way is located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0575D, with an effective date of October 2, 2013. The BFE found for the bridge approximately 260 feet northeast of the north property line is 661.0 feet mean sea level, and the lowest 2008 contour (the most recent available from CCGIS data) within the subject property is 664.0 feet msl.</p>
<p>5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.</p>	<p>APPEARS TO CONFORM. The 36+ acre larger tract consists of the following soils:</p> <ul style="list-style-type: none"> • 687C2 Penfield (formerly 440C2 Jasper): "High" soil potential rating class; • 679B Blackberry (formerly 199B Plano silt loam): "High" soil potential rating class. • 663B Clare (formerly 148B Proctor silt loam): "High" soil potential rating class; • 198A Elburn: "Medium" soil potential rating class • 154A Flanagan: "Medium" soil potential rating class • 206A Thorp: "Low" soil potential rating class; and • 152A Drummer: "Low" soil potential rating class. <p>In proposed Lot 3, the most suitable soil that has sufficient area for a septic system is 663B Clare silt loam, which covers most of the eastern part of the lot. In a letter dated August 22, 2019, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 3, but there are conditions that must be met with CCPHD for a septic permit to be issued.</p>

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

Case 203-19 Liu Subdivision

December 31, 2019

Standard	Preliminary Assessment ¹
6) The amount of farmland with a Land Evaluation score of 91 or greater that is occupied by each LOT must be minimized as much as possible.	<p>APPEARS TO CONFORM. The average LE score of the entire 36-acre subject property is 98. There is farmland in production on proposed Lot 3 where the guest house would be. Proposed Lot 3 has soils with an average LE of 91.</p> <ul style="list-style-type: none"> • 152A Drummer: relative LE score of 100 (±14% of Lot 3) • 663B Clare: relative LE score of 91 (±39% of Lot 3) • 206A Thorp: relative LE score of 88 (±45% of Lot 3) • 687C2 Penfield: relative LE score of 84 (±1.6% of Lot 3)
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	<p>APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence. Minimum topographic information has been provided and appears to indicate conformance.</p>
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	<p>APPEARS TO CONFORM. This subdivision is for one existing residence with a driveway and one proposed residence and driveway toward the north end of proposed Lot 3. The Stopping Sight Distance for a 55 mph stretch of road is 495 feet. The road in this area is relatively flat, and there appears to be sufficient Stopping Sight Distance for the proposed driveway location.</p>
AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	<p>APPEARS TO CONFORM. This subdivision is for one existing residence with an existing driveway and one proposed residence with a driveway toward the north end of proposed Lot 3. The proposed driveway would be constructed roughly halfway between two existing residential driveways.</p>
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: <ul style="list-style-type: none"> i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves 	<p>APPEARS TO CONFORM. The proposed lots are surrounded by lots owned by the family. There are no public parks, natural areas, or nature preserves adjacent to the subject property.</p>
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	<p>APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence that are bookended by residential lots to the north and south.</p>
<p>Notes</p> <ol style="list-style-type: none"> 1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. 2. The minimum required lot area is one acre (43,560 square feet). 	

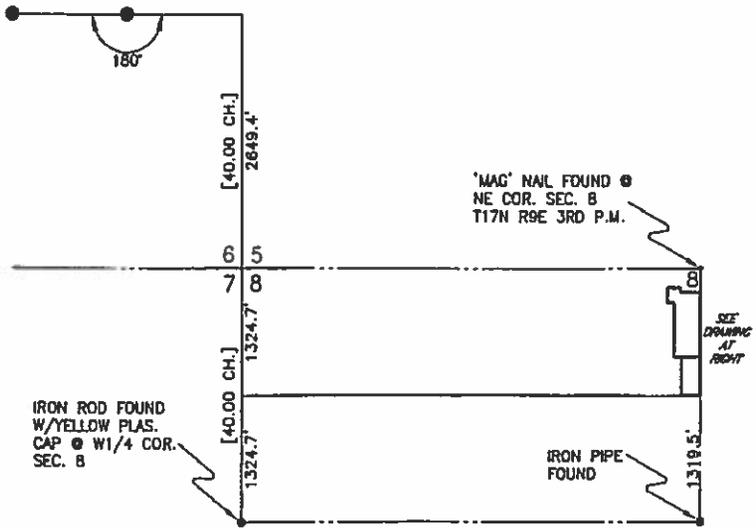
2003R23219
2003R23219

PLAT OF SURVEY

RECORDED ON
06-02-2003 3:53:44

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 25.00
REV FEE: 0
PAGES: 1
PLAT ACT: 0
PLAT PAGE:



NOT TO SCALE

I hereby certify that this plat represents a survey made by me of two tracts of land described as:

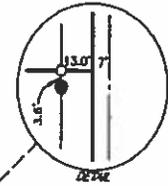
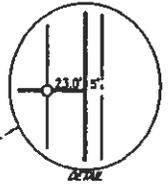
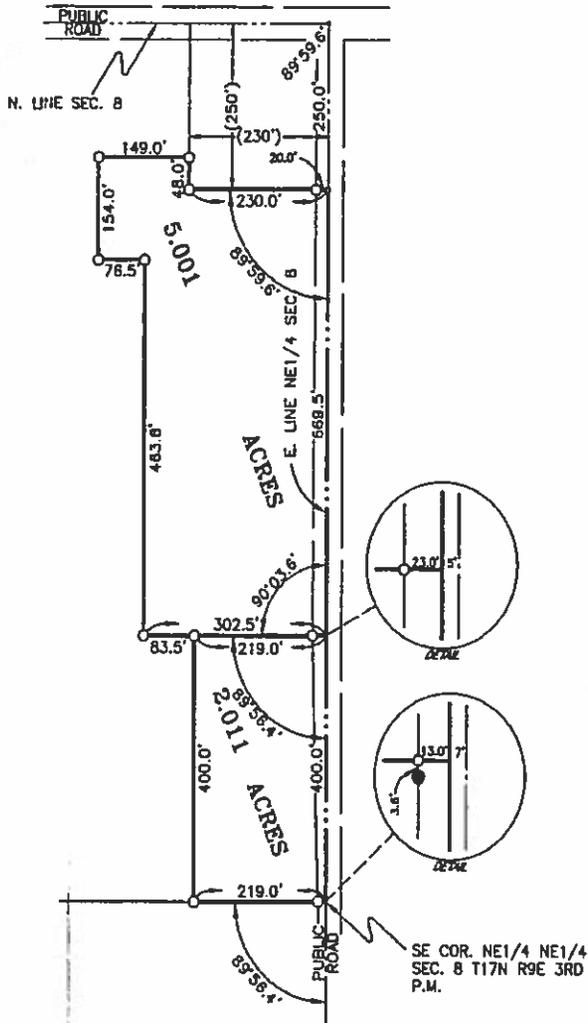
NORTH TRACT
Beginning on the East Line of the Northeast Quarter of Section 8, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian a distance of 250.0 south of the Northeast Corner of said Northeast Quarter; thence south 689.5 feet on said East line; thence deflecting 89 degrees 56.4 minutes (89°56.4') to the right 302.5 feet; thence north 483.8 feet parallel with said East line; thence westerly 78.5 feet parallel with the North Line of said Section 8; thence north 154.0 feet parallel with said East line; thence easterly 149.0 feet parallel with said North line; thence south 48.0 feet parallel with said East line; and thence easterly 230.0 feet parallel with said North line to the point of beginning; encompassing 5.001 acres, situated in Champaign County, Illinois.

SOUTH TRACT
Beginning at the Southeast Corner of the Northeast Quarter of Section 8, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian; thence north a distance of 400 feet on the East line of said Northeast Quarter; thence deflecting 90 degrees 03.6 minutes (90°03.6') to the left 219.0 feet; thence south 400.0 feet parallel the East line of said Northeast Quarter; and thence easterly 219.0 feet to the point of beginning; except that part, if any, lying in the Southeast Quarter of said Northwest Quarter; situated in Champaign County, Illinois, comprising 2.011 acres, more or less.

To the best of my knowledge and belief this professional service conforms to the current Illinois Minimum Standards of Practice applicable to boundary surveys.

Robert A. Moore
Robert A. Moore
Illinois Land Surveyor No. 2818
License expires 11/30/2004

5-6-03
Date



- 'PK' NAIL SET
- 1/2" IRON ROD SET W/ORANGE PLASTIC CAP STAMPED 'ILS 2616'
- WOOD POST FOUND
- () DISTANCE PER QUIT CLAIM DEED FILED AS DOC. NO. 96R14961; CHAMPAIGN COUNTY OFFICE OF RECORDER
- [] ORIGINAL GOVERNMENT SURVEY DIMENSION IN CHAIN MEASURE
- APPROXIMATE CENTERLINE OF DIRT ROAD



Return to: John Biedent
5 Meadow Court
Champaign, IL
61821

MOORE SURVEYING & MAPPING PAXTON, ILLINOIS			
CLIENT JOHN D. BIEDENT	DATE APR. 28, 2003	SCALE 1"=200'	JOB NO. 3532

JUNE 14, 2019



NATURAL RESOURCE INFORMATION (NRI) REPORT 22.02

PETITIONER: MARGARET LUI

PREPARED BY: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT
2110 W PARK CT, STE C, CHAMPAIGN, IL 61821
(217) 352-3536 EXT 3 | WWW.CCSWCD.COM

<p>Champaign County Soil and Water Conservation District Natural Resource Information Report (NRI)</p>

Date District Board Reviewed Application	26 June 2019
Applicant's Name	Margaret Liu
Contact Person	David Atchley
Size of Subject Property	36.67 acres
Present Zoning	AG-1
Proposed Zoning	AG-1
Present Land Use	Dwelling, agriculture
Proposed Land Use	Dwelling

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	Yes	No
The Applicant	x	
The Contact Person	x	
The Local/Township Planning Commission	n/a	n/a
The Village/City/County Planning & Zoning Department	x	
The Champaign County Soil & Water Conservation District Files	x	

Report Prepared By: Erin Bush, Resource Conservationist

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Forward

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

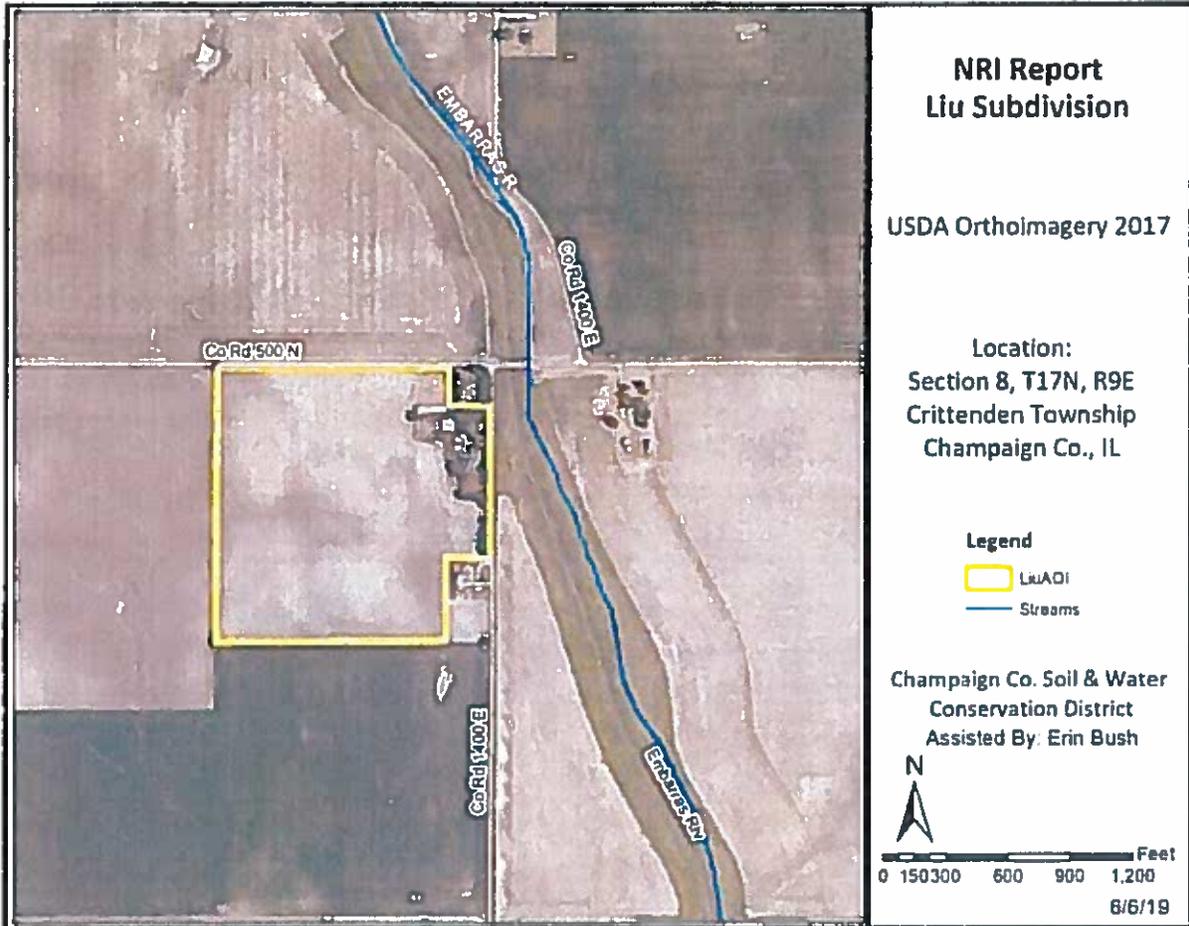
Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation,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

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

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

Subject Property Location

Location Map for Natural Resources Information Report for Lui Subdivision. The property is located in the NE ¼ of Section 8, Township 17N, Range 9E in Champaign County, Illinois.



Summary and Concerns of the Board

The Champaign County Soil and Water Conservation District has reviewed the proposed land use change and has the following concerns relevant to the impact on the area's natural resources.

1. Special attention should be paid to any sanitation facilities and/or onsite wastewater treatment and disposal system placed on the property. The Champaign County Health Department must approve of any onsite wastewater treatment and disposal (septic) system. See pages 8-9.
2. A small portion of the subject property is located in the floodplain. It is recommended that structures are not developed in the floodplain or where waters could rise and affect buildings. See page 18.
3. Approximately three quarters of the subject property is considered hydric. Hydric soils are problematic for dwellings, buildings, agricultural use, and more. See pages 11-12.
4. For drainage questions or concerns, the subject property is located in the Embarras River Mutual drainage district.
5. The average Land Evaluation (LE) score for this site is: 98. See pages 14-15.

Soil Information

The soil information comes from the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Soil Survey of Champaign County. This information is important to all parties involved in determining the suitability of the proposed land use change. Each polygon is given a number with letters, which represents its soil type, slope, flooding, etc., and is then called a map unit. Each soil map unit has limitations for a variety of land uses, which are explained using interpretations.

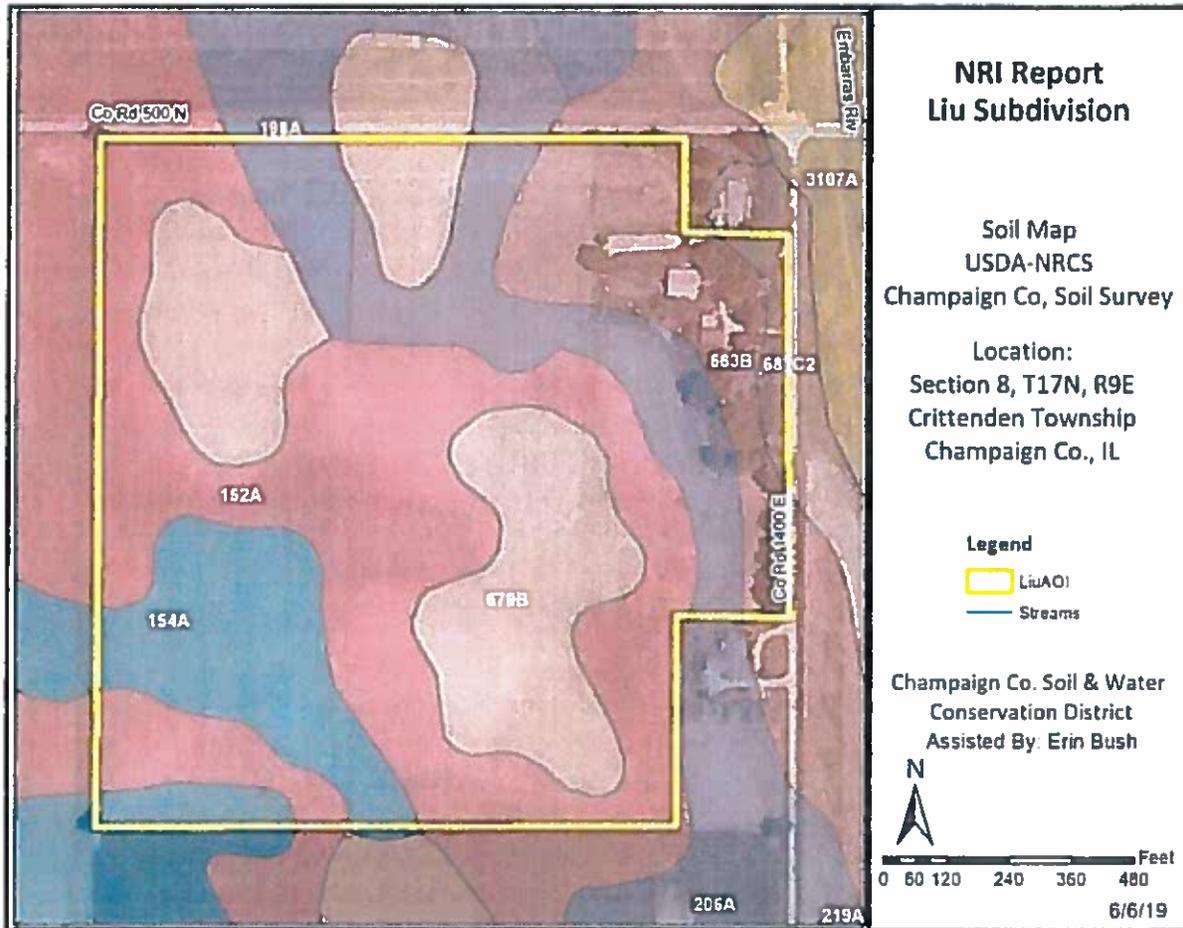


Table 1. Soil map unit descriptions.

Map Unit Symbol	Description	Acres	Percent of Area
152A	Drummer silty clay loam, 0-2% slopes	14.1	38.4%
679B	Blackberry silt loam, 2-5% slopes	8.5	23.1%
154A	Flanagan silt loam, 0-2% slopes	4.4	12.1%
663B	Clare silt loam, 2-5% slopes	4.1	11.2%
206A	Thorp silt loam, 0-2% slopes	3.9	10.5%
198A	Elburn silt loam, 0-2% slopes	1.2	3.2%
687C2	Penfield loam, 5-10% slopes, eroded	0.5	1.5%

Introduction to Soil Interpretations

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

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

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common type of building limitation this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Organic soils, when present on the property, are referenced in the hydric soils section of the report.

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

Limitation Ratings

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

Soil Interpretations

Sanitary Facilities

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

Septic Tank Absorption Fields: Areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on soil properties, site features, and observed performance of the soils. Permeability, high water table, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan interfere with installation. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage can affect public health. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

Table 2. Septic tank absorption fields.

Map Unit Symbol	Septic Tank Absorption Fields	Acres	Percent of Area
152A	Very limited: ponding, depth to saturation	14.1	38.4%
679B	Very limited: depth to saturation	8.5	23.1%
154A	Very limited: depth to saturated zone, slow water movement	4.4	12.1%
663B	Very limited: depth to saturated zone, seepage	4.1	11.2%
206A	Very limited: ponding, depth to saturation, slow water movement, seepage	3.9	10.5%
198A	Very limited: depth to saturation, seepage	1.2	3.2%
687C2	Very limited: seepage	0.5	1.5%

For the subject property: 100% of the soils on the property are very limited for the use of septic tank absorption fields and special design is required for any septic tank absorption field.

Building Site Development

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

Dwellings and Small Commercial Buildings: Structures built on a shallow foundation on undisturbed soil that are three stories or less. The ratings are based on soil properties, site features, and observed performance of the soils. High water table, depth to bedrock or to a cemented pan, large stones, slope, and flooding effect the ease of excavation, construction, and maintenance.

Table 3. Dwellings and small commercial buildings limitations.

Map Unit Symbol	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Acres	Percent of Area
152A	Very limited: ponding, depth to saturation	Very limited: ponding, depth to saturation	Very limited: ponding, depth to saturation	14.1	38.4%
679B	Somewhat limited: depth to saturation	Somewhat limited: shrink-swell	Somewhat limited: shrink-swell	8.5	23.1%
154A	Very limited: depth to saturation	Somewhat limited: depth to saturation	Somewhat limited: depth to saturation, shrink-swell	4.4	12.1%
663B	Somewhat limited: depth to saturation	Somewhat limited: shrink-swell	Somewhat limited: shrink-swell	4.1	11.2%

206A	Very limited: ponding, depth to saturation	Very limited: ponding, depth to saturation	Very limited: ponding, depth to saturation	3.9	10.5%
198A	Very limited: depth to saturation	Somewhat limited: depth to saturation	Somewhat limited: depth to saturation	1.2	3.2%
687C2	Somewhat limited: depth to saturation	Somewhat limited: shrink-swell	Very limited: slope	0.5	1.5%

Soil Water (Wetness) Features

This section gives estimates of various soil water (wetness) features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: if a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D) the first letter is for drained areas and the second is for undrained areas.

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate, and vegetative cover and indicates relative runoff for very specific conditions (It is assumed that the surface of the soil is bare and that the retention of surface water resulting from the irregularities in the ground surface is minimal). The classes are: negligible, very low, low, medium, high, and very high.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles, called redoximorphic features) in the soil. Note: a saturated zone that lasts for less than a month is not considered a water table.

Ponding: Refers to standing water in a closed depression and the data indicates duration and frequency of ponding.

- Duration: expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- Frequency: expressed as *none* (ponding is not possible), *rare* (unlikely but possible under unusual weather conditions), *occasional* (occurs, on average, once or less in 2 years), *frequent* (occurs, on average, more than once in 2 years).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- Duration: Expressed as *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- Frequency: Expressed as *none* (flooding is not probable), *very rare* (very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year)), *rare* (unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year)), *occasional* (occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year)), and *very frequent* (likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year)).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 4. Soil water (wetness) features.

Map Unit Symbol	HSG	Surface Runoff	Depth to Water Table (ft)			Ponding		Flooding	
			Upper Limit	Lower Limit	Kind	Duration	Frequency	Duration	Frequency
152A	B/D	Negligible	0.0-1.0	6.0	Apparent	Brief	Frequent	-	None
679B	C	Low	2.0-3.5	6.0	Apparent	-	None	-	None
154A	C/D	Low	1.0-2.0	3.7-5.9	Perched	-	None	-	None
663B	C	Low	2.0-3.5	6.0	Apparent	-	None	-	None
206A	C/D	Negligible	0.0-1.0	6.0	Apparent	Brief	Frequent	-	None
198A	B/D	Low	1.0-2.0	6.0	Apparent	-	None	-	None
687C2	B	Medium	3.5-6.0	6.0	Apparent	-	None	-	None

Hydric Soils

Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. Soil maps may not be small enough to show inclusions of hydric soils, so it is important to consult a soil scientist if building residential areas on hydric soils or soils with hydric inclusions.

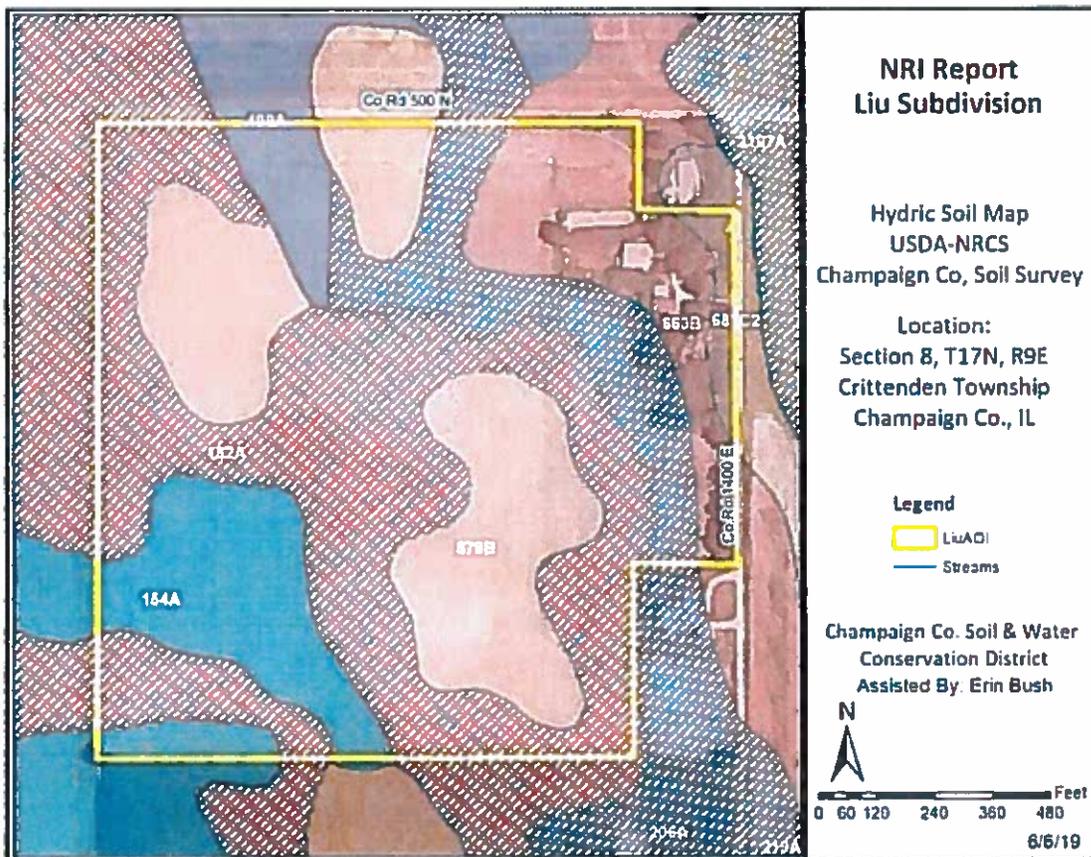
On most agricultural soils in the county that are poorly or somewhat poorly drained, subsurface agriculture drainage tile occurs. This expedites drainage but must be maintained and undisturbed so the soil does not return to its original hydrologic condition.

The Champaign County SWCD recommends the following for an intense land use, such as a subdivision:

1. A topographical survey with 1-foot contour intervals to define the flood area.
2. An intensive soil survey to define locations of hydric inclusions.
3. A drainage tile survey to locate tiles that must be preserved.

Table 5. Hydric soils.

Map Unit Symbol	Drainage Class	Hydric Designation	Acres	Percent of Area
152A	Poorly drained	Hydric	14.1	38.4%
679B	Moderately well drained	Hydric	8.5	23.1%
154A	Somewhat poorly drained	Non-hydric	4.4	12.1%
663B	Moderately well drained	Non-hydric	4.1	11.2%
206A	Poorly drained	Hydric	3.9	10.5%
198A	Somewhat poorly drained	Non-hydric	1.2	3.2%
687C2	Well drained	Non-hydric	0.5	1.5%
			Percent Hydric	72%



Soil Erosion and Sediment Control

Erosion is the wearing away of the soil by water, wind, and other forces and a soil’s erodibility is mainly determined by the following properties: soil texture, slope, soil structure, soil organic matter content. Soil erosion threatens the nation’s soil productivity and contributes to pollutants in waterways. Sediment entering creeks, rivers, and lakes degrade water quality and reduce capacity, which increases the risk of flooding and disrupts ecosystems. Sediment also carries other possible pollutants, such as chemicals and metals, by adhering to the sediment’s surface.

Erosion Control at Construction Sites

Construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses, like agriculture, averaging 4-5 tons/acre/year. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during and after construction.

- **Silt Fencing:** A woven geotextile fabric stretched across and attached to supporting posts used to intercept sediment-laden runoff from small drainage areas of disturbed soil. The purpose is to filter out sediment from runoff before it enters a water body.
- **Construction Road Stabilization:** The stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading the area to reduce erosion.
- **Vegetative Cover:** One of the most important means to control runoff is to plant temporary vegetation around the perimeter of the construction site. This provides a natural buffer to filter sediment and chemicals. The CCSWCD recommends that temporary grass be planted (i.e. smooth brome grass, oats, cereal rye) to help protect soil from erosion during construction.

EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool

EPA requires a plan to control storm water pollution for all construction sites over 1 acre in size. A *Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP to obtain NPDES permit coverage for their storm water discharges. More information at the following website: <http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>.

Table 6. Soil erosion potential.

Map Unit Symbol	Slope	Rating	Acres	Percent of Area
152A	0.5%	Slight	14.1	38.4%
679B	3.5%	Slight	8.5	23.1%
154A	0.9%	Slight	4.4	12.1%
663B	3.0%	Slight	4.1	11.2%
206A	1.0%	Slight	3.9	10.5%
198A	1.0%	Slight	1.2	3.2%
687C2	8.0%	Moderate	0.5	1.5%

Prime Farmland Soils

Prime farmland soils are an important resource to Champaign County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or

non-prime rating. Prime agricultural land does not need to be in the production of food and fiber. Urban or built-up land on prime farmland soils is not prime farmland.

Table 7. Prime farmland designation.

Soil Map Unit	Prime Designation	Acres	Percent of Area
152A	Prime farmland if drained	14.1	38.4%
679B	Prime farmland	8.5	23.1%
154A	Prime farmland	4.4	12.1%
663B	Prime farmland	4.1	11.2%
206A	Prime farmland if drained	3.9	10.5%
198A	Prime farmland	1.2	3.2%
687C2	Not prime farmland	0.5	1.5%
Percent Prime Farmland			49.6%

The Land Evaluation and Site Assessment System

Decision-makers in Champaign County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the USDA-NRCS and takes into consideration local conditions, such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure:

- Land Evaluation (LE) – the soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agricultural use. The best group is assigned a value of 100 and is based on data from the Champaign County Soil Survey. The Champaign County LE designates soils with a score of 91 to 100 as best prime farmland, as reported in Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils. Best Prime Farmland consists of:
 - a) Soils identified as agricultural value groups 1, 2, 3, and/or 4
 - b) Soils that, in combination on a subject site, have an average LE of 91 or higher
 - c) Any site that includes a significant amount (10% or more of the area proposed to be developed) of agriculture value groups 1, 2, 3, and/or 4
- Site Assessment (SA) – the site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives.

The Champaign County LESA system is designed to provide officials with a systematic objective means to numerically rate a site in terms of its agricultural importance.

- To assist officials in evaluating the proposed conversion of farmland on a parcel or site in zoning cases that include farmland conversion to a non-agricultural land use.
- To assist in the review of state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on important farmland.

Note: A land evaluation (LE) score will be compiled for every project property, but a site assessment score is not applicable in most cases, making the full LESA score unavailable.

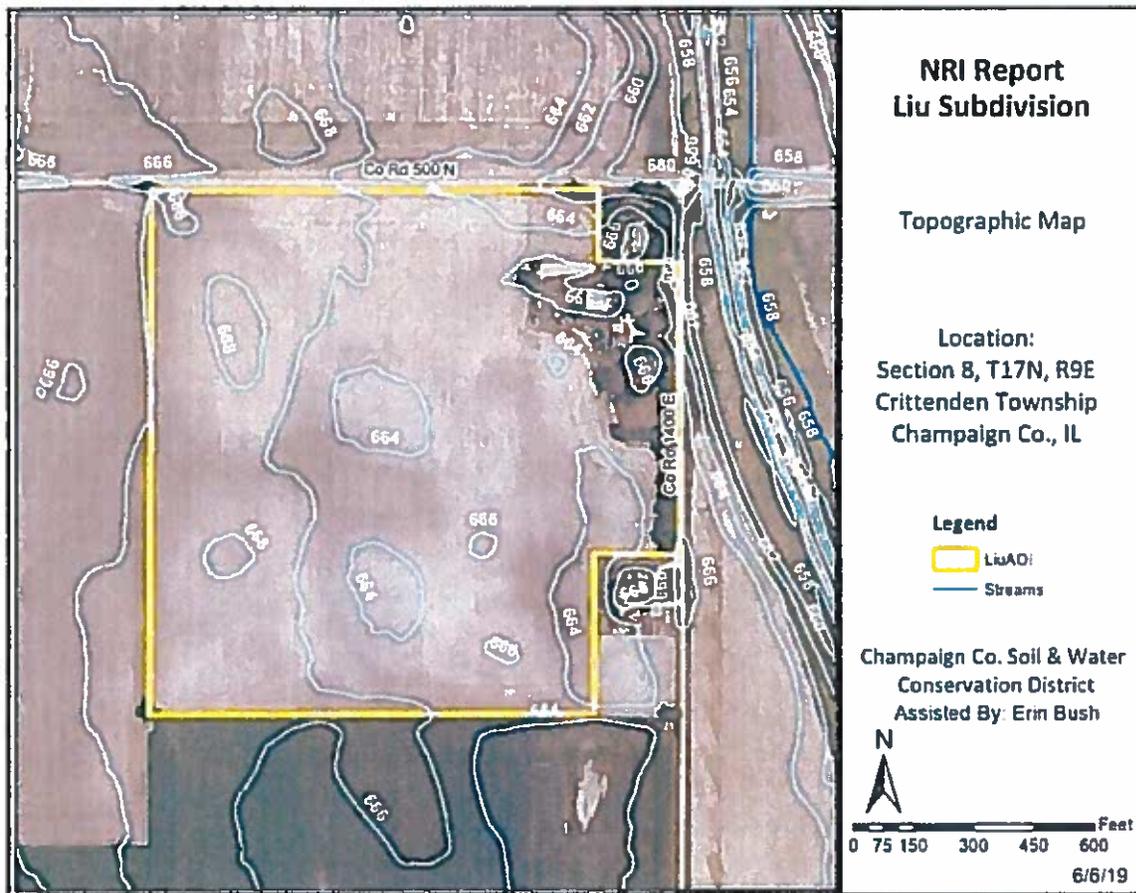
Table 8. Land Evaluation and Site Assessment System score.

Map Unit Symbol	Value Group	Relative Value	Acres	Product (Relative Value*Acres)
152A	2	100	14.1	1,410
679B	2	100	8.5	850
154A	1	100	4.4	440
663B	4	91	4.1	373.1
206A	5	88	3.9	343.2
198A	1	100	1.2	120
687C2	4	91	0.5	45.5
Totals			36.7	3,581.8
LE Score		LE=3,581.8/36.7		LE = 98

For the subject property: the Land Evaluation (LE) score is 98.

Topographic Information

United States Geologic Survey (USGA) topographic maps give information on elevation, which are important mostly to determine slope, drainage direction, and watershed information. Elevation determines the area of impact of floods. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the subject property, possibly impacting surrounding natural resources.



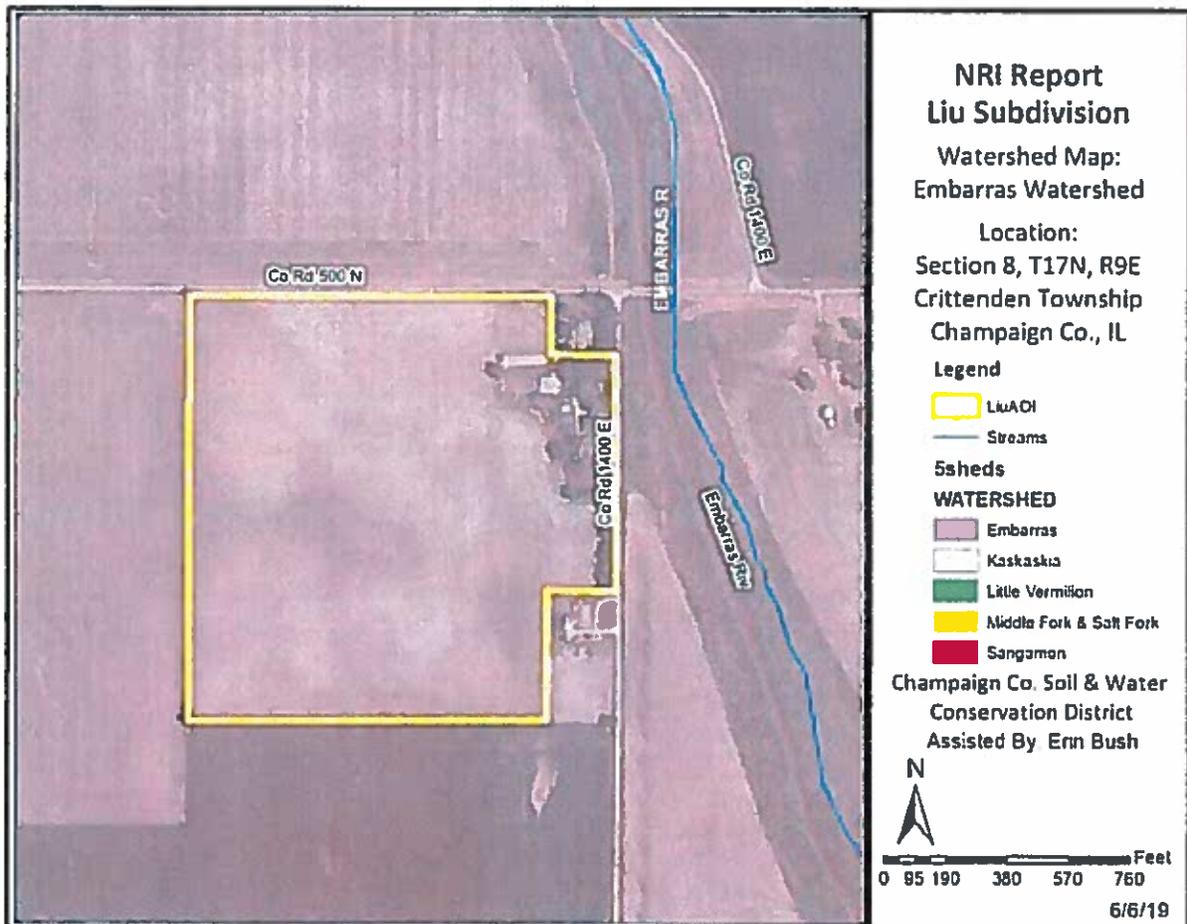
Watershed Information

Watershed information is given when land use is changed to a subdivision type of development on parcels greater than 10 acres. A watershed is an area of land that drains to an associated water resource, such as a wetland, river, or lake. Rainwater carries pollutants through watersheds, impacting natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities.

The following are recommendations to developers for protection of watersheds:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving construction sites
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing and style types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Treat water where it falls

For the subject property: the property is located in the Embarras River Watershed.



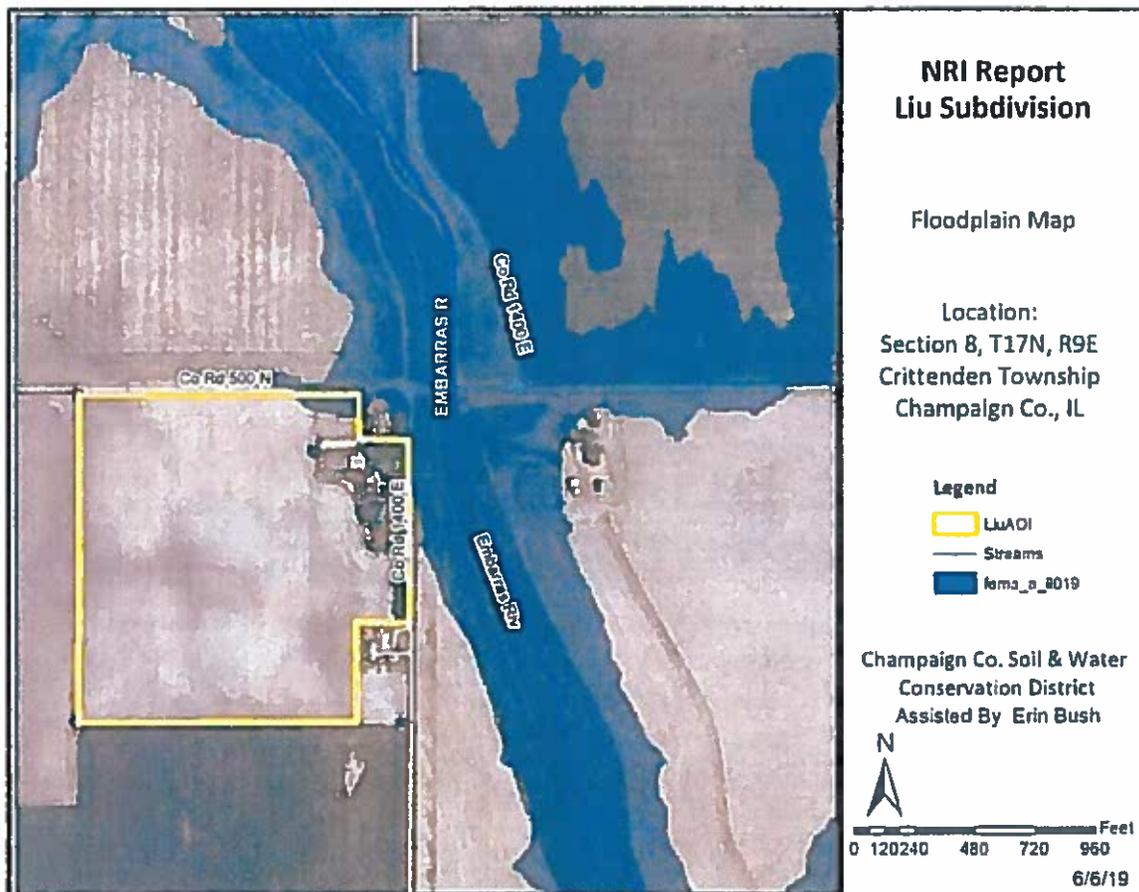
Floodplain and Wetland Information

Floodplain Information

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

Flooding is dangerous to people and destructive to their properties. The following map can help developers and future homeowners to “sidestep” potential flooding or ponding problems. The Flood Insurance Rate Map (FIRM) was produced by the Federal Emergency Management Agency (FEMA) to define flood elevation adjacent to tributaries and major bodies of water that are superimposed onto a simplified USGS topographic map.

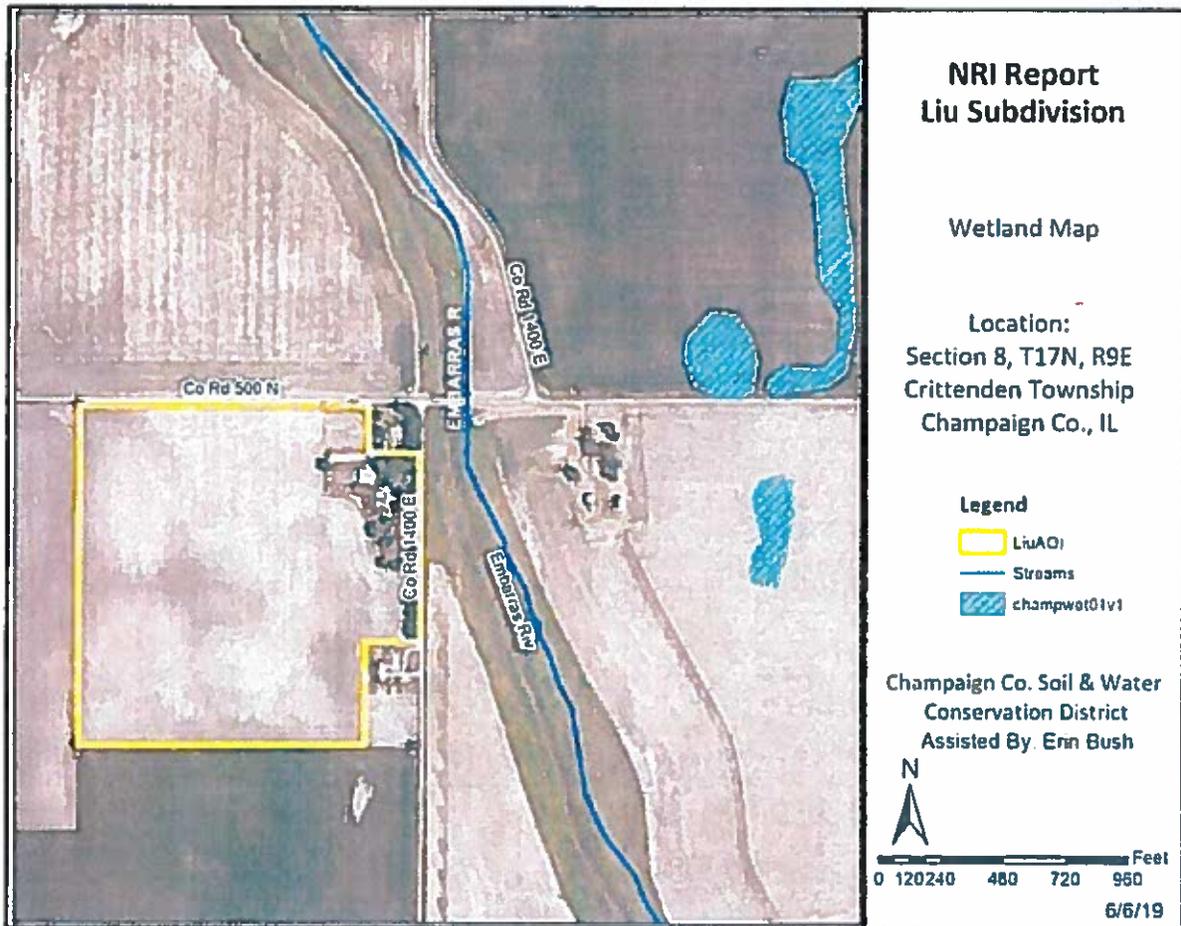
For the subject property: a small portion of the parcel in question lies in the floodplain. Special consideration to potential flooding is advised, such as not developing building sites in the floodplain.



Wetland Information

Wetlands function in many ways to provide numerous benefits to society and the environment, including flood control, cleanse water, recharge groundwater, and provide a wildlife habitat. However, approximately 95% of the wetlands that were historically present in Illinois have been destroyed. It is crucial that we take steps to conserve current wetlands and reestablish new wetlands where once destroyed. Wetland determinations are made by a certified NRCS staff.

For the subject property: a wetland is not present in the subject property.



Wetland and Floodplain Regulations

Please read the following if you are planning to do any work near a stream, lake, wetland, or floodway, including: dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain, or floodway subject to State or Federal regulatory jurisdiction.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered

together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy and adversely impact the public. Therefore, please contact the proper authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Regulatory Agencies:

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers
- Floodplains: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL
- Water Quality/Erosion Control: Illinois Environmental Protection Agency

Coordination: we recommend early coordination with the agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. This could reduce time required to process necessary approvals and reduce expense.

Cultural and Animal Resources

Cultural Resources

The most common cultural resources found during changes in land use are historical properties or non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to grow a site to replace a disrupted site. Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains. Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth-moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency may require a Phase 1 Archaeological review to identify any cultural resources that may be on the site. The IHPA has not been contacted by the Champaign County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

Animal Resources

According to the Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act, state agencies or local units of government must consult Illinois Department of Natural Resources (IDNR) about proposed actions that they will authorize, fund, or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants and animals or for adversely modifying a Nature Preserve or a Land and Water Preserve. Home rule governments may delegate this responsibility through duly enacted ordinances to the parties seeking authorization or funding of the action.

Ecologically Sensitive Areas

Biodiversity is the sum of total of all the plants, animals, fungi, and microorganisms in the world, or in a particular area that make up the fabric of the Earth and allow it to function. Biodiversity must be protected, as it is diminishing, which weakens entire natural systems. It is intrinsically valuable for an ecosystem to be biologically diverse to sustain ecosystem health and support life.

As part of the Natural Resources Information Report, staff checks if any nature preserves are in the general vicinity of the subject property. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

For the subject property: as shown on the below EcoCAT, there are no concerns.



Applicant NRCS Champaign County Field Office
Contact Taylor Shedd
Address 2110 W. Park court suite C
Champaign, IL 61821

IDNR Project Number 1911525
Date 06/03/2019

Project CCSWCD NRI
Address Champaign County, Champaign

Description CCSWCD NRI

Natural Resource Review Results

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

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

Location

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

County Champaign



Township, Range, Section

17N, 9E, 4

17N, 9E, 5

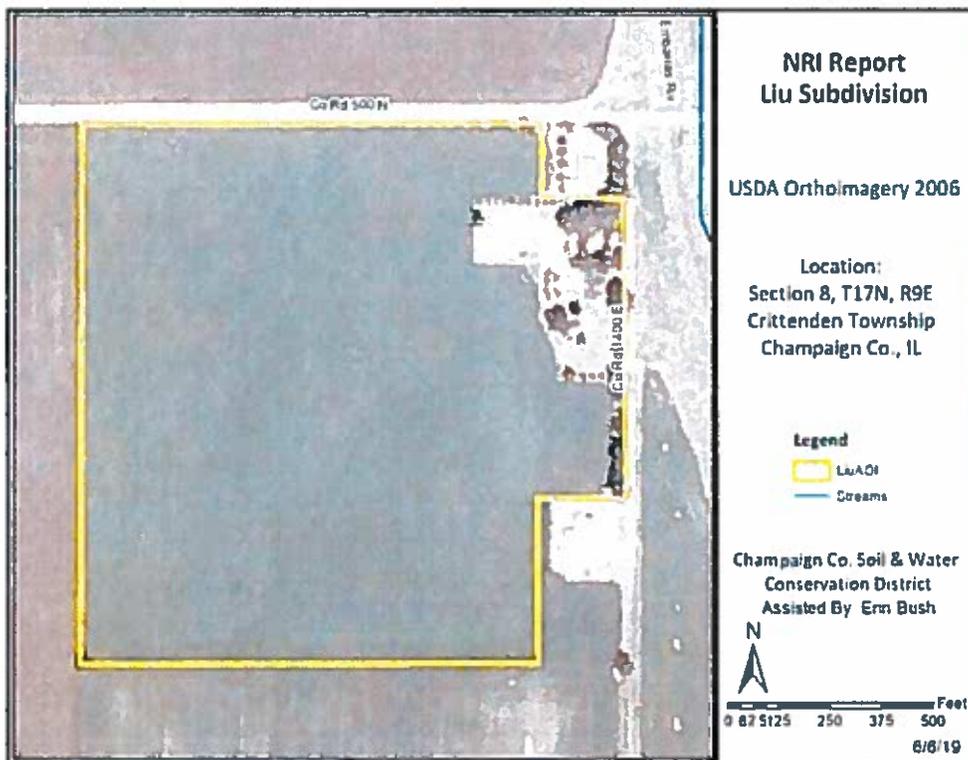
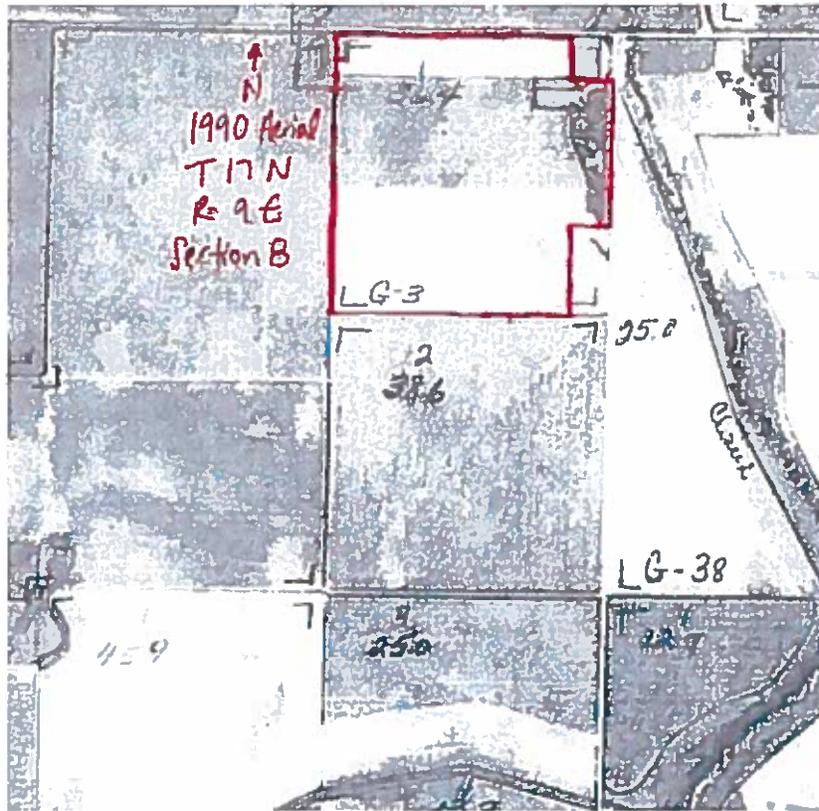
17N, 9E, 8

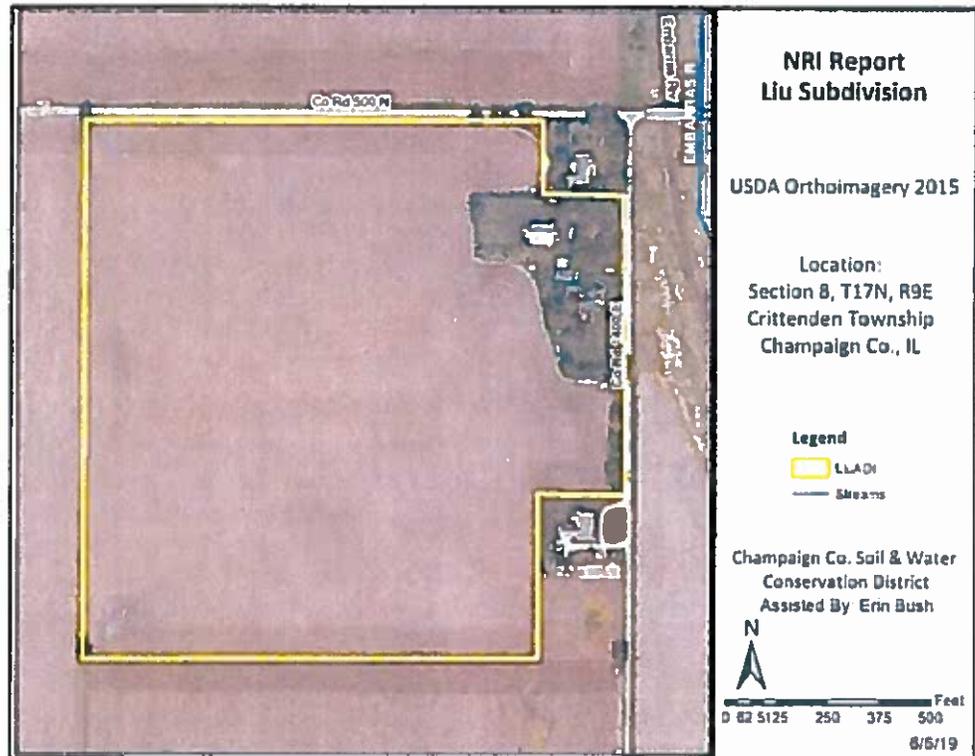
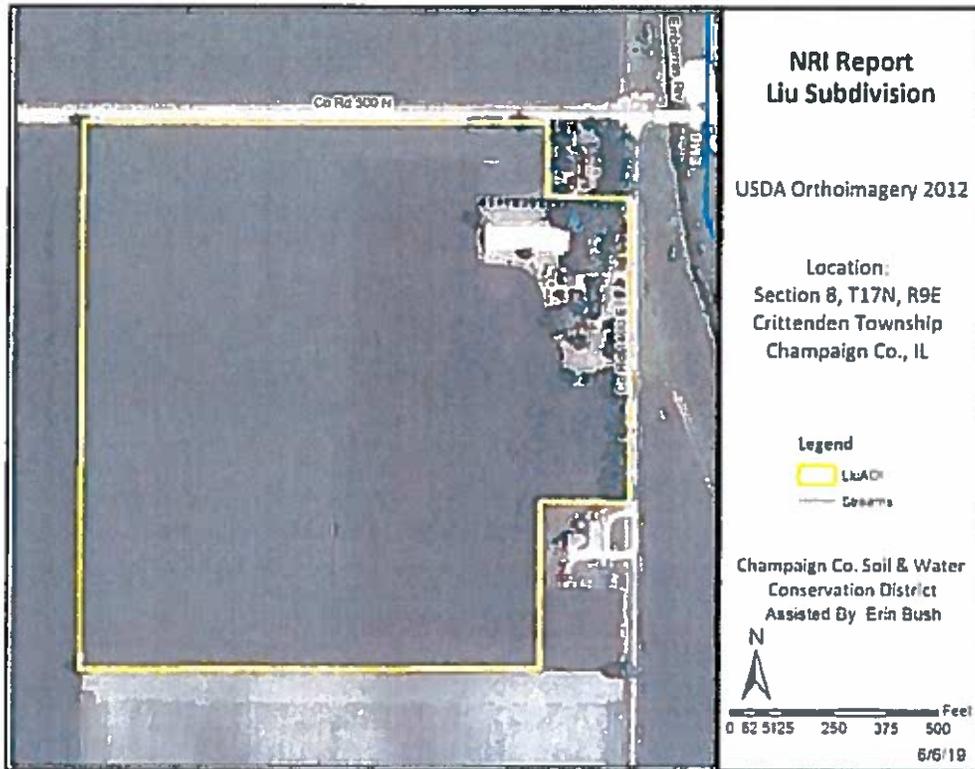
17N, 9E, 9

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

Government Jurisdiction
U S Department of Agriculture

Historic Aerial Photos





Glossary and Acronyms

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

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

B.G. – below grade. Under the surface of the Earth.

Bedrock – indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

Flooding – indicates frequency, duration, and period during year when floods are likely to occur.

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

High Water Table – a seasonal highwater table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian.

Water Table, Apparent – a thick zone of free water in the soil indicated by the level at which water stands in an uncased

borehole after adequate time is allowed for adjustment in the surrounding soil.

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

Water Table, Perched – a water table standing above an unsaturated zone, often separated from a lower wet zone by a dry zone.

Delineation – (for wetlands) a series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

Determination – (for wetlands) a polygon drawn on a map using map information that gives an outline of a wetland.

Hydric Soil – soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service, 1987).

Intensive Soil Mapping – mapping done on a small, intensive scale than a modern soil survey to determine soil properties of a specific site, i.e. mapping for septic suitability.

Land Evaluation Site Assessment (L.E.S.A.) – LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

Modern Soil Survey – a soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent is shown on a map. An accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of soils under different uses and the soils' response to management. Predictions are made for areas of soil at specific places. Soil information collected in a soil survey are useful in developing land use plans and alternatives.

Palustrine – name given to inland fresh water wetlands.

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

PIQ – parcel in question

Potential Frost Action – damage that may occur to structures and roads due to ice lens formation, causing upward and lateral soil movement. Based primarily on soil texture and wetness.

Prime Farmland – lands that are best suited for food, feed, forage, fiber, and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban, built up land, or water areas. When well-managed, the soil qualities and moisture supply provide a sustained high yield of crops with minimum inputs of energy and economic resources in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooding during the growing season. The slope ranges from 0 to 5 percent. (USDA Natural Resources Conservation Service)

Productivity Indexes – express the estimated yields of the major grain crops in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state (Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn, Joy soil series). See Circular 1156 from the Illinois Cooperative Extension Service.

Seasonal – when used in reference to wetlands, indicates the area flooded only during a portion of the year.

Shrink-Swell Potential – indicates volume changes to be expected for the specific soil material with changes in moisture content.

Soil Mapping Unit – collection of soil and miscellaneous areas delineated in mapping. Generally, an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for tax and in terms of ranges of tax adjuncts and inclusions.

Soil Series – a group of soils formed from a type of parent material, having horizons that, except for texture of the surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, mineralogy, and chemical composition.

Subsidence – applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

Terrain – the area or surface over which a particular rock or group of rocks is prevalent.

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

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

Wetland – an area that has a predominance of hydric soils that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions.

References

Field Office Technical Guide. Natural Resources Conservation Service.

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

Illinois Urban Manual. 2016. Association of Illinois Soil & Water Conservation Districts.

Soil Survey of Champaign County. USDA – Natural Resources Conservation Service.

Wetlands Inventory Maps. Department of the Interior.

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

Land Evaluation and Site Assessment System. The Kendall County Department of Planning, Building, and Zoning, and the Champaign County Soil and Water Conservation District. In cooperation with: USDA – Natural Resources Conservation Service.

ATCHLEY / LIU 1 of 2

SOIL EVALUATION REPORT

in accordance with 77 Illinois Administrative Code, Chapter 1, Subchapter r, Section 905
217-369-8580

Report prepared for:

NAME: DAVID ATCHLEY atchley@msa-ps.com INVESTIGATION NO: 2019-19 DATE: MARCH 29, 2019
 ADDRESS: MSA Professional Services PROPERTY OWNER: _____
 CITY: _____ STATE: _____ ZIP: _____ COUNTY: Champaign
 SITE LOCATION: LIU Guest house 493 Coats Rd 1400 E Tolo no, IL

Detailed Soil Description / Interpretations - Site 1

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SAFT / BEDRM	Permeability & Loading Rate ² In (G/D/FL ²)	SWL LF
A 0-11	10YR 3/2	silt loam		med fine sub-gr	friable		265	0.75	5D
AB 11-21	10YR 3/2 4/3	loam		med med sub	friable		265	0.75	5D
B 21-36	10YR 5/4	clay loam	10YR 5/6	med med sub	friable		325	0.62	6D
BC 36-46	10YR 5/2	clay loam	10YR 5/4 5/6	weak coarse sub	friable		385	0.52	6B
C 46-60	2.5Y 4/2	loam	2.5Y 5/6	massive	friable		445	0.45	6L

Limiting Layer: Seasonal high water table Depth: 21" Slope: 2.9%
 Soil Classification: Endogsoil Parent Material: Loess / outwash
 Physiography: Stream terrace / outwash plain
 Estimated Drainage Class: Somewhat poorly - observed saturation at depth (in) 9" Compaction () yes no (depth): _____
 Remarks: poorly drained

Detailed Soil Description / Interpretations - Site 2

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SAFT / BEDRM	Permeability & Loading Rate ² In (G/D/FL ²)	SWL LF
A 0-13	10YR 2/1	silt loam		med fine sub-gr	friable		265	0.75	5D
AB 13-20	10YR 3/2 4/3	loam		med fine sub	friable		265	0.75	5D
B 20-34	10YR 4/2 5/2	clay loam	10YR 5/6	med med sub	friable		325	0.62	6D
BC 34-44	2.5Y 5/6	clay loam	2.5Y 5/2 4/2	weak coarse sub	friable		385	0.52	6B
C 44-60	2.5Y 4/2	loam	2.5Y 5/6	massive	friable		445	0.45	6L

Limiting Layer: Seasonal high water table Depth: 20" Slope: 2.2%
 Soil Classification: Endogsoil Parent Material: Loess / outwash
 Physiography: Stream terrace / outwash plain
 Estimated Drainage Class: poorly drained - observed saturation at depth (in) 5 1/2" Compaction () yes no (depth): _____
 Remarks: Somewhat poorly drained

ATTACHED / LV2 OF 2
2019-19

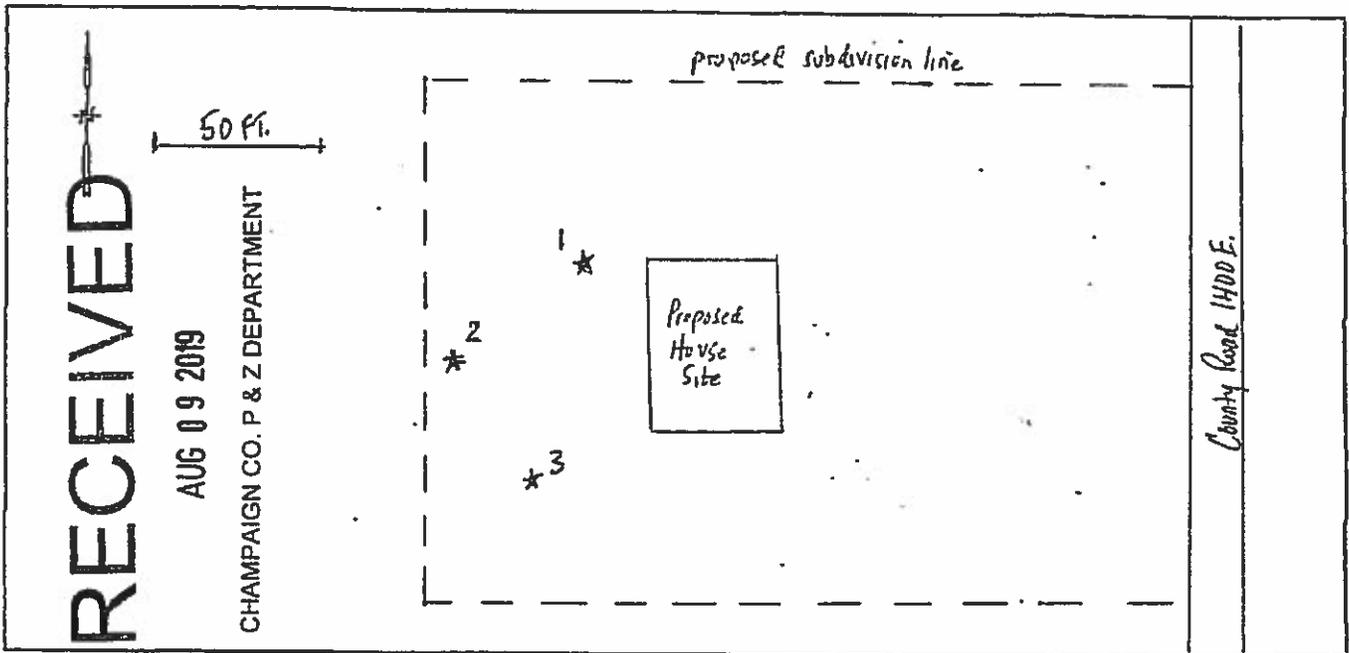
-2-

Detailed Soil Description¹ / Interpretations - Site 3

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	Soft / Bedrock	Permeability & Loading Rate ³ in (G/D/FL ³)	Soil E
A 0-14	10YR 2/1	silt loam		med fine sub-gr	friable		265	0.75 ⁱ	SD
AB 14-19	10YR 3/2 4/3	loam		med fine sub	friable		265	0.75	SD
B 19-30	10YR 4/2	clay loam	10YR 5/6	med med sub	friable		325	0.62	LD
BC 30-42	10YR 5/2	clay loam	10YR 5/6	weak coarse sub	friable		385	0.52	LB
C 42-61	2.5Y 5/6	loam	10YR 5/2 4/2	massive	friable		445	0.45	GL

Limiting Layer: Seasonal high water table Depth: 19" Slope: < 2%
 Soil Classification: Endogwell Parent Material: Loess / outwash
 Physiography: Stream terrace / outwash plain
 Estimated Drainage Class: poorly drained - ~~Observed saturation at depth (in) 54"~~ Compaction () yes ~~no~~ (depth):
 Remarks: Somewhat poorly drained

Site Map



Report Prepared By: (print name) ROBERT MCLEESE Phone: 217-621-7510
 Address: 1076 Bucks Pond Rd MONTICELLO IL 61856 r.mcleese@yahoo.com

Signature: Robert McLeese

ISCA Certification #33

¹ USDA Soil Survey Manual, Ag Handbook # 18, (1953)
² Soil color designations, Munsell Soil Color Charts, (1927)
³ Private Sewage Disposal License Act and Code, Illinois Department of Public Health, Appendix A Illustration M (1958)



Public Health
Prevent. Promote. Protect

**Champaign County
Public Health Department**

August 22, 2019

Mr. David Atchley, PE, PLS
MSA Professional Services, Inc.
201 W. Springfield Avenue, Suite 300
Champaign, IL 61824-0140

RECEIVED

OCT 16 2019

CHAMPAIGN CO P & Z DEPARTMENT

Re: Liu Subdivision

Dear Mr. Atchley:

This letter is in regards to the proposed Liu Subdivision plat located as part of the NE 1/4 of Section 8 Township 17N, Range 9E of the 3rd Principal Meridian Champaign County, Illinois. According to the *Plat Act (765 ILCS 205/2)*, we are authorized to review the plat with respect to private sewage disposal systems.

The final approval of the septic system will be based on three soil borings located on the property where the system is to be installed. Based on the soil borings submitted for the Liu Subdivision, a septic field with a sq./ft. per bedroom range of 445-385 would need to be installed. The exact sq./ft. per bedroom amount would depend on the depth of the field to be installed. Due to a seasonal water table found on the site, a curtain drain would be required to be installed around a conventional septic system, two feet below the bottom of the field. If an aeration system is installed before the subsurface field, a curtain drain would need to be installed one foot below the bottom of the field.

The subsurface seepage system will not be permitted to be installed in the flood zone. Careful consideration needs to be taken in locating the house, water supply, septic system and any other items that have setback requirements from the water supply and septic system. Not taking these items into account may limit or restrict the health department's ability to permit the private sewage disposal systems for this lot. Once the location of the private sewage disposal system is identified, it should be marked and protected from the construction of the house.

Construction permits for surface discharging systems will not be issued unless a general NPDES permit is obtained. According to the *Illinois Private Sewage Disposal Licensing Act and Code*, Section 905.115, "For those surface discharging private sewage disposal systems from which effluent enters into the Waters of the United States that require a general NPDES permit, a permit can be obtained from the U.S. Environmental Protection Agency (USEPA) or the Illinois Environmental Protection Agency (IEPA). Systems permitted under the general NPDES permit shall be in compliance with the terms and conditions of the general NPDES permit. A surface

Mr. David Atchley
August 22, 2019
Page 2

discharging private sewage disposal system that is required to be permitted under an individual NPDES permit shall be in compliance with the terms and conditions of the individual NPDES permit. Information about the applicability of the NPDES permit for surface discharging private sewage disposal systems shall be obtained from USEPA or IEPA.”

No system installed on this lot shall qualify for a permit to surface discharge to a common collector. According to the *Illinois Private Sewage Disposal Licensing Act and Code*, Section 905.110 a)2, “Discharges from lots platted after January 1, 2014 are not eligible to discharge into a common collector.”

If you have any questions, please contact me at (217) 373-3269.

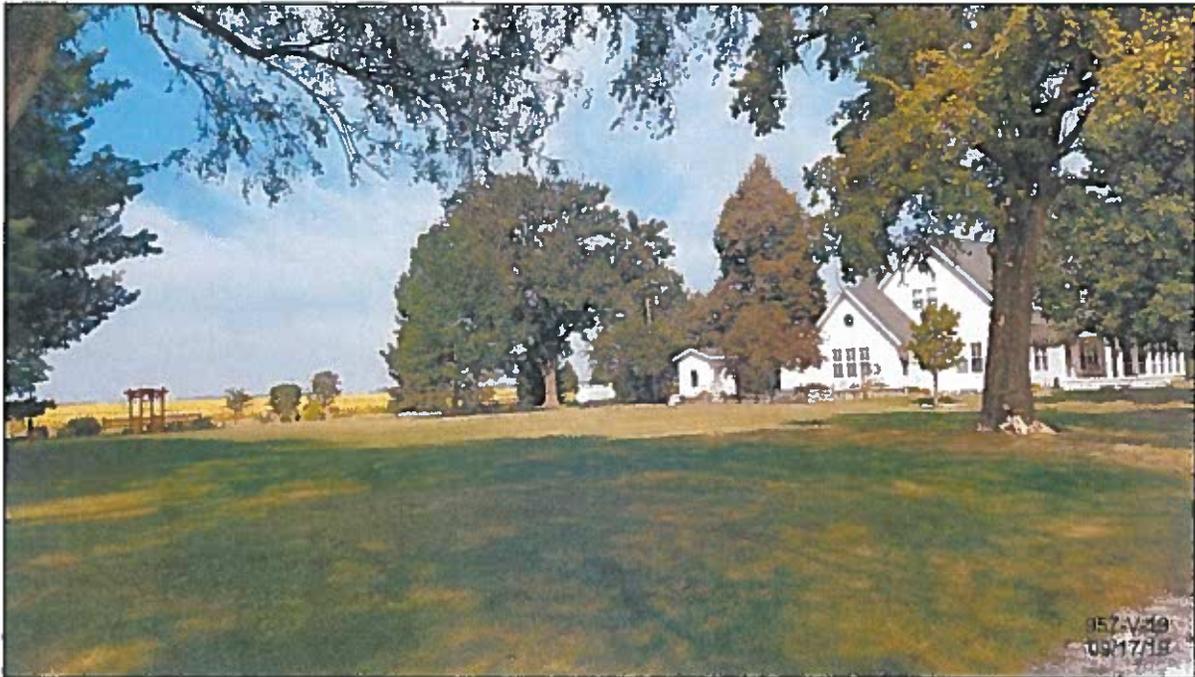
Sincerely,



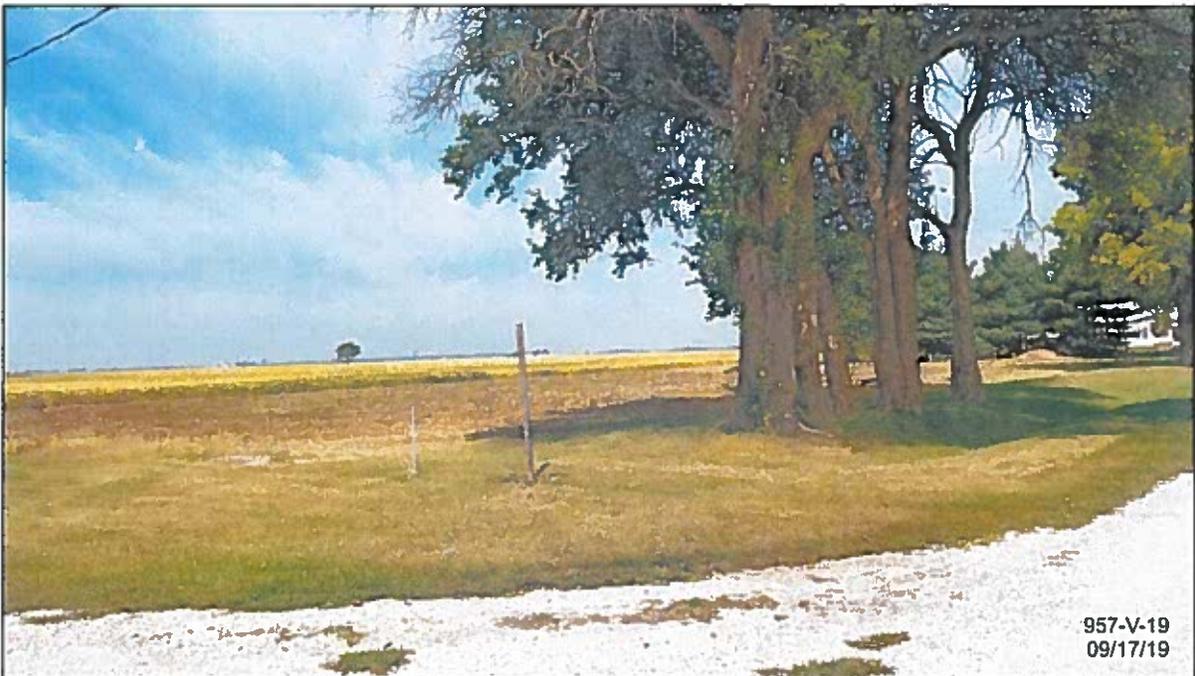
Jeff Blackford, LEHP
Program Coordinator



957-V-19 Site Images



Liu residence on 5-acre lot proposed for subdivision, from CR 1400E facing NW



South part of 5-acre lot from CR 1400E facing NW

ATTACHMENT J. DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS**Case 203-19 Liu Subdivision**

December 31, 2019

DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **January 9, 2020**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waiver(s) of final plat requirements ***WILL NOT*** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. **P&Z Staff received the Soil Evaluation Report by Robert McLeese, ISCA Certified Professional Soil Classifier, on August 9, 2019.**
 - B. **The proposed subdivision is for an existing dwelling on Lot 2 and a proposed residence on Lot 3. Lot 1 would remain in agricultural production. The Plat and Soil Evaluation Report have been sent to Champaign County Public Health Department for review. In a letter dated August 22, 2019, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 3, but there are conditions that must be met with CCPHD for a septic permit to be issued.**
2. Special conditions and circumstances ***DO*** exist which are unique to the property involved and are not applicable generally to other property, and granting the subdivision waiver(s) of final plat requirements will not confer any special privilege to the subdivider because:
 - A. **This waiver is not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Particular hardships ***WILL*** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. **Requiring soil borings to be shown on proposed Lot 2, which already has a dwelling and an existing septic system, and requiring percolation test data and the statement regarding suitability being recorded on the Final Plat, would increase the subdivider's costs and slow down the approval process with no gain to public health or safety.**
4. The special conditions, circumstances, hardships, or practical difficulties ***DO NOT*** result from actions of the subdivider because:
 - A. **The Final Plat was prepared by an Illinois Licensed Professional Engineer using a format that conforms to the current Illinois minimum standards for a boundary survey, and inclusion of the soil and septic report data is not a state-mandated minimum requirement on the Final Plat. Further, the petitioner provided the necessary soil and septic report data.**

COLLECTOR, COORDINATOR, AND HOST SITE AGREEMENT 2020 RESIDENTIAL ELECTRONICS COLLECTIONS

This Agreement is made as of the date below the signature of the last entity to sign it, by and between CHAMPAIGN COUNTY, ILLINOIS, PARKLAND COLLEGE, and A-TEAM RECYCLERS. The authorized signatures of Champaign County, serving as Coordinator of planning for the 2020 Residential Electronics Collection events (“Coordinator”), A-Team Recyclers (“Collector”), and Parkland College (“Host Site”), signify acceptance of the terms of this Agreement. The Host Site location is: Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

Section 1. Term

This Agreement is for services to be provided in conjunction with two Residential Electronics Collection events scheduled to occur on Saturday May 16, 2020, and on Saturday October 10, 2020.

Section 2. Collection Event Schedule

- 2-1. The Residential Electronics Collection events are scheduled to occur on Saturday, May 16, 2020 and on Saturday, October 10, 2020.
- 2-2. The advertised hours of the collection events will be 8:00 a.m. to 12:00 noon.

Section 3. Access to Host Site

- 3-1. The Coordinator event staff, and Collector will have access to the Applied Technology Center T121 storage bay and T107-T106 classroom after noon on the Friday prior to the May 16, 2020 event and after 4:00 p.m. on the Friday prior to the October 10, 2020 event for purposes of setting up. The Coordinator event staff, and Collector will have partial access to Lot M-4 premises on the Friday afternoon prior to each event for purposes of setting up.
- 3-2. On the day of the event, the Coordinator event staff and volunteers, and Collector will have access to the Host Site premises from 6:00 a.m. to 9:00 p.m.
- 3-3. Access to the Host Site premises includes limited access to a classroom and restroom facilities in the Applied Technology Center (T Building) for use by the Coordinator event staff and volunteers and Collector employees as a break room station between 6:00 a.m. and 5:00 p.m. on the day of the event. Coordinator event staff may stock the area with coffee, water, and other non-alcoholic drinks and food snacks. Coordinator event staff will be responsible for cleaning up the area after the event on the day of the event.

Section 4. Coordinator

- 4-1. The Coordinator, assuming the continued assistance of participating municipal event sponsors, agrees as follows, for each collection event:
 - A. To pay the Collector a one-time flat-rate collection fee of \$13,000.
 - B. To pay the Collector a prorated charge on the shortfall in weight not to exceed \$600, if the average collection event weight per shipment is below 18,000 pounds.

- C. To participate in promoting each event, indicating: a 4-TV limit per household; the need for residents to register online in advance to participate in the one-day collection event; and limiting participation to the residents of unincorporated Champaign County, and residents of the municipalities in Champaign County that support the Residential Electronics Collection events.
- D. To implement, with municipal event sponsors, residents' use of an online reservation system in advance to schedule participation in the collection event.
- E. To provide sufficient event staff and volunteers at each event to:
 - 1) Safely direct vehicles through the collection area;
 - 2) Pick up on-site trash and recyclable cardboard, paper, Styrofoam generated during the collection event, and sort these items, as may be possible, into designated on-site containers that are provided by the Coordinator or by the Host Site; and
 - 3) Unload vehicles dropping off items, and to assist in sorting these items into Gaylord boxes or to designated areas onsite, following sorting guidelines provided by the Collector at the collection event.

Section 5. Collector Services to be Provided

- 5-1. The Collector shall register as a Collector with the Illinois Environmental Protection Agency as required under law, and shall agree to fulfill all the collector obligations listed in Section 1-45 of the Illinois Consumer Electronics Recycling Act (attached as Appendix A) with regard to the electronics devices collected at the planned collection events indicated in Section 2, during all times covered under this agreement.
- 5-2. For the one-time, flat-rate collection fee of \$13,000 to be charged to the Coordinator for each of the two events as described in Section 4, the Collector agrees to provide the services as listed below to the Coordinator at the planned collection events indicated in Section 2, that will take place at Lot M-4 of the Host Site premises of Parkland College, located at 2400 W. Bradley Avenue, Champaign, Illinois.
 - A. The Collector will pre-arrange with the Electronic Manufacturers Recycling Management Company, LLC ("MRM") to receive sufficient quantities of packaging materials, including Gaylords, shrink wrap, and pallets, from MRM so that the packaging materials are available for set-up and use at the Host Site at Lot M-4 of Parkland College prior to each collection event.
 - B. If the Collector uses any additional packaging materials not provided by MRM, it shall be at the Collector's own expense and that the additional packaging materials of a similar quality and type as those provided by MRM.
 - C. The Collector agrees to arrange for and pay all costs associated with the provision of adequate powered industrial trucks, e.g., a forklift and/or a motorized transport vehicle (MTV), plus an adequate number of properly certified forklift operators or MTV operators, for each event.

- D. The Collector will supply necessary staff at the Host Site on the day of each event no later than 7:00 a.m. to collect, sort, package, and transport accepted and collected electronics items.
 - E. Based on the best available information about each planned event to be provided by the Coordinator to the Collector, the Collector will arrange with the MRM-designated recycler in advance of each event to strive to provide a sufficient and accurate quantity of trucks or trailers to be present at the Host Site for loading at each event, and not overestimate the number of trucks or trailers needed to be present at each event for loading.
 - F. The Collector is responsible to supply necessary staff required for collecting, sorting, and packaging of collected residential CEDs in a manner consistent with the packaging instructions provided by MRM or MRM designee and in accordance with Collector obligations listed in Section 1-45 of the Illinois Consumer Electronics Recycling Act (attached as Appendix A).
 - G. The Collector is responsible for loading the collected and properly packaged residential CEDs onto trailers or trucks and shall strive to ensure a full load at a net weight of 18,000 pounds per trailer or truck loaded.
- 5-3. The Collector agrees to collect, sort, package, and load into trucks to be provided onsite, the following accepted items (working and non-working) at each of the two events indicated in Section 2:
- Cable and Satellite Receivers
 - Cameras
 - Cash Registers and Credit Card Readers
 - Cell Phones and Accessories
 - Chargers
 - Circuit Boards
 - Computer Servers
 - Computers and Computer Parts
 - Copiers/Printers/Scanners/Fax Machines/Type Writers
 - DVD/VHS Players
 - External Drives
 - Ferrous and Non-Ferrous Metals
 - Ink and Toner Cartridges
 - Laptops/Tablets/eReaders
 - Mice and Keyboards
 - Microwaves
 - Monitors: All Types
 - MP3/iPods/etc.
 - Networking Equipment: Modems, Switches, Routers, Hubs
 - Phones and Telecom Equipment
 - Projectors
 - Rechargeable Batteries: Lithium Ion, Ni-Cd, Lead Acid, Ni-Mh
 - Stereos/Radios/Speakers

Televisions: All Types
Uninterrupted Power Supplies
Video Game Consoles
Wire, Cables and Christmas Lights

- 5-4. The Collector will not accept the following unaccepted items at each of the two events indicated in Section 2:
- Loose Alkaline Batteries (accepted while contained in electronic devices)
 - Liquid Containing Items
 - Freon Containing Items (AC units, dehumidifiers)
 - White Goods (refrigerators, freezers)
 - Thermostats
 - Light Bulbs
- 5-5. The Collector agrees to supply necessary staff at the Host Site on the day of each event no later than 7:00 a.m. to collect, sort, package, and transport accepted and collected electronics items.
- 5-6. The Collector agrees to arrange for and pay all costs associated with the provision of adequate powered industrial trucks, e.g., a forklift and/or a motorized transport vehicle (MTV), plus an adequate number of properly certified forklift operators or MTV operators, to be available for each event.
- 5-7. Except for the recyclable materials (e.g., cardboard and Styrofoam) and trash at each collection event which the Coordinator event staff and volunteers are able to divert and able to fit into the onsite Coordinator or Host Site containers provided at the Host-Site for subsequent recycling or removal, the Collector will accept and load the surplus remaining recyclable materials generated at each event (e.g., plastics, cardboard, and Styrofoam) and all surplus remaining trash generated at each event and remove those materials from the Host Site on the day of each event.
- 5-8. The Collector will provide proof of insurance requested as part of the contractual service agreement with the Coordinator and the Host Site, with Champaign County, Parkland College, and City of Urbana, City of Champaign, and Village of Savoy listed as additional insured.
- 5-9. Before each event, the Collector staff will provide instruction to the event organizer regarding requested day-of-event onsite separation, sorting and packaging of collected electronics waste by Coordinator event staff and volunteers.
- 5-10. The Collector staff shall comply with requests from the Host Site's representative on site pertaining to safety of people, property, and equipment and use of the Host Site.
- 5-11. In the event that the MRM-designated recycler has not completely removed all collected electronics materials at each event from the Host Site on the day of the event, the Collector agrees to securely store all collected electronics materials that may remain at the Host Site by 9:00 p.m. on the day of the event within semitrailers or trucks provided by the MRM-designated recycler and that are located in Parking Lot M-4 of the Host Site.

The Collector shall arrange with the MRM-designated recycler, that the MRM-designated recycler completely remove and transport all electronics materials collected at each event and securely stored within semi-trucks and/or trucks at Parking Lot M-4 of the Host Site by 11 p.m. on the Monday following each event. The Collector further agrees that if the MRM-designated recycler should fail to remove materials collected and stored at the Host Site by the deadline established in this paragraph that the Collector will pay a late fee of \$500 per day, commencing on the Tuesday following each event, and continuing until the removal of the stored collected electronics materials. The Collector shall pay any late fees due pursuant to this Paragraph to Parkland College, Attn.: James Bustard, Physical Plant Director, Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

- 5-12. Reporting/Documentation of E-waste: The Collector will provide the Coordinator with a receiving report that includes volumes/pounds, description, service date, manifest numbers for all items collected at each event, as soon as it becomes available and prior to January 1, 2021.

Section 6. Data Security Requirements

- 6-1. All electronics materials brought to the events indicated in Section 2 shall immediately become the property of the Collector. No Coordinator event staff or volunteers or Host Site staff shall take any collected electronics material. All collected electronics material will be brought back to the MRM-designated recycler's facility in Shorewood, Illinois for further processing or transported directly to a manufacturer-funded electronics recycler.
- 6-2. To discourage theft of the collected CEDs, the Collector shall safeguard collected CEDs at each event and will strive to ensure that collected CEDs are securely loaded onto trucks or trailers provided onsite by MRM-designated recycler, so that MRM-designated recycler can meet requirements for confidentiality and destruction of information or data remaining on hard drives or other electronics equipment.
- 6-3. The Coordinator and Host Site assume no responsibility for information left on any hard drive.

Section 7. Employment Issues

- 7-1. The Collector agrees that it is an independent Collector. Supplies provided and services performed pursuant to this Agreement are not rendered as an employee of either the Coordinator or the Host Site and any money received by the Collector pursuant to this Agreement does not constitute compensation paid to an employee.
- 7-2. Neither the Coordinator nor the Host Site assumes liability for actions of the Collector or its subcontractors under this Agreement. The Collector shall maintain sufficient supervision and control of its operation to ensure that services enumerated herein shall be performed in a good and professional manner at all times. The Collector is responsible for paying the payroll taxes and any employee benefits that the Collector utilizes for this event.

Section 8. Licenses and Related Laws

- 8-1. The Collector, by signing this Agreement, warrants that the Collector, its employees, and its Collectors which will perform services requiring a license, will have and maintain

any required license. However, the Collector may meet the license requirement through use of a subcontractor; provided however, the Collector's use of a subcontractor in that circumstance does not relieve the Collector of any obligations under the Agreement.

- 8-2. The Collector agrees that it will comply with all applicable laws, ordinances and regulations of any kind whatsoever in the performance of this Agreement.

Section 9. Liability and Insurance: Coordinator

- 9-1. The Coordinator agrees to assume all risk of loss and to indemnify and hold the Collector and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suites, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or destruction of property because of or arising out of the Coordinator's or its subcontractor's negligent or intentional acts or omissions.
- 9-2. The Coordinator further agrees to maintain adequate insurance to protect the Collector and the Host Site against such risks. The Coordinator shall carry public liability, casualty and auto insurance in sufficient amount to protect the Collector and the Host Site from liability for acts of the Coordinator. Minimum acceptable coverage for bodily injury shall be \$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Coordinator shall carry Worker's Compensation Insurance in amount required by laws.
- 9-3. The Coordinator assumes full responsibility for and shall indemnify the Collector and Host Site for all loss or damage of whatsoever kind and nature to any and all Collector and Host Site property resulting from the negligent acts or omissions of the Coordinator or any employee, agent, or representative of the Coordinator or its subcontractor. The Coordinator shall do nothing to prejudice the Collector's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Collector or Host Site) property, and shall upon request and at the Collector's or Host Site's expense, furnish to the Collector or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Collector or Host Site in obtaining recovery.
- 9-4. All electronics materials brought to the collection events indicated in Section 2 shall immediately become the property of the Collector for loading onto trucks or trailers provided at the Host Site premises by the MRM-designated recycler for transport and processing. No Coordinator staff, Host Site staff, or event volunteers shall take any electronics materials.
- 9-5. The Coordinator shall provide the Collector and Host Site with proof of such insurance one month prior to each collection event.

Section 10. Liability and Insurance: Collector

- 10-1. The Collector agrees to assume all risk of loss and to indemnify and hold the Coordinator and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suites, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or

destruction of property because of or arising out of the Collector's or its subcontractor's negligent or intentional acts or omissions.

- 10-2. The Collector further agrees to maintain adequate insurance to protect the Coordinator and the Host Site against such risks. The Collector shall carry public liability, casualty and auto insurance in sufficient amount to protect the Coordinator and the Host Site from liability for acts of the Collector. Minimum acceptable coverage for bodily injury shall be \$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Collector shall carry Worker's Compensation Insurance in amount required by laws.
- 10-3. The Collector assumes full responsibility for and shall indemnify the Coordinator and Host Site for all loss or damage of whatsoever kind and nature to any and all Coordinator and Host Site property resulting from the negligent acts or omissions of the Collector or any employee, agent, or representative of the Collector or its subcontractor. The Collector shall do nothing to prejudice the Coordinator's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Coordinator or Host Site) property, and shall upon request and at the Coordinator's or Host Site's expense, furnish to the Coordinator or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Coordinator or Host Site in obtaining recovery.
- 10-4. The Collector shall provide the Coordinator and Host Site with proof of such insurance one month prior to each collection event.

Section 11. No Smoking or Alcohol on Grounds

The Collector staff and Coordinator event staff and volunteers shall abide by the Host Site rules with regard to the use of the Host Site, including the provision that calls for no smoking on the Host Site and no alcohol to be available on the Host Site.

Section 12. Damage to Premises

- 12-1. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or proximately caused by Collector's use of the premises, or that of Collector's employees or agents, then the Collector shall indemnify and hold Host Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings or activities or damages caused by anything else related to Collector's activities. Upon repair, Collector shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Collector or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Collector within twenty-four hours.
- 12-2. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or

proximately caused by Coordinator's use of the premises, or that of Coordinator's employees or agents, visitors, volunteers, members of the public who drop off recycling, and vendors engaged by Coordinator; then Coordinator shall indemnify and hold Host Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings, activities, or damages caused by anything else related to Coordinator's activities. Upon repair, Coordinator shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Collector or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Collector within twenty-four hours.

Section 13. Dangerous Materials

The Coordinator or Collector shall not keep or have on the Host Site premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the subject premises or that might be considered hazardous or extra hazardous by an insurance company.

Section 14. Subordination of Agreement

This Agreement and Coordinator's and Collector's Agreement interests hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the subject premises by Host Site, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

Section 15. Time of the Essence

Time is of the essence of each and every provision hereof.

Section 16. Abandonment

If at any time during the term of this Agreement, the Collector abandons the Host Site premises or the property it collects during a residential electronics collection event, Host Site may, at Host Site's option, without being liable for any prosecution therefore, and without becoming liable to Collector for damages or any payment of any kind whatever, consider any personal property belonging to Collector and left on the premises to also have been abandoned, in which case Host Site may keep or dispose of all such personal property in any manner Host Site shall deem proper and is hereby relieved of all liability for doing so. Abandonment of the premises will have occurred if Host Site cannot obtain a decision by Collector regarding the removal and disposal of the recycling materials within seven days following each of the collection events.

Section 17. Contact Information

Contact information for the Host Site is as follows:

Name: Parkland College Community College
Address: 2400 West Bradley Avenue, Champaign, IL 61821
Contact Person: James Bustard
Title: Physical Plant Director
Contact's work phone: 217-351-2211, Extension 108

Contact information for the Coordinator is as follows:

Name: Champaign County
Address: 1776 E. Washington Street, Urbana, Illinois 61802
Contact person: Susan Monte
Title: Champaign County Recycling Coordinator
Contact's work phone: 217-384-3708; Contact's cell phone: 217-600-1516

Contact information for the Collector is as follows:

Name: A-Team Recyclers
Address: 304 Gregory Court, Shorewood, IL 60404
Contact Person: James Larkin
Title: Owner
Contact's work phone: 815-630-4308; Contact's cell phone: 815-600-3608

Section 18. Choice of Law

- 18-1. This Agreement and the Collector's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and state laws.
- 18-2. This Agreement shall be construed in accordance with the laws of the State of Illinois.

Section 19. Agreement Severability

In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 20. Changes

The Coordinator, Host Site, or Collector, may, from time to time, require or request changes in the scope of services to be performed hereunder. Such changes which are mutually agreed upon by and between all parties shall be incorporated only in written amendments to this Agreement.

Section 21. Termination

- 21-1. This Agreement may be terminated, for any or no reason, at the option of any party upon 60 days written notice to the other party.
- 21-2. Notwithstanding the foregoing, the obligations of the Collector under Section 22 of this Agreement shall survive and not be affected by any termination of this Agreement or by its expiration.

Section 22. Remedies

Except as may be otherwise provided in this Agreement, all claims, counter-claims, disputes and other matters in question between the Coordinator, Host Site and Collector, arising out of or relating to this Agreement or the breach thereof shall be initiated in the Circuit Court of Champaign County, Illinois. Each party shall be responsible for its own attorney's fees and costs.

Section 23. Successors and Assigns

This Agreement and all the covenants hereof shall inure to the benefit of and be binding upon the Coordinator, Collector and Host Site, respectively and their partners, successors, assigns, and legal representatives. No party to this Agreement shall have the right to assign, transfer or sublet their interest or obligations hereunder without the written consent of the other party.

Section 24. Third Party Beneficiaries

The parties agree that the City of Champaign, the City of Urbana, and the Village of Savoy, to the extent consistent with any intergovernmental agreements with the Coordinator effective during this Agreement, are third party beneficiaries of this Agreement.

The foregoing constitutes the entire Agreement between the parties, and no verbal statement shall supersede any of its provisions.

In witness hereof, the parties have caused this Agreement to be signed by their respective duly authorized officers on the dates noted below.

Collector: James Larkin, Owner
A-Team Recyclers

Date

Host Site: James Bustard, Physical Plant Director
Parkland College

Date

Coordinator: Darlene A. Kloepfel, County Executive
Champaign County, Illinois

Date

AN INTERGOVERNMENTAL AGREEMENT

2020 RESIDENTIAL ELECTRONICS COLLECTION EVENTS AND FOLLOWUP IEPA ONE-DAY HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT COST-SHARING AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN, THE CITY OF CHAMPAIGN, THE CITY OF URBANA, AND THE VILLAGE OF SAVOY

THIS AGREEMENT is made and entered into by and between the County of Champaign and the following Illinois municipal corporations: the City of Champaign, the City of Urbana, and the Village of Savoy, effective on the last date signed by a party hereto. The foregoing entities will hereafter be noted as “the parties.”

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970, and 5 ILCS 220/1, *et seq.* enable the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

WHEREAS, the parties find it to be most cost effective to mutually combine efforts and to share in the costs associated with Residential Electronics Collection Events to be held on May 16, 2020 and October 10, 2020 and certain leasing costs associated with the followup IEPA One-Day Household Hazardous Waste Collection to be held on April 4, 2020 (hereinafter referred to as “events”) at Parkland College campus in Champaign, Illinois, utilizing the services of the electronics recycling contractor company A-Team Recyclers as Collector for these events. These costs include:

Costs associated with the events to be held at Parkland College campus in Champaign, Illinois, utilizing the services of the electronics recycling contractor company A-Team Recyclers as Collector for these events:

- i. A one-time flat-rate collection fee payment of \$13,000 per event to A-Team Recyclers due by the end of the day on the date of each event;
- ii. A potential shortfall charge, prorated and not to exceed \$600 per shipment from each event, to be assessed if the net weight of a semitrailer arranged for by A-Team Recyclers and loaded at the event by A-Team Recyclers, is below 18,000 pounds. This agreement estimates that two potential shortfall incidents take place per event.
- iii. The charge by A-Team Recyclers of 0.20 cents per pound for non-Covered Electronics Devices (CEDs) received at each event, except for a category of non CEDs that are designated as “Parts” by A-Team Recyclers that includes: loose wires (e.g., extension cords or surge protectors); Christmas lights; cell phones; UPS battery backups; and networking equipment (i.e., switches, routers, hubs, and modems). A-Team Recyclers estimates that the maximum cost of non CEDs per event could total \$4,500, and advises that the \$4,500 cost may be significantly reduced by actions of the parties at each event to sort out and separately dispose of or recycle three types of non-CEDs received: wooden speakers; microwaves; and larger portable appliances.
- iv. The cost of the traffic patrol services to be provided by one City of Champaign traffic patrol officer at each event, with the total cost for traffic patrol services not to exceed \$375 per event.

- v. Allowing for an additional 10 percent contingency amount of total fees paid pursuant to ii., iii., and iv above, to be included in the maximum total amount per event.

Costs associated with the event to be held at Market Place Mall parking lot in Champaign, Illinois, sponsored by the IEPA and their hazardous waste contractor, Heritage Environmental Services:

- i. An event fee of \$1,000 to Brookfield Properties, management company for the Market Place Mall property.
- ii. The cost of the traffic patrol services to be provided by one City of Champaign traffic patrol officer at the IEPA sponsored One-Day Household Hazardous Waste Collection event, with the total cost for traffic patrol services not to expected to exceed \$800 for the event.
- iii. Allowing for an additional 10 percent contingency amount of total fees paid pursuant to ii., above, to be included in the maximum total amount per event.

WHEREAS, the cost contribution required of each party is provided in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. Purpose

- 1-1. This Agreement outlines a cost-sharing arrangement between the parties for the purpose of administering the events in 2020. Costs will include:
 - a) Payment of a flat-rate collection fee of \$13,000 per event to A-Team Recyclers due by the end of the day on the date of the event.
 - b) Payment of a potential shortfall charge, prorated and not to exceed \$600 per shipment from each event, to be assessed if the net weight of a semitrailer arranged for by the Collector and loaded at the event by the Collector, is below 18,000 pounds. This agreement estimates that a maximum of two potential shortfall incidents take place per event.
 - c) Payment of a charge by A-Team Recyclers of 0.20 cents per pound for non-Covered Electronics Devices (CEDs) received at each event, except for a category of non CEDs that are designated as "Parts" by A-Team Recyclers that includes: loose wires (e.g., extension cords or surge protectors); Christmas lights; cell phones; UPS battery backups; and networking equipment (i.e., switches, routers, hubs, and modems). A-Team Recyclers estimates that the maximum cost of non CEDs per event could total \$4,500, and advises that the \$4,500 cost may be significantly reduced by actions of the parties at each event to sort out and separately dispose of or recycle three types of non-CEDs received: wooden speakers; microwaves; and larger portable appliances.
 - d) Payment for traffic patrol services to be provided by one City of Champaign traffic patrol officer at each Residential Electronics Collection event, with the total cost for traffic patrol services not to expected to exceed \$375 per event.
 - e) Payment of an event fee of \$1,000 to Brookfield Properties, management company for the Market Place Mall property.

- f) Payment for traffic patrol services to be provided by one City of Champaign traffic patrol officer at the IEPA sponsored One-Day Household Hazardous Waste event, with the total cost for traffic patrol services not to expected to exceed \$800.
- e) Allowing for an additional 10 percent contingency amount of total fees paid pursuant to 1-1.c), 1-1.d), and 1-1.f) above, to be included in the maximum total amount per event.

Section 2. Terms

2-1. The terms of this Agreement shall be from the date last signed by the parties until 60 days following the final event, unless amended by agreement of the parties.

Section 3. Responsibilities

3-1. The parties understand and agree that of the parties to this Agreement, only the County of Champaign shall enter into a contract with the collector who will accept, sort, package, and load the collected electronics items ono collected during the event from the host site. However, the County of Champaign shall be entering into said contract on behalf of the other parties as well, and Champaign County agrees that it shall not enter into said contract unless it specifically names the other parties to this agreement as third party beneficiaries of that contract. Champaign County shall obtain approval of the form of said contract with the contact from each of the parties to this Agreement prior to executing said contract.

3-2. Each party is responsible for contributing its share of the total costs for the events under this Agreement, according to the percentages and up to the maximums specified in Section 4 (Cost-Sharing) of this Agreement.

3-3. Each party is also responsible for coordinating information requests from the other parties in a timely manner.

Section 4. Cost Sharing

4.1 The parties agree to share, according to the percentages shown in Table 4.1, total costs not to exceed \$19,683 for each event:

Table 4.1

Event Date	Champaign County Maximum Share (% of total)	City of Champaign Maximum Share (% of total)	City of Urbana Maximum Share (% of total)	Village of Savoy Maximum Share (% of total)	Maximum Total Cost
April 4, 2020	\$582.80 (31)	\$808.40 (43)	\$413.60 (22)	\$75.20 (4)	\$1,880
May 16, 2020	\$7,424.50 (31)	\$10,298.50 (43)	\$5,269 (22)	\$958 (4)	\$23,950
October 10, 2020	\$7,424.50 (31)	\$10,298.50 (43)	\$5,269 (22)	\$958 (4)	\$23,950

Section 5. Invoices and Payments

5.1 To facilitate payment for services described in Section 1.1 of this Agreement, following each event held and within 30 days of receipt of an invoice from the Champaign County Recycling Coordinator, each party agrees to provide its share of funds as shown in Table 4.1,

payable to 'Champaign County' to the attention of Susan Monte, Champaign County Department of Planning and Zoning, 1776 E. Washington Street, Urbana, IL 61802.

Section 6. Amendments.

This agreement may be amended only in writing signed by all parties.

Section 7. Survival of Provisions.

Any terms of this Agreement that by their nature extend after the end of the Agreement, whether by way of expiration or termination, will remain in effect until fulfilled.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date and year indicated herein.

CHAMPAIGN COUNTY

CITY OF CHAMPAIGN
An Illinois Municipal Corporation

By: _____

By: _____

Date: _____

Date: _____

ATTEST: _____

ATTEST: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

State's Attorney's Office

City Attorney

CITY OF URBANA
An Illinois Municipal Corporation

VILLAGE OF SAVOY
An Illinois Municipal Corporation

By: _____

By: _____

Date: _____

Date: _____

ATTEST: _____

ATTEST: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

City Attorney

Village Attorney

MONTHLY REPORT for FEBRUARY 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
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Zoning Cases

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

Two Zoning Board of Appeals (ZBA) meetings were held in February and three cases were completed and one case was withdrawn. One ZBA meeting was held in February 2018 and three cases were completed. The average number of cases completed in February in the preceding five years was 1.6.

By the end of February there were 6 cases pending. By the end of February 2018 there were 9 cases pending.

Table 1. Zoning Case Activity in February 2019 & February 2018

Type of Case	February 2019 2 ZBA meetings		February 2018 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1**	1	2
SFHA Variance	0	0	0	0
Special Use	1	1	1	0
Map Amendment	0	1	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	1	0	1
Interpretation / Appeal	0	0	0	0
TOTALS	2	4**	2	3
Total cases filed (fiscal year)	7 cases		5 cases	
Total cases completed (fiscal year)	8 cases		6 cases	
Cases pending*	6 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				
**A variance application was withdrawn in February 2019				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 90.2% or the equivalent of 6.3 full time staff members (of the 7 authorized) present on average for each of the 19 work days in February.

Subdivisions

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

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 February can be summarized as follows:

- 5 permits for 5 structures were approved in February compared to 10 permits for 9 structures in February 2018. The five-year average for permits in February in the preceding five years was 8.6.
- 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).
- 7.3 days was the average turnaround (review) time for complete initial residential permit applications in February.
- \$801,640 was the reported value for the permits in February compared to a total of \$2,127,307 in February 2018. The five-year average reported value for authorized construction in February was \$948,387.
- 25 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, and March 2014).
- \$2,087 in fees were collected in February compared to a total of \$4,199 in February 2018. The five-year average for fees collected in February was \$2,727.
- 31 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, and March 2014).

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Table 2. Zoning Use Permits Approved in February 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	0	228,140	1	0	228,140
Other	1	0	4,500	2	0	114,000
SINGLE FAMILY Resid.:						
New - Site Built	1	441	244,000	3	1,278	994,000
Manufactured						
Additions				1	161	30,000
Accessory to Resid.						
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			7.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood						
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other	2	1,646	325,000	2	1,646	352,000
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				1	66	10,000
TOTAL APPROVED	5	\$2,087	\$801,640	10/9	\$3,151	\$1,701,140

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

◇ 10 permits have been issued for 9 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 7 Zoning Use Permit Apps. *received* in February 2018 and 3 of those were *approved*. 2 Zoning Use Permit App.s *approved* in February 2018 had been *received* in prior months.

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- There were also 7 lot split inquiries and 148 other zoning inquiries in February.
- Two rural address was issued in February.
- Minutes were completed for three 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

	February 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case February authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval February authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit February 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	2.99 acres	2.99 acres
TOTAL	2.99 acres	2.99 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in February.
- No zoning compliance certificates were issued in February. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week. However, compliance inspections have typically been done by temporary staffing and all temporary staffing has been converted to full time and continues to be needed to complete the MS4 Storm Sewer System Map. Compliance inspections will resume after the MS4 Storm Sewer System Map has been completed.

Zoning and Nuisance Enforcement

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Table 4 contains the detailed breakdown of enforcement activity for February 2019 and can be summarized as follows:

- 1 new complaint was received in February compared to 1 new complaint received in February 2018. No complaint was referred to another agency in February and no complaints were referred to another agency in February 2018.
- 41 enforcement inspections were conducted in February compared to 73 inspections in February 2018. One of the 2019 inspections was for the new complaint.
- No contact was made prior to written notification in February and one was made in February 2018.
- 41 investigation inquiries were made in February for an average of 10.8 per week in February. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- Two First Notices and two Final Notices were issued in February compared to two First Notices and two Final Notices that were issued in February 2018. The budget anticipated a total of 29 First Notices for 2019.
- Two cases were referred to the State's Attorney's Office in February and none were referred in February 2018. The budget anticipated a total of 3 cases to be forwarded to the State's Attorney's Office in 2019.
- Four cases were resolved in February compared to 6 cases that were resolved in February 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 378 cases remain open at the end of February compared to 349 open cases at the end of February 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in February 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:
 - coordinated with the owner and the IEPA regarding clean-up of the collapsed structure at 1807 East Leverett Road, Champaign;
 - followed up on complaints about a burned house in St. Joseph Township;
 - researched the Americorps National Civilian Community Corps (NCCC) program for feasibility as a possible source of temporary enforcement help;

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- assisted with a demolition application for a dangerous structure located at 728 CR 1200E, Tolono in Section 30 of Philo Township;
- provided an update to a resident of Scottswood Subdivision regarding enforcement cases in the Scottswood Subdivision;
- discussed enforcement issues in the Wilber Heights Subdivision with a resident of Wilber Heights;
- Sent a letter to an owner of a burned house located at 2241 CR 1700N, St. Joseph;
- Completed one FOIA request and assisted with a second FOIA request.

APPENDICES

A Zoning Use Permit Activity In February 2019

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

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Table 4. Enforcement Activity During February 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1											3
Initial Complaints Referred to Others	1	0	0											0
Inspections	423	19	41 ⁴											60 ⁵
Phone Contact Prior to Notice	6	0	0											0
First Notices Issued	27	1	2											3
Final Notices Issued	20	0	2											2
Referrals to State's Attorney	8	0	2											2
Cases Resolved ²	35	2	4 ⁶											6 ⁷
Open Cases ³	381	381	378											378 ⁸

Notes

- Total includes cases from previous years.
- Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 1 inspection of the 41 performed was for the 1 complaint received in February 2019.
- 2 inspections of the 41 inspections performed in 2019 were for complaints received in 2019.
- None of the resolved cases for February 2019, were received in February 2019.
- 1 of the cases resolved in FY 2019 was for a complaint that was also received in FY 2019.
- Total open cases include 15 cases that have been referred to the State's Attorney (previously reported as 12 cases), one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN FEBRUARY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
25-19-01 AG-1	Two tracts of land comprising 40.38 acres located in Part of the SW ¼ of Section 12, Sidney Township; 2307 County 1050N, Sidney, Illinois PIN: 24-28-12-300-010 & 011	Frito Lay Inc.	01/25/19 02/27/19	Construct a mechanical control building for the grain elevator
28-19-01 I-1	A tract of land consisting of 3.5 acres in the SE ¼ of the SW ¼ and a tract of land consisting of 8.2 acres in the SW ¼ of the SE ¼ of Section 6, Urbana Township; 1414 W. Anthony Dr., Urbana, IL PIN: 30-21-06-100-011 & 251-003	Champaign Asphalt	01/28/19 02/07/19	Construct an equipment storage shed
*32-19-01	More information needed			
35-19-01 CR	Lots 8, 10-18 and Tract A of the Robert Wolf Second Subdivision, Section 15, St. Joseph Township; address to be assigned PIN: 28-22-15-476-014	Josh Peoples	02/04/19 02/19/19	Construct a single family home with attached garage
37-19-01 AG-1	A tract in the SW Corner of the W ½ of the NW ¼ of Section 15, Pesotum Township; 352 County Road 900E, Tolono, Illinois PIN: Part of 18-32-15-100-002	Marc Bialeschki	02/06/19 02/19/19	Construct a single family home with attached garage
38-19-01 CR	A tract of land being the North 36.42 acres of the NE ¼ of Section 6, Brown Township; 3587 County Road 100E, Foosland, Illinois PIN: 02-01-06-200-002	Thomas J. Davis	02/07/19 02/19/19	Place a semi van trailer/storage container on the property to be used as a storage shed for agriculture equipment
*56-19-01	Issued March 1			
*57-19-01	Under review			
*58-19-01	Under review			

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

MONTHLY REPORT for MARCH 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Five zoning cases were filed in March and three cases were filed in March 2018. The average number of cases filed in March in the preceding five years was 3.0.

Two Zoning Board of Appeals (ZBA) meetings were held in March and three cases were completed and one case was withdrawn. Three ZBA meetings were held in March 2018 and one case was completed and two cases were withdrawn. The average number of cases completed in March in the preceding five years was 2.0.

By the end of March there were 7 cases pending. By the end of March 2018 there were 9 cases pending.

Table 1. Zoning Case Activity in March 2019 & March 2018

Type of Case	March 2019 2 ZBA meetings		March 2018 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	2	1***
SFHA Variance	0	0	0	0
Special Use	2	2	1	2***
Map Amendment	2	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1**	1**	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	5	4**	3	3***
Total cases filed (fiscal year)	12 cases		8 cases	
Total cases completed (fiscal year)	12 cases		7 cases	
Cases pending*	7 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				
**An admin. variance application was submitted and withdrawn in March 2019				
***One variance and one special use permit case were withdrawn in March 2018				

¹ Note that approved absences and sick days resulted in an average staffing level of 83.5% or the equivalent of 5.9 full time staff members (of the 7 authorized) present on average for each of the 21 work days in March.

Subdivisions

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

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 March can be summarized as follows:

- 11 permits for 10 structures were approved in March compared to 10 permits for 10 structures in March 2018. The five-year average for permits in March in the preceding five years was 14.2.
- 27 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, and May 2014).
- 3.0 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$986,275 was the reported value for the permits in March compared to a total of \$4,316,050 in March 2018. The five-year average reported value for authorized construction in March was \$2,467,075.
- 24 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, and May 2014).
- \$1,617 in fees were collected in March compared to a total of \$4,932 in March 2018. The five-year average for fees collected in March was \$4,112.
- 30 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, and May 2014).

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Table 2. Zoning Use Permits Approved in March 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	228,140
Other	1	0	100,000	3	0	214,000
SINGLE FAMILY Resid.:						
New - Site Built	2	1,098	580,000	5	2,376	1,574,000
Manufactured						
Additions	2	226	233,000	3	387	263,000
Accessory to Resid.	2	243	38,275	2	243	38,275
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood	1	0	0	1	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other				2	1,646	325,000
OTHER USES: New						
Other	3	50	35,000	3	50	35,000
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				1	66	10,000
TOTAL APPROVED	11/10	\$1,617	\$986,275	21/19	\$4,768	\$2,687,415

*11 permits were issued for 10 structures in March 2019; 11 permits require inspection and Compl. Certif.

◇ 21 permits have been issued for 19 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 7 Zoning Use Permit Apps. *received* in March 2019 and 7 of those were *approved*.
3 Zoning Use Permit App.s *approved* in March 2019 had been *received* in prior months.

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- There were also 6 lot split inquiries and 240 other zoning inquiries in March.
- Three rural addresses were issued in March.
- Minutes were completed for two ZBA meetings.

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion in 2018

	March 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case March authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval March authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit March 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	0.00 acres	2.99 acres
TOTAL	0.00 acres	2.99 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in March.
- No zoning compliance certificates were issued in March. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week. However, compliance inspections have typically been done by temporary staffing and all temporary staffing has been converted to full time and continues to be needed to complete the MS4 Storm Sewer System Map. Compliance inspections will resume after the MS4 Storm Sewer System Map has been completed.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for March 2019 and can be summarized as follows:

- 3 new complaints were received in March compared to 11 new complaint received in March 2018. One complaint was referred to another agency in March and no complaints were referred to another agency in March 2018.
- 34 enforcement inspections were conducted in March compared to 24 inspections in March 2018. Three of the 2019 inspections were for the new complaints.
- One contact was made prior to written notification in March and one was made in March 2018.
- 35 investigation inquiries were made in March for an average of 8.3 per week in March. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- Four First Notices and no Final Notices were issued in March compared to one First Notices and no Final Notices that were issued in March 2018. The budget anticipated a total of 29 First Notices for 2019.
- No cases were referred to the State's Attorney's Office in March and none were referred in March 2018. The budget anticipated a total of 3 cases to be forwarded to the State's Attorney's Office in 2019.
- One case was resolved in March compared to one case that was resolved in March 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 380 cases remain open at the end of March compared to 359 open cases at the end of March 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in March 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:
 - coordinated with the owner and the IEPA regarding clean-up of the collapsed structure at 1807 East Leverett Road, Champaign;
 - provided an update to a resident of Scottswood Subdivision regarding enforcement cases in the Scottswood Subdivision;
 - followed up on two complaints of burning of landscape waste and coordinated with the Sheriff's Department and sent a Notice of Violation for one complaint;

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- coordinated with a landowner in Mahomet Township and with the Village of Mahomet regarding a proposed land division;
- coordinated with a homeowner's association about a vacant residence, inspected, and contacted the estate that owns the residence;
- assisted a landowner with a demolition permit for one of four dangerous structures under the same ownership;
- followed up on a complaint about a barking dog;
- coordinated with the Tenant's Union regarding the Champaign County Habitability Ordinance;
- assisted with the review of one floodplain development permit and with one permit that was just outside of the floodplain;
- continued coordinating with two property owners in southern Champaign Township regarding complaints and resolution of complaints about a home occupation.

APPENDICES

A Zoning Use Permit Activity In March 2019

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

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MARCH 2018

Table 4. Enforcement Activity During March 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3										6
Initial Complaints Referred to Others	1	0	0	1										1
Inspections	423	19	41	34 ⁴										94 ⁵
Phone Contact Prior to Notice	6	0	0	1										1
First Notices Issued	27	1	2	4										7
Final Notices Issued	20	0	2	0										2
Referrals to State's Attorney	8	0	2	0										2
Cases Resolved ²	35	2	4	1 ⁶										7 ⁷
Open Cases ³	381	381	378	380										380 ⁸

Notes

- Total includes cases from previous years.
- Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 3 inspections of the 34 performed were for the 3 complaints received in March 2019.
- 5 inspections of the 34 inspections performed in 2019 were for complaints received in 2019.
- None of the resolved cases for March 2019, were received in March 2019.
- None of the cases resolved in FY 2019 were for complaints that were also received in FY 2019.
- Total open cases include 15 cases that have been referred to the State's Attorney (previously reported as 12 cases), one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
72-18-01 CR	Lot 40, The Meadows Subdivision, Section 36, Newcomb Township; 2402 Appaloosa Lane, Mahomet, Illinois PIN: 16-07-36-351-008	Brett Brady	03/13/18 NOT ISSUED	Construct an addition to an existing single family home APPLICATION WITHDRAWN
56-19-01 CR	A tract of land being a part of the SW ¼, Section 25, Newcomb Township; 2532 County Road 500E, Mahomet, Illinois PIN: 16-07-25-300-028	Laurie Hogan	02/25/19 03/01/19	Construct a garage addition to an existing single family home
57-19-01 AG-1	A .61 acre tract of land located in the S ½ of the SW ¼ of Section 30, Philo Township; 728 County Road 1200E, Tolono, Illinois PIN: 19-27-30-300-004	Carole Stephenson	02/26/19 03/05/19	Demolish the existing single family home with attached garage and return the ground to a level grade
58-19-01 R-1	Lot 54, Lake Park Subdivision #3, Section 36, Champaign Township; 54 Chestnut Court, Champaign, Illinois PIN: 03-20-36-280-016	Kenneth Suslick and Patricia Plaut	02/27/19 03/06/19	Construct an addition to an existing single family home
65-19-01 CR	A 5.31 acre tract of land located in the NW ¼ of the NE ¼ of Section 27, Crittenden Township; 1561 County Road 200N, Tolono, Illinois PIN: 08-33-27-200-020	Benjamin Shadwick	03/05/19 03/13/19	Construct a single family home with attached garage
74-19-01 R-1	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 E. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020	Urbana Country Club	03/15/19 03/15/19	Demolish the existing pool house and cabana framework

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

Planning & Zoning Monthly Report
MARCH 2019

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
78-19-01 R-1	A .67 acre tract of land that is Part of Lot 21 of Assessor's Subdivision of the North ½ of Section 3, Urbana Township; 2303 Brownfield Road, Urbana, IL PIN: 30-21-03-176-008	Bob Mack	03/19/19 03/22/19	Demolish a single family home with attached garage and other structures on the subject property, and return the ground to a level grade
78-19-02 AG-1	A tract of land located in the NW ¼ of Section 25, Somer Township; 4906 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-25-100-001	Gerry Windler	03/19/19 03/22/19	Construct an addition to an existing single family home
79-19-01 AG-1	A 5 acre tract of land located in the S ½ of the NW ¼ of Section 7, Mahomet Township; 2248 County Road 0E, Mahomet, Illinois PIN: 15-13-07-100-009	Travis Corry and Kathy Martin	03/20/19 03/26/19	Erect a ground mounted solar display
80-19-01 AG-1	The North 220' of Lot 1 of Bretzlaff Subdivision, Section 29, Tolono Township; 777 County Road 800N, Tolono, Illinois PIN: 29-26-29-200-021	Norman R. Mueller, Jr.	03/19/19 03/25/19	Construct a detached garage
80-19-02 AG-1	A 5 acre tract of land located in the NE Corner of the N ½ of the SE ¼ of Section 29, Compromise Township; 2549 County Road 2700E, Penfield, Illinois PIN: 06-12-29-400-006	Nicole and Jeff Bullington	03/21/19 03/21/19	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
MARCH 2019

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

MONTHLY REPORT for APRIL 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

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

One Zoning Board of Appeals (ZBA) meeting was held in April and no cases were completed. Three ZBA meetings were held in April 2018 and no case was completed. The average number of cases completed in April in the preceding five years was 1.8.

By the end of April there were 12 cases pending. By the end of April 2018 there were 15 cases pending.

**Brookens Administrative
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Table 1. Zoning Case Activity in April 2019 & April 2018

Type of Case	April 2019 1 ZBA meetings		April 2018 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	0	0	0
SFHA Variance	0	0	0	0
Special Use	1	0	4	0
Map Amendment	1	0	1	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	5	0	6	0
Total cases filed (fiscal year)	17 cases		14 cases	
Total cases completed (fiscal year)	12 cases		9 cases	
Cases pending*	12 cases		15 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 82.3% or the equivalent of 5.8 full time staff members (of the 7 authorized) present on average for each of the 21 work days in April.

Subdivisions

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

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 April can be summarized as follows:

- 28 permits for 23 structures were approved in April compared to 18 permits for 10 structures in April 2018. The five-year average for permits in April in the preceding five years was 20.4.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including April 2019, 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, and May 2014).
- 5.9 days was the average turnaround (review) time for complete initial residential permit applications in April.
- \$3,223,935 was the reported value for the permits in April compared to a total of \$669,895 in April 2018. The five-year average reported value for authorized construction in April was \$2,349,702.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2019, 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, and May 2014).
- \$7,177 in fees were collected in April compared to a total of \$2,503 in April 2018. The five-year average for fees collected in April was \$4,753.
- 31 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including April 2019, 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, and May 2014).

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APRIL 2019

Table 2. Zoning Use Permits Approved in April 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	228,140
Other	3	0	351,000	6	0	565,000
SINGLE FAMILY Resid.:						
New - Site Built	5	4,005	1,499,550	10	6,381	3,073,550
Manufactured						
Additions	4	532	150,500	7	919	413,500
Accessory to Resid.	9	1,886	390,685	11	2,219	428,960
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5.9 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood				1	0	0
COMMERCIAL: New						
Other	2	260	830,000	2	260	830,000
INDUSTRIAL: New						
Other				2	1,646	325,000
OTHER USES: New						
Other				3	50	35,000
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	5	494	2,200	6	560	12,200
TOTAL APPROVED	28/23	\$7,177	\$3,223,935	49/42	\$11,945	\$5,911,350

*28 permits were issued for 23 structures in April 2019; 28 permits require inspection and Compl. Certif.

◇ 49 permits have been issued for 42 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 7 since 1/1/19, (this number is not included in the total number of structures).

There were 33 Zoning Use Permit Apps. *received* in April 2019 and 26 of those were *approved*. 2 Zoning Use Permit App.s *approved* in April 2019 had been *received* in prior months.

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- There were also 8 lot split inquiries and 277 other zoning inquiries in April.
- Four rural addresses were issued in April.
- Minutes were completed for two ZBA meetings.

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion in 2018

	April 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case April authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval April authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit April 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.	2.0 acres	2.00 acres
Agricultural Courtesy Permits	0.00 acres	2.99 acres
TOTAL	2.00 acres	4.99 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in April.
- No zoning compliance certificates were issued in April. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for April 2019 and can be summarized as follows:

- 7 new complaints were received in April compared to 11 new complaint received in April 2018. No complaint was referred to another agency in April and no complaint was referred to another agency in April 2018.
- 35 enforcement inspections were conducted in April compared to 30 inspections in April 2018. Three of the inspections in April 2019 were for new complaints.
- One contact was made prior to written notification in April and none were made in April 2018.
- 35 investigation inquiries were made in April for an average of 8.0 per week in April. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- Four First Notices and no Final Notices were issued in April compared to one First Notices and no Final Notices that were issued in April 2018. The budget anticipated a total of 29 First Notices for 2019.
- One case was referred to the State’s Attorney’s Office in April and none were referred in April 2018. The budget anticipated a total of 3 cases to be forwarded to the State’s Attorney’s Office in 2019.
- 5 cases were resolved in April (one was a new case) compared to one case that was resolved in April 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 382 cases remain open at the end of April compared to 369 open cases at the end of April 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in April 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:
 - provided updates to residents of Scottswood Subdivision regarding enforcement cases in the Scottswood Subdivision;
 - coordinated with a landowner in Mahomet Township and with the Village of Mahomet regarding a proposed land division;
 - coordinated with a landowner in Urbana Township and with the City of Urbana regarding a proposed annexation agreement related to an enforcement case;

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- followed up on a complaint about a barking dog;
- spoke with the complainant and the IEPA and the landowner about an enforcement case;
- spoke with an attorney representing a homeowner of a burned out property who is suing the insurance company and spoke multiple times with concerned neighbors;
- followed up on complaints of a contractor facility in the rural area without a special use permit and spoke with the IEPA about the facility.

APPENDICES

A Zoning Use Permit Activity In April 2019

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

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Table 4. Enforcement Activity During April 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3	7									13
Initial Complaints Referred to Others	1	0	0	1	0									1
Inspections	423	19	41	34	35 ⁴									129
Phone Contact Prior to Notice	6	0	0	1	1									2
First Notices Issued	27	1	2	4	4									11
Final Notices Issued	20	0	2	0	0									2
Referrals to State's Attorney	8	0	2	0	1									3
Cases Resolved ²	35	2	4	1	5 ⁶									12 ⁷
Open Cases ³	381	381	378	380	382									382 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 7 inspections of the 35 performed were for the 7 complaints received in April 2019.
5. 12 inspections of the 129 inspections performed in 2019 were for complaints received in 2019.
6. 1 of the resolved cases for April 2019, was received in April 2019.
7. 1 of the cases resolved in FY 2019 was for a complaint that were also received in FY 2019.
8. Total open cases include 15 cases that have been referred to the State's Attorney (previously reported as 12 cases), one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
18-19-01 B-3	Two tracts of land consisting of 25.52 acres located in the NW ¼ of Section 11, St. Joseph Township; 1676 County Road 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 & 002	Champaign County Seed Company, LLC	01/18/19 04/10/19	Construct an addition to an existing detached seed storage building
91-19-01 AG-1	A tract of land located in the NE Corner of the SE ¼ of Section 15, Rantoul Township; 2749 County Road 1600E, Rantoul, IL PIN: 20-09-15-400-002	Jim Fiedler	04/01/19 04/11/19	Construct an addition to an existing detached garage
91-19-02 FP CR	Lots 8, 10-18 and Tract A of the Robert Wolf Second Subdivision, Section 15, St. Joseph Township; 2193 Parrish Drive, St. Joseph, IL PIN: 28-22-15-476-014	Josh and Sarah Peoples	04/01/19 04/02/19	Construct a detached garage on a property below the Base Flood Elevation
93-19-01 AG-1	A tract of land located in the S ½ of the NW ¼ of Section 5, St. Joseph Township; 1760 County Road 1900E, Urbana, Illinois PIN: 28-22-05-100-003	Doug Buscemi	03/28/19 04/11/19	Construct a detached greenhouse
93-19-02 R-1	Lot 9 of Parkview Subdivision, Section 8, Urbana Township; 1509 N. Division Avenue, Urbana, IL PIN: 30-21-08-202-022	Lori Fisher	04/03/19 04/11/19	Construct a detached garage/storage shed
93-19-03 CR	Lot 102 of Summerfield Subdivision Replat of Lots 1, 2 and 3, Section 36, Newcomb Township; 2483 County Road 550E, Dewey, Illinois PIN: 16-07-36-126-015	Kathryn and Wyatt Scheiding	04/03/19 04/11/19	Construct an in-ground swimming pool

Land Disturbance Erosion Control Permit also required
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Planning & Zoning Monthly Report
APRIL 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
93-19-04 AG-1	A tract of land located in the S ½ of the NW ¼ of Section 6, St. Joseph Township; 1766 County Road 1800E, Urbana, Illinois PIN: 28-22-06-100-003	Margaret Hinrichs	04/03/19 04/11/19	Construct an addition to an existing single family home CASES: 67-V-97 & 929-V-19
94-19-01 AG-1	A tract of land located in the SW Corner of the NE ¼ of Section 11, Pesotum Township; 453 County Road 1100E, Tolono, Illinois PIN: Part of 18-32-11-200-005	Josh and Ellen Rund	04/04/19 04/11/19	Construct a single family home with attached garage
*94-19-02	Under review			
95-19-01 FP AG-2	Lot 3 of Thornhill Subdivision, Section 29, Somer Township; 4901 Willow Road, Urbana, IL PIN: 25-15-29-226-003	Steven Reynolds	04/01/19 04/08/19	Construct a detached garage on a property below the Base Flood Elevation
95-19-02 R-1	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 W. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020	Thomas Clarkson/ Urban Golf and Country Club	04/05/19 04/10/19	Construct a foundation ONLY for a member's only hotel
95-19-03 R-1	Lot 4 in D. W. Pearson's Midway Acres; 4103 Lindsey Road, Champaign, Illinois PIN: 12-14-29-176-010	Mark Burnett	04/05/19 04/11/19	Construct a garage addition to an existing single family home with attached garage
95-19-04 AG-1	A tract of land located in the SE Corner of the SE ¼ of Section 30, Tolono Township; 690 County Road 700N, Tolono, Illinois PIN: 29-26-30-400-003	Cynthia Cain	04/05/19 04/12/19	Construct an addition to an existing single family home
*98-19-01	Under review			

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Planning & Zoning Monthly Report
APRIL 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
98-19-02 CR	The West Tract of a survey of Part of the NE ¼ of Section 22, Newcomb Township; 373 County Road 2700N, Mahomet, Illinois PIN: 16-07-22-200-022	Jodi Eisenmann	04/08/19 04/12/19	Construct a detached agriculture storage shed
98-19-03 R-1	Lot 17, River Oaks Subdivision, Section 17, Mahomet Township; 1710 Phillippe Drive, Mahomet, Illinois PIN: 15-13-17-378-016	Robert and Heather Delong	04/08/19 04/23/19	Construct a detached garage and authorize a previously installed above ground swimming pool
99-19-01 AG-1	A tract of land located in Part of the N ½ of the NE ¼ of Section 19, Tolono Township; 667 County Road 900N, Tolono, Illinois PIN: Part of 29-26-19-200-007	Chelsea and Chase Nappe	04/09/19 04/12/19	Construct a single family home with attached garage
99-19-02 B-2	Lot 2 of Jacob M. Smith Estate Plat, Section 10, Urbana Township; 2108 E. University Avenue, Urbana, Illinois PIN: 30-21-10-351-020	Jim Abbed, lessee/ Mark Hartman, Woodland Acres, owner	04/09/19 04/23/19	Change the Use to establish a temporary Fireworks Sales Stand, June 20 – July 5, 2019
99-19-03 I-1	Lots 1, 2 and 3 of Stearn's Industrial Subdivision, Section 2, Champaign Township; 1314 W. Anthony Drive, Urbana, Illinois PIN: 03-20-02-131-009, 010, 011	Jim Abbed, lessee/ Howard Kemper, owner	04/09/19 04/23/19	Change the Use to establish a temporary Fireworks Sales Stand, June 20 – July 5, 2019
99-19-04 R-3	The n ½ and the S ½ of the East 66' of the West 264' of Tract 62 of Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1207 E. Kerr Avenue, Urbana, IL PIN: 30-21-09-176-006 & 007	Tim Feldkamp	04/09/19 04/23/19	Construct a detached storage shed for personal storage only

Land Disturbance Erosion Control Permit also required
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Planning & Zoning Monthly Report
APRIL 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
100-19-01 R-1	Lot 28, Windsor Park First Subdivision, Section 25, Champaign Township; #3 Monterey Court, Champaign, Illinois PIN: 03-20-25-126-010	Sam Bricker	04/10/19 04/23/19	Construct a detached garage/storage shed
*100-19-02	Under review			
100-19-03 CR	Lot 4, with the exception of the North 320 feet and Lot 5, with the exception of the North 320 feet of the East 202 feet, of Sangamon Valley View Subdivision, Section 35, Newcomb Township; 491A County Road 2500N, Mahomet, IL PIN: 16-07-35-226-008 & 010	Kevin and Tracy Daniels	04/10/19 04/24/19	Construct a single family home with attached garage
101-19-01 AG-1	A tract of land located in the SW Corner of the SE ¼ of the NE ¼ of Section 25, Stanton Township; 2380 County Road 1950N, St. Joseph, Illinois PIN: 27-16-25-200-005	Thomas Fairfield	04/11/19 04/24/19	Construct a single family home with attached garage
101-19-02 I-1	Lot 3 of Stahly Subdivision, Section 8, Champaign Township; 314 Tiffany Court, Champaign, Illinois PIN: 03-20-08-476-005	Benjamin McCurley	04/11/19 04/25/19	Change the Use to a Temporary Fireworks Sales Stand, June 24 – July 7, 2019
102-19-01 AG-1	Lot 1 of Slinger's Country Club Subdivision, Section 35, Rantoul Township; 2451 County Road 1700E, Thomasboro, Illinois PIN: 20-09-35-200-015	Mike and Niki Esslinger	04/12/19 04/25/19	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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Planning & Zoning Monthly Report
APRIL 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
102-19-02 AG-1	Two tracts of land consisting of 3 acres located in the SW Corner of the W ½ of the SE ¼ of Section 17, Colfax Township; 152 County Road 900N, Ivesdale, Illinois PIN: 05-25-17-400-003 & 005	John and Jenae Ladage	04/12/19 04/25/19	Construct an addition to an existing single family home
102-19-03 CR	Lot 7, Nature's Landing Subdivision, Section 25, Newcomb Township; 2568 Nature's Lane, Mahomet, IL PIN: 16-07-25-251-008	Andrew Waratuke	04/12/19 04/25/19	Install an in-ground swimming pool
105-19-01 AG-2	Lot 105 of Trailside 3 rd Subdivision, Section 13, Mahomet Township; 2104 E. Trailside Drive, Mahomet, IL PIN: 15-13-13-376-001	Gary Johnson	04/15/19 04/25/19	Construct an addition (covered patio) to an existing detached garage
105-19-02 AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 15, Newcomb Township; 398 County Road 2700N, Mahomet, Illinois PIN: 16-07-15-400-024	Dick Watkins	04/15/19 04/25/19	Install a ground mounted solar array
107-19-01 CR	Tract 4 of a tract of land being Part of the SW ¼ of Section 25, Newcomb Township; 517 County Road 2550N, Mahomet, Illinois PIN: 16-07-25-300-023	Bob Darling	04/17/19 04/26/19	Authorize a previously constructed detached garage and in-ground swimming pool
*114-19-01	Issued May 1			
*116-19-01	Under review			
*120-19-01	Under review			

 Land Disturbance Erosion Control Permit also required

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Planning & Zoning Monthly Report
APRIL 2019

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

MONTHLY REPORT for MAY 2019¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in May and one case was filed in May 2018. The average number of cases filed in May in the preceding five years was 4.2.

One Zoning Board of Appeals (ZBA) meeting was held in May and six cases were completed. Two ZBA meetings were held in May 2018 and no case was completed. The average number of cases completed in May in the preceding five years was 1.8.

By the end of May there were 9 cases pending. By the end of May 2018 there were 12 cases pending.

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Table 1. Zoning Case Activity in May 2019 & May 2018

Type of Case	May 2019 1 ZBA meetings		May 2018 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	0	3‡
SFHA Variance	0	0	0	0
Special Use	1	2**	1	0
Map Amendment	1	2**	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	1	0	1
Interpretation / Appeal	0	0	0	0
TOTALS	3	6**	1	4‡
Total cases filed (fiscal year)	20 cases		15 cases	
Total cases completed (fiscal year)	18 cases**		12 cases‡	
Cases pending*	9 cases		12 cases	
* Cases pending includes all cases continued and new cases filed				
** Two cases (a map amend. and a SUP) were withdrawn in May 2019				
‡ One variance case was withdrawn in May 2018				

¹ Note that approved absences and sick days resulted in an average staffing level of 88.3% or the equivalent of 6.2 full time staff members (of the 7 authorized) present on average for each of the 22 work days in May.

Subdivisions

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

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 May can be summarized as follows:

- 14 permits for 12 structures were approved in May compared to 14 permits for 10 structures in May 2018. The five-year average for permits in May in the preceding five years was 21.8.
- 27 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including April 2019, 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, and June 2014).
- 4.9 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$850,979 was the reported value for the permits in May compared to a total of \$1,450,200 in May 2018. The five-year average reported value for authorized construction in May was \$2,459,785.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2019, 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, and June 2014).
- \$2,957 in fees were collected in May compared to a total of \$4,251 in May 2018. The five-year average for fees collected in May was \$6,015.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including April 2019, 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, and June 2014).

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Table 2. Zoning Use Permits Approved in May 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	228,140
Other	2	0	86,490	8	0	651,490
SINGLE FAMILY Resid.:						
New - Site Built	1	753	250,000	11	7,134	3,323,550
Manufactured	1	309	160,000	1	309	160,000
Additions	2	418	130,000	9	1,337	543,500
Accessory to Resid.	4	1,316	112,489	15	3,445	541,449
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			4.9 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood				1	0	0
COMMERCIAL: New						
Other				2	260	830,000
INDUSTRIAL: New						
Other				2	1,646	325,000
OTHER USES: New						
Other				3	50	35,000
SIGNS	2	96	106,000	2	96	106,000
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	65	6,000	8	625	18,200
TOTAL APPROVED	14/12	\$2,957	\$850,979	63/54	\$14,902	\$6,762,329

*14 permits were issued for 12 structures in May 2019; 14 permits require inspection and Compl. Certif.

◇ 63 permits have been issued for 54 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 7 since 1/1/19, (this number is not included in the total number of structures).

There were 20 Zoning Use Permit Apps. *received* in May 2019 and 6 of those were *approved*.

8 Zoning Use Permit App.s *approved* in May 2019 had been *received* in prior months.

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- There were also 7 lot split inquiries and 223 other zoning inquiries in May.
- Two rural addresses were issued in May.
- Minutes were completed for three 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

	May 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case May authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval May authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit May 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.	1.08 acres	3.08 acres
Agricultural Courtesy Permits	0.00 acres	2.99 acres
TOTAL	1.08 acres	6.07 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in May.
- No zoning compliance certificates were issued in May. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for May 2019 and can be summarized as follows:

- 3 new complaints were received in May compared to 2 new complaint received in May 2018. 2 complaints were referred to another agency in May and no complaint was referred to another agency in May 2018.
- 60 enforcement inspections were conducted in May compared to 67 inspections in May 2018. One of the inspections in May 2019 was for a new complaint.
- No contact was made prior to written notification in May and none were made in May 2018.
- 60 investigation inquiries were made in May for an average of 13.6 per week in May. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- 3 First Notices and 1 Final Notice were issued in May compared to 6 First Notices and 8 Final Notices that were issued in May 2018. The budget anticipated a total of 29 First Notices for 2019.
- One case was referred to the State's Attorney's Office in May and 2 cases were referred in May 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 May compared to one case that was resolved in May 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 383 cases remain open at the end of May compared to 368 open cases at the end of May 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in May 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:
 - provided updates to residents of Scottswood Subdivision regarding enforcement cases in the Scottswood Subdivision;
 - spoke with the complainant and the IEPA and the landowner about an enforcement case;

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- spoke with an attorney representing a homeowner of a burned out property who is suing the insurance company and spoke multiple times with concerned neighbors;
- responded to a FOIA request regarding an enforcement case;
- referred an enforcement case to the SAO involving a repeat violator;
- corresponded with IDPH about the Triangle Mobile Home Park.

APPENDICES

A Zoning Use Permit Activity In May 2019

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

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Table 4. Enforcement Activity During May 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3	7	3								16
Initial Complaints Referred to Others	1	0	0	1	0	2								3
Inspections	423	19	41	34	35	60 ⁴								189
Phone Contact Prior to Notice	6	0	0	1	1	0								2
First Notices Issued	27	1	2	4	4	3								14
Final Notices Issued	20	0	2	0	0	1								3
Referrals to State's Attorney	8	0	2	0	1	1								4
Cases Resolved ²	35	2	4	1	5	2 ⁶								14 ⁷
Open Cases ³	381	381	378	380	382	383								383 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 1 inspection of the 60 performed were for the 3 complaints received in May 2019.
5. 19 inspections of the 189 inspections performed in 2019 were for complaints received in 2019.
6. None of the resolved cases for May 2019, were received in May 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 16 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN MAY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
165-17-01 FP CR	Lot 27, The Meadows Subdivision, Section 36, Newcomb Township; 2610 Appaloosa Lane, Mahomet, Illinois PIN: 16-07-36-151-005	Tim Asire	06/14/17 05/31/19	Construct an addition to an existing single family home CASES: 527-FV-05 & 883-FV-17
134-18-01 AG-1	Lot 4 of the Mathews Subdivision, Section 22, Ludlow Township; 3233 County Road 1600E, Rantoul, Illinois PIN: 14-03-22-425-004	Robert Grice	05/14/19 05/31/19	Construct a detached storage shed for personal storage only and to authorize a previously place above ground swimming pool
134-18-01 RHO AG-1 NOT ISSUED	Lot 4 of the Mathews Subdivision, Section 22, Ludlow Township; 3233 County Road 1600E, Rantoul, Illinois PIN: 14-03-22-425-004	Robert Grice	05/14/19 05/31/19	Establish a Rural Home Occupation, NET-TEL Communications, Inc. RELOCATED business, APPLICATION WITHDRAWN
239-18- 01A	Lot 11 of Prairie Ridge Subdivision, Section 25, Newcomb Township; 2562 County Road 500E, Mahomet, Illinois PIN: 16-07-25-100-019	Valerie and Erin Jesswein	05/22/19 05/31/19	Construct a detached storage shed (amendment to original permit)
324-18- 01A	The North 15 acres of the NE ¼ of Section 31, Pesotum Township; 683 County Road 100N, Pesotum, Illinois PIN: 18-32-31-200-002	John and Jessica Gill	04/25/19 05/01/19	Change the Use from a personal riding arena and horse barn to a commercial riding stable (Amendment to original permit)
32-19-01 CR	A tract of land located in the NE ¼ of Section 22, Newcomb Township; 363 County Road 2700N, Mahomet, Illinois PIN: 16-07-22-200-013	Brett and Noemi Shilts	02/01/19 05/01/19	Construct a single family home with attached garage

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN MAY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
100-19-02 I-2	A tract of land located in the NW ¼ of Section 6, Urbana Township; 1414 Anthony Drive, Urbana, Illinois PIN: 30-21-06-100-011	Lamar Advertising	04/10/19 05/06/19	Change the face of an existing billboard to a digital billboard
114-19-01 CR	Two tracts of land located in the SE Corner of the SW ¼ of Section 31, South Homer Township; 2546 County Road 1200N, Homer, Illinois PIN: 26-24-31-400-006 & 007	Samuel W. Shreeves	04/24/19 05/01/19	Construct an addition to an existing detached garage/storage shed CASE: 652-V-09
116-19-01 AG-2	A tract of land located in the SW ¼ of the NW ¼ of Section 34, Champaign Township; 3902 S. Duncan Road, Champaign, Illinois PIN: 03-20-34-151-005	Randall Graham/ Curtis Orchard	04/26/19 05/13/19	Reface, replace and add to an existing freestanding sign
120-19-01 AG-1	Tract 1 of a Plat of Survey of Early Settler's Farm, Section 22, Scott Township; 303 County Road 1500N, Seymour, Illinois PIN: 23-19-22-100-008	Brian Hockings	04/30/19 05/13/19	Construct a detached storage shed for personal use
121-19-01 R-2	Lots 1, 2, 3 and 4, Block 4 of Lamar Foos Children's Addition to the Town of Foosland, Section 17, Brown Township; 101 5 th Street, Foosland, Illinois PIN: 02-01-17-256-001	Ricky D. May	05/07/19 05/13/19	Construct a detached storage shed for personal use
122-19-01 AG-1	A tract of land being a part of the North ½ of the NE ¼ of the SE ¼ of Section 18, South Homer Township; 945 County Road 2600E, Homer, Illinois PIN: Part of 26-30-18-400-007	Cody Clem	05/02/19 05/13/19	Place a manufactured home on the subject property

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN MAY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
122-19-02 AG-1	A tract of land located in the NW ¼ of the NE ¼ of Section 19, East Bend Township; 651 County Road 3300N, Fisher, Illinois PIN: 10-02-19-200-010	Ed Springer	05/02/19 05/13/19	Construct an addition to an existing detached agriculture shed
126-19-01 CR	A tract of land located in the S ½ of Section 11, Mahomet Township; 421 Senna Drive, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve District	05/06/19 05/14/19	Demolish a caretaker's dwelling, possibly leaving the concrete for a future pavilion
*128-19-01	More information needed			
*129-19-01	More information needed			
*129-19-02	Variance needed			
133-9-01 AG-1	A tract of land located in the N ½ of the NW ¼ of Section 5, Crittenden Township; 1341 County Road 600N, Tolono, Illinois PIN: 08-33-05-100-002	Scott Reifsteck	05/13/19 05/16/19	Install 2 ground mounted solar arrays
*137-19-01	Issued June 3			
*141-19-01	Issued June 3			
*141-19-02	Issued June 4			
*141-19-03 RHO	Under review			
*149-19-01	Variance needed			
*149-19-02	Under review			
*150-19-01	Under review			
*151-19-01	Under review			
*151-19-02	Under review			
*151-19-03	Under review			
*151-19-04	Under review			

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

MONTHLY REPORT for JUNE 2019¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in June and one case was filed in June 2018. The average number of cases filed in June in the preceding five years was 4.2.

One Zoning Board of Appeals (ZBA) meeting was held in June and four cases were completed. Two ZBA meetings were held in June 2018 and no case was completed. The average number of cases completed in June in the preceding five years was 1.8.

By the end of June there were 11 cases pending. By the end of June 2018 there were 15 cases pending.

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

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

Table 1. Zoning Case Activity in June 2019 & June 2018

Type of Case	June 2019 1 ZBA meetings		June 2018 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	3	0
SFHA Variance	0	0	0	0
Special Use	1	1**	2	0
Map Amendment	0	1**	0	1
Text Amendment	4	0	0	1
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	1	0	1
Interpretation / Appeal	0	0	0	0
TOTALS	6	4**	5	2
Total cases filed (fiscal year)	20 cases		20 cases	
Total cases completed (fiscal year)	22 cases**		14 cases	
Cases pending*	11 cases		15 cases	
* Cases pending includes all cases continued and new cases filed				
** Two cases (a map amend. and a SUP) were withdrawn in June 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 87.9% or the equivalent of 6.1 full time staff members (of the 7 authorized) present on average for each of the 20 work days in June.

Subdivisions

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

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 June can be summarized as follows:

- 20 permits for 17 structures were approved in June compared to 22 permits for 15 structures in June 2018. The five-year average for permits in June in the preceding five years was 24.6.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including April 2019, 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, and July 2014).
- 5.3 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$1,370,543 was the reported value for the permits in June compared to a total of \$1,479,420 in June 2018. The five-year average reported value for authorized construction in June was \$2,629,591.
- 23 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2019, 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, and October 2014).
- \$3,402 in fees were collected in June compared to a total of \$3,214 in June 2018. The five-year average for fees collected in June was \$4,709.
- 29 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including April 2019, 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, and July 2014).

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Table 2. Zoning Use Permits Approved in June 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	228,140
Other	9	0	286,706	17	0	938,196
SINGLE FAMILY Resid.:						
New - Site Built	4	2,316	968,000	15	9,450	4,291,550
Manufactured				1	309	160,000
Additions				9	1,337	543,500
Accessory to Resid.	3	883	97,837	18	4,328	639,286
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5.31 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood				1	0	0
COMMERCIAL: New						
Other				2	260	830,000
INDUSTRIAL: New						
Other				2	1,646	325,000
OTHER USES: New						
Other				3	50	35,000
SIGNS	1	105	500	3	201	106,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	3	98	17,500	11	723	35,700
TOTAL APPROVED	20/17	\$3,402	\$1,370,543	83/71	\$18,304	\$8,132,872

*20 permits were issued for 17 structures in June 2019; 17 permits require inspection and Compl. Certif.

◇ 83 permits have been issued for 71 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 12 since 1/1/19, (this number is not included in the total number of structures).

There were 17 Zoning Use Permit Apps. *received* in June 2019 and 12 of those were *approved*. 8 Zoning Use Permit App.s *approved* in June 2019 had been *received* in prior months.

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- There were also one lot split inquiry and 213 other zoning inquiries in June.
- Two rural addresses were issued in June.
- Minutes were completed for one ZBA meeting.

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

	June 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case June authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval June authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit June 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.	1.15 acres	4.23 acres
Agricultural Courtesy Permits	0.00 acres	2.99 acres
TOTAL	1.15 acres	7.27 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 17 Zoning Compliance Inspections were made in June.
- No zoning compliance certificates were issued in June. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for June 2019 and can be summarized as follows:

- 4 new complaints were received in June compared to 9 new complaints received in June 2018. No complaint was referred to another agency in June and no complaint was referred to another agency in June 2018.
- 50 enforcement inspections were conducted in June compared to 51 inspections in June 2018. One of the inspections in June 2019 was for a new complaint.
- No contact was made prior to written notification in June and none were made in June 2018.
- 50 investigation inquiries were made in June for an average of 12.5 per week in June. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- No First Notice and no Final Notice was issued in June compared to 8 First Notices and 5 Final Notices that were issued in June 2018. The budget anticipated a total of 29 First Notices for 2019.
- No case was referred to the State's Attorney's Office in June and no case was referred in June 2018. The budget anticipated a total of three cases to be forwarded to the State's Attorney's Office in 2019.
- No case was resolved in June compared to six cases that were resolved in June 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 387 cases remain open at the end of June compared to 371 open cases at the end of June 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in June 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:
 - provided updates to residents of Scottswood Subdivision regarding enforcement cases in the Scottswood Subdivision;
 - spoke with an attorney representing a homeowner of a burned out property who is suing the insurance company and spoke multiple times with concerned neighbors.

APPENDICES

- A Zoning Use Permit Activity In June 2019**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**

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JUNE 2018

Table 4. Enforcement Activity During June 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3	7	3	4							20
Initial Complaints Referred to Others	1	0	0	1	0	2	0							3
Inspections	423	19	41	34	35	60	50 ⁴							239 ⁵
Phone Contact Prior to Notice	6	0	0	1	1	0	0							2
First Notices Issued	27	1	2	4	4	3	0							14
Final Notices Issued	20	0	2	0	0	1	0							3
Referrals to State's Attorney	8	0	2	0	1	1	0							4
Cases Resolved ²	35	2	4	1	5	2	0 ⁶							14 ⁷
Open Cases ³	381	381	378	380	382	383	387							387 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 4.
5. 19 inspections of the 239 inspections performed in 2019 were for complaints received in 2019.
- 6.
7. None of the cases resolved in FY 2019 were for complaints that were also received in FY 2019.
8. Total open cases include 16 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
137-19-01 CR	1.2 acres being a part of the SW ¼ of Section 17, East Bend Township; 708 County Road 3300N, Fisher, Illinois PIN: 10-02-17-300-012	Miles Gosser	05/17/19 06/03/19	Construct a single family home with attached garage
141-19-01 B-4	The North 213.33 feet of the SE ¼ of Section 33, T20N, R9E of the 3 rd P.M., lying East of the Right of Way Line on the East Side of State Highway U.S. Route 45, except the East 819.64 feet thereof, in Champaign County, Illinois; 3310 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-426-001	Volo Broadband	05/20/19 06/03/19	Erect a freestanding sign
141-19-02 CR	A tract of land located in Part of the NE ¼ of the NE ¼ of Section 6, South Homer Township; 2470C County Road 1150N, Homer, Illinois PIN: 26-29-06-200-024	Rick Huls and Heidi Ladd	05/24/19 06/04/19	Construct a detached storage shed
149-19-02 CR	Lot 1 of Miller Woods Subdivision, Section 25, Newcomb Township; 502 Miller Woods Lane, Mahomet, Illinois PIN: 16-07-25-301-001	Edward Dix	05/29/19 06/07/19	Construct a detached storage shed for personal use only
151-19-01 AG-1	A tract of land located in the SW ¼ of Section 6, Ogden Township; 2506 County Road 2300N, Ogden, Illinois PIN: 17-18-06-300-004	Greg Frerichs	05/31/19 06/10/19	Construct an addition to an existing detached agriculture storage shed
151-19-02 AG-1	Two tracts of land comprising 75 acres located in the South ½ of the SW ¼ of Section 35, Sidney Township; 2246 County Road 600N, Broadlands, IL PIN: 24-28-35-300-010 & 009	Chad Wendling	05/31/19 06/10/19	Install a ground mounted solar array

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
151-19-03 AG-1	178 acres being the E ½ of the NE ¼ and the N ½ of the SE ¼ of Section 10, Raymond Township; 437 County Road 2200E, Broadlands, Illinois PIN: 21-34-10-200-006	Charles Wendling	05/31/19 06/10/19	Install a ground mounted solar array
151-19-04 AG-1	A tract of land located in the N 1/3 of the NE ¼ of Section 31, Ayers Township; 2565 County Road 100N, Broadlands, Illinois PIN: 01-36-31-200-003	Mark Luedke	05/31/19 06/10/19	Install a ground mounted solar array
155-19-01 CR	A tract of land located in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 405 N. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve District	06/04/19 06/12/19	A Temporary Use for a Fireworks Display on July 4, 2019, rain date, July 5, 2019
157-19-01 R-2	Lots 3, 4, and 5, in Block 3 of William Foos 2 nd Addition to Foosland situated in the Village of Foosland, Section 17, Brown Township; 306 Ferguson Street, Foosland, Illinois PIN: 02-01-17-413-002	Ricky D. Odom	06/06/19 06/14/19	Construct a single family home
161-19-01 AG-1	A 4 acre tract located in the S ½ of the SE ¼ of Section 11, Raymond Township; 410 County Road 2200E, Broadlands, Illinois PIN: 21-34-11-300-008	Dennis Riggs	06/10/19 06/19/19	Install a ground mounted solar array
161-19-02 AG-1	A tract of land located in the SW ¼ of Fractional Section 30, Ayers Township; 124 County Road 2400E, Broadlands, Illinois PIN: 01-35-30-300-003	James and Barbara Downs	06/10/19 06/12/19	Install a ground mounted solar array

Land Disturbance Erosion Control Permit also required
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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
161-19-03 AG-1	The South 467' of the East 467' of the North 30 acres of the SE ¼, except the West 249.61' thereof, Section 31, T18N, R8E of the 3 rd P.M., Champaign County, Illinois PIN: 29-26-31-400-022	Greg Stierwalt	06/10/19 06/20/19	Install a ground mounted solar array
161-19-04 AG-1	A tract of land located in the N ½ of the SE ¼ of Section 20, Ayers Township; 243 County Road 2700E, Allerton, Illinois PIN: 01-36-20-400-007	Sharon Laquet	06/10/19 06/12/19	Install a ground mounted solar array
161-19-05 R-1/CR	Tracts 3 and 4 of the Brownfield Survey and Plat of the N ½ of Section 3, Urbana Township; 2602/2510 Brownfield Road, Urbana, Illinois PIN: 30-21-03-204-005 & 251-001	Johnna E. D. Parker and Lyle Guyon	06/10/19 06/12/19	Construct a storage shed for hay
*162-19-01	Under review			
163-19-01 CR/R-1	Tracts of land located in the SE ¼ of Section 5, Urbana Township; 100 E. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020, 021, 022 & 451-002	Urbana Golf and Country Club	06/12/19 06/19/19	A Temporary Use for a Fireworks Display on July 5, 2019
*164-19-01	Under review			
164-19-02 AG-1	Lot 3 of Summerfield Place Subdivision, Section 32, Champaign Township; 4302 Summerfield Road, Champaign, Illinois PIN: 03-20-32-326-011	Jon Rector	06/13/19 06/25/19	Construct a detached garage and authorize a previously constructed covered porch
164-19-03 AG-1	A 1.037 acre tract located in Part of the NW ¼ of Section 3, Compromise Township; address to be assigned PIN: Part of 06-10-03-100-006	Tyler Johnston and Haley Mennenga	06/13/19 06/28/19	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2019

	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
165-19-01 B-2	A tract of land located in Part of the SW ¼ of Section 16, Scott Township; 304 s. Main Street, Seymour, Illinois PIN: 23-19-16-300-018	Seymour Fire Corporation	06/14/19 06/19/19	A Temporary Use for a Fireworks Display, July 4, 2019; rain date July 6, 2019
170-19-01 CR	Tract 1 of Cedar Creek Estates, Section 26, Newcomb Township; address to be assigned PIN: 16-07-26-100-007	Marc and Victorie Magill	06/19/19 06/28/19	Construct a single family home with attached garage
*177-19-01	Under review			
*177-19-02	Under review			
*177-19-03	Under review			

Land Disturbance Erosion Control Permit also required

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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MONTHLY REPORT for JULY 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
zoningdept@co.champaign.il.us
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in July and seven cases were filed in July 2018. The average number of cases filed in July in the preceding five years was 2.8.

One Zoning Board of Appeals (ZBA) meeting was held in July and one case was completed. One ZBA meeting was held in July 2018 and five cases were completed. The average number of cases completed in July in the preceding five years was 2.4.

By the end of July there were 13 cases pending. By the end of July 2018 there were 17 cases pending.

Table 1. Zoning Case Activity in July 2019 & July 2018

Type of Case	July 2019 1 ZBA meetings		July 2018 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	1	6	3
SFHA Variance	0	0	0	0
Special Use	1	0	1	2
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	2	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	3	7	5
Total cases filed (fiscal year)	24 cases		27 cases	
Total cases completed (fiscal year)	25 cases**		19 cases	
Cases pending*	12 cases		17 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 73.4% or the equivalent of 5.1 full time staff members (of the 7 authorized) present on average for each of the 22 work days in July.

Subdivisions

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

Zoning Use Permits

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

- 24 permits for 21 structures were approved in July compared to 13 permits for 11 structures in July 2018. The five-year average for permits in July in the preceding five years was 14.4.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2019, April 2019, 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, and August 2014).
- 7.0 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$4,703,805 was the reported value for the permits in July compared to a total of \$1,327,838 in July 2018. The five-year average reported value for authorized construction in July was \$1,211,870.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2019, April 2019, 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, and October 2014).
- \$7,885 in fees were collected in July compared to a total of \$2,012 in July 2018. The five-year average for fees collected in July was \$3,260.
- 29 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including April 2019, 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, and August 2014).

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Table 2. Zoning Use Permits Approved in July 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	228,140
Other	5	0	177,405	22	0	1,115,601
SINGLE FAMILY Resid.:						
New - Site Built	1	273	200,000	16	9,723	4,491,550
Manufactured	1	66	6,000	2	375	166,000
Additions	3	643	104,000	12	1,980	647,500
Accessory to Resid.	5	1,445	311,000	23	5,773	950,286
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			7 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood	1	0	0	2	0	0
COMMERCIAL: New						
Other	2	2,942	765,000	4	3,202	1,595,000
INDUSTRIAL: New	1	598	10,000	1	598	10,000
Other	1	1,533	300,000	3	3,179	625,000
OTHER USES: New						
Other				3	50	35,000
SIGNS	2	204	1,100	5	405	107,600
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	181	2,829,300	13	904	2,865,000
TOTAL APPROVED	24/21	\$7,885	\$4,703,805	107/92	\$26,189	\$12,836,677

*24 permits were issued for 21 structures in July 2019; 23 permits require inspection and Compl. Certif.

◇ 107 permits have been issued for 92 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 15 since 1/1/19, (this number is not included in the total number of structures).

There were 20 Zoning Use Permit Apps. *received* in July 2019 and 10 of those were *approved*.
13 Zoning Use Permit App.s *approved* in July 2019 had been *received* in prior months.

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- There were also eight lot split inquiries and 205 other zoning inquiries in July.
- Four rural addresses were issued in July.
- One set of minutes was completed for one ZBA meeting.

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion in 2018

	July 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case July authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval July authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit July authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	4.23 acres
Agricultural Courtesy Permits	0.00 acres	2.99 acres
TOTAL	0.00 acres	7.27 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- 19 Zoning Compliance Inspections were made in July.
- Five Zoning Compliance Certificates were issued in July. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

The Department was without a Zoning Officer in July following the retirement of the Zoning Officer at the end of June. Table 4 contains the detailed breakdown of enforcement activity for July 2019 and can be summarized as follows:

- 14 new complaints were received in July compared to 6 new complaints received in July 2018. No complaint was referred to another agency in July and no complaint was referred to another agency in July 2018.
- No enforcement inspections were conducted in July compared to 36 inspections in July 2018.
- No contact was made prior to written notification in July and none was made in July 2018.
- No investigation inquiries were made in July. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- One First Notice and no Final Notice was issued in July and none were issued in July 2018. The budget anticipated a total of 29 First Notices for 2019.
- No case was referred to the State’s Attorney’s Office in July and no case was referred in July 2018. The budget anticipated a total of three cases to be forwarded to the State’s Attorney’s Office in 2019.
- No case was resolved in July compared to two cases that were resolved in July 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 401 cases remain open at the end of July compared to 375 open cases at the end of July 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in July included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
 3. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.

APPENDICES

A Zoning Use Permit Activity In July 2019

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

C Zoning Compliance Certificates Issued In July 2019

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Table 4. Enforcement Activity During July 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3	7	3	4	14						34
Initial Complaints Referred to Others	1	0	0	1	0	2	0	0						3
Inspections	423	19	41	34	35	60	50	0 ⁴						239 ⁵
Phone Contact Prior to Notice	6	0	0	1	1	0	0	0						2
First Notices Issued	27	1	2	4	4	3	0	1						15
Final Notices Issued	20	0	2	0	0	1	0	0						3
Referrals to State's Attorney	8	0	2	0	1	1	0	0						4
Cases Resolved ²	35	2	4	1	5	2	0	0 ⁶						14 ⁷
Open Cases ³	381	381	378	380	382	383	387	401						401 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 4.
5. 19 inspections of the 239 inspections performed in 2019 were for complaints received in 2019.
- 6.
7. None of the cases resolved in FY 2019 were for complaints that were also received in FY 2019.
8. Total open cases include 16 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
362-17-01a R-3	Lot 37 in Fred C. Carroll's Subdivision in the E ½ of the NW ¼ of Section 9, Urbana Township; 1210 Carrol Avenue, Urbana, Illinois PIN: 30-21-09-127-018	Lighthouse Church of the Nazarene	06/25/19 07/16/19	Original permit <i>amended</i> on 6/25/19 to add a wall sign
95-18-03a AG-2	Two tracts of land located in the NW Corner of the NE ¼ of Section 24, St. Joseph Township; 2334 County Road 1475N, St. Joseph, IL PIN: 28-22-24-100-009	Cliff Hastings	07/24/19 07/30/19	Original permit <i>amended</i> on 07/24/19 to add the pool equipment shed
289-18-01 I-1	Tract C of a Plat of Survey of Part of the SW ¼ of Section 10, Urbana Township, except the West 110.16 feet thereof, in Champaign County, Illinois PIN: 30-21-10-352-005	Project Te	10/16/18 07/15/19	Install 1 freestanding sign and 1 wall sign for Project Te
98-19-01 AG-1	Lots 1, 2 and 3 of August Miller's Subdivision, Section 34, East Bend Township; 3056 County Road 950E, Dewey, Illinois PIN: 10-02-34-200-002 & 003	United Prairie LLC	04/08/19 07/18/19	Construct a storage/warehouse building
99-19-04a R-3	The N ½ and the S ½ of the East 66' of the West 264' of Tract 62 of Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1207 E. Kerr Avenue, Urbana, IL PIN: 30-21-09-176-006 & 007	Tim Feldkamp	06/26/19 07/18/19	Install an above ground swimming pool with self-closing, self-latching gate enclosing the ladder to the pool Original permit <i>amended</i> on 6/26/19 to add the pool
129-19-02 AG-1	A tract of land located in Part of the N ½ of the NE ¼ of Section 10, Hensley Township; 2275 County Road 1000E, Champaign, IL PIN: Part of 12-14-10-200-001	Mark and Letha Morenz	05/19/19 07/15/19	Construct a single family home with attached garage CASE: 943-AV-19

 Land Disturbance Erosion Control Permit also required

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Planning & Zoning Monthly Report
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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
149-19-01 R-3	The S ½ of Lot 55 in Fred C. Carroll's Subdivision of the E ½ of the NW ¼ of the E ½ of Section 9, Urbana Township; 1109 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-024	Gordon Deck	05/29/19 07/18/19	Construct a detached storage building for personal use only CASE: 944-AV-19
150-19-01 I-2	Three tracts of land comprising 19.83 acres located in the SE ¼ of Section 31, Somer Township; 1001 West Somer Drive, Urbana, Illinois PIN: 25-15-31-400-037, 038 & 91-15-31-400-032	MACC Capital Holdings LLC, owner; Blager Concrete Company, lesee	05/30/19 07/03/19	Place an office building on the property, and construct a concrete pad for a portable concrete batch plant, a portable steel tank, a concrete washout area, and open bins for aggregate
162-19-01 I-2	A 26.66 acre tract of land located in the SW ¼ of Section 32, Somer Township; 2808 N. Lincoln Avenue, Urbana, Illinois PIN: 25-15-32-300-015	Ken Mathis and Shirley Squire	06/11/19 07/15/19	Construct an office/warehouse building on an existing floor slab for Mack's Recycling
164-19-01 AG-1	A 1.51 acre tract of land located in the W ½ of Fractional Section 2, Hensley Township; 1033 County Road 2400N, Champaign, IL PIN: 12-14-02-300-009	Brian Macdonald	06/13/19 07/15/19	Construct additions to an existing single family home
177-19-01 AG-1	A tract of land located in the SW Corner of the SW ¼ of Section 36, Mahomet Township; 1804 County Road 500E, Champaign, IL PIN: 15-13-36-300-010	Terry and Cindy Eaglen	06/26/19 07/16/19	Construct a covered porch addition and a covered deck addition to a single family home and construct two detached storage sheds
177-19-02 AG-1	A 40.71 acre tract located in the E ½ of the NW ¼ and the N ½ of the NE ¼ of Section 6, Ogden Township; 2545 County Road 2400N, Ogden, Illinois PIN: 17-18-06-200-002	Wayne Sage	06/26/19 07/16/19	Construct a ground mounted solar array

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY, 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
177-19-03 AG-1	A parcel of land being the East 10.4 acres of the NE ¼ of the NE ¼ of Section 28, Raymond Township; 187 County Road 2100E, Longview, Illinois PIN: 21-34-28-200-005	Clayton Coulter	06/26/19 07/01/19	Construct a ground mounted solar array
182-19-01 I-1	A tract of land located in the NE ¼ of the NW ¼ of Section 34 and the N ½ of the NE ¼ of Section 34, Tolono Township; 949 County Road 700N, Tolono, Illinois PIN: 29-26-34-100-007	Premier Cooperative	07/01/19 07/19/19	Construct a maintenance shed for Premier Cooperative
182-19-02 AG-2	A 10.447 acre tract being a Part of the E ½ of eh NE ¼ of Section 28, Compromise Township; 2079 County Road 2600N, Gifford, IL PIN: 06-10-28-200-013	Arik and Kyli Miller	07/01/19 07/23/19	Change the Use to authorize an Event Center, Miller Farm Barn LLC, as a combination Private Indoor Recreational Development and Outdoor Commercial Recreational Enterprise CASES: 924-19-02 & 925-S-19
183-19-01 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; Lot 90, Woodland Acres Manufactured Home Park, #90 Fred Lane, Urbana, IL PIN: 30-21-10-351-023	Stonetown Woodland Acres	07/02/19 07/22/19	Replace the existing manufactured home on Lot 90 with a new manufactured home CASES: 869-AM-17 and 870-S-17
189-18-01 AG-1	A tract of land located in the S ½ of the SW ¼ of Section 26, Brown Township; 426 County Road 3100N, Fisher, Illinois PIN: 02-01-26-300-005	Lana P. Tauben	07/08/19 07/19/19	Install an above ground swimming pool CASE: 005-AV-95

 Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JULY, 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
190-19-01 R-1	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 W. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020	Thomas Clarkson/ Urbana Golf and Country Club	07/09/19 07/19/19	Demolish the in-ground swimming pool and pool equipment building
191-19-01 AG-1	Lot 119 of Thor-O-Bred Acres Subdivision, Section 14, Hensley Township; 2104 Belmont Park Drive, Champaign, Illinois PIN: 12-14-14-376-004	Dan and Julie Tappendorf	07/11/19 07/26/19	Construct a detached pool house
*196-19-01	Under review			
196-19-02 AG-1	A 2.15 acre tract of land located in the NW ¼ of Section 33, Stanton Township; 1870 County Road 2200e, St. Joseph, IL PIN: 27-16-33-100-005	Travis and Jessica Patzwith	07/15/19 07/19/19	Construct a detached storage shed for agriculture equipment only
196-19-03 R-2	Lot 128, Dobbins Downs 2 nd Subdivision, Section 2, Champaign Township; 1416 Dobbins Drive, Champaign, Illinois PIN: 03-20-02-126-006	Theresa Clark	07/15/19 07/19/19	Construct an addition to an existing single family home
198-19-01 AG-1	A tract of land in the NW Corner of the E ½ of the NW ¼ of Section 30, Tolono Township; 621 County Road 800N, Tolono, Illinois PIN: 29-26-30-100-006	Jeremy Kamradt	07/17/19 07/19/19	Construct a detached storage shed for agricultural equipment storage only
198-19-02 AG-1	A 3.97 acre tract in the NE ¼ of Section 29, Ayers Township; 214 County Road 2700E, Allerton, Illinois PIN: 01-36-29-200-010	Carl Smith/ Smith Brothers Farm	07/17/19 07/22/19	Install a ground mounted solar array
*204-19-01	Flood Variance required			
*205-19-01	Under review			
*206-19-01	Under review			
*206-19-02	Under review			

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*206-19-03 FP	More information required			
*207-19-01	Under review			
*207-19-02	Under review			
*210-19-01	Under review			
*212-19-01	Under review			

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

Planning & Zoning Monthly Report
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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JULY 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/30/19 PARTIAL	Zoning Case 925-S-19	10.447 acres being a Part of the E ½ of the NE ¼ of Section 28, Compromise Township; 2079 County Road 2600N, Gifford, Illinois PIN: 06-10-28-200-013	An event center, <i>Miller Farms Barn</i> , as authorized in Cases 924-AM-19 and 925-S-19 w
07/02/19	105-19-02	A tract of land located in the SE ¼ of the SE ¼ of Section 15, Newcomb Township; 398 County Road 2700N, Mahomet, Illinois PIN: 16-07-15-400-024	A ground mounted solar array
07/09/19 PARTIAL	190-18-02	Lot 3 of Almar First Subdivision, Section 3, Urbana Township; 2107 N. Highcross Road, Urbana, Illinois PIN: 30-21-03-426-008	A dormitory building for Lifeline-Connect, a partnership of Apostolic Life UPC, Inc.
07/15/19	35-19-01	Lots 8, 10-18 and Tract A of the Robert Wolf Second Subdivision, Section 15, St. Joseph Township (construction of home on Lot 8); 2193 Parrish Drive, St. Joseph, Illinois PIN: 28-22-15-476-014	A single family home with attached garage
07/30/19	95-18-03a	Two tracts of land located in the NW Corner of the NE ¼ of Section 24, St. Joseph Township; 2334 County Road 1475N, St. Joseph, Illinois PIN: 28-22-24-100-009	An in-ground swimming pool and pool equipment shed

MONTHLY REPORT for AUGUST 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in August and no cases were filed in August 2018. The average number of cases filed in August in the preceding five years was 1.8.

One Zoning Board of Appeals (ZBA) meeting was held in August and four cases were completed. Two ZBA meetings were held in August 2018 and two cases were completed. The average number of cases completed in August in the preceding five years was 3.8.

By the end of August there were 14 cases pending. By the end of August 2018 there were 15 cases pending.

Table 1. Zoning Case Activity in August 2019 & August 2018

Type of Case	August 2019 1 ZBA meeting		August 2018 2 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	4	0	0	0
SFHA Variance	1	0	0	0
Special Use	1	2	0	2
Map Amendment	0	2	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	6	4	0	2
Total cases filed (fiscal year)	30 cases		27 cases	
Total cases completed (fiscal year)	29 cases		21 cases	
Cases pending*	14 cases		15 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 71.4% or the equivalent of 5.0 full time staff members (of the 7 authorized) present on average for each of the 22 work days in August.

Subdivisions

No County subdivision application was received in August. ELUC reviewed the Foster Subdivision (Case 202-19) that had been received in June. No municipal subdivision plats were reviewed for compliance with County zoning in August.

Zoning Use Permits

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

- 19 permits for 16 structures were approved in August compared to 11 permits for 11 structures in August 2018. The five-year average for permits in August in the preceding five years was 18.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including August 2019, July 2019, April 2019, 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, and October 2014).
- 3.9 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$1,265,716 was the reported value for the permits in August compared to a total of \$1,302,762 in August 2018. The five-year average reported value for authorized construction in August was \$1,707,824.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2019, April 2019, 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, and October 2014).
- \$2,727 in fees were collected in August compared to a total of \$2,359 in August 2018. The five-year average for fees collected in August was \$4,470.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including April 2019, 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, and October 2014).

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Table 2. Zoning Use Permits Approved in August 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				1	0	228,140
Other	5	0	325,366	27	0	1,440,967
SINGLE FAMILY Resid.: New - Site Built	1	813	360,000	17	10,536	4,851,550
Manufactured				2	375	166,000
Additions	5	565	170,000	17	2,545	817,500
Accessory to Resid.	4	612	120,350	27	6,385	1,070,636
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			3.9			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				2	0	0
COMMERCIAL: New						
Other				4	3,202	1,595,000
INDUSTRIAL: New				1	598	10,000
Other				3	3,179	625,000
OTHER USES: New						
Other				3	50	35,000
SIGNS				5	405	107,600
TOWERS (Incl. Acc. Bldg.)	1	439	250,000	1	439	250,000
OTHER PERMITS	3	298	40,000	16	1,202	2,905,000
TOTAL APPROVED	19/16	\$2,727	\$1,265,716	126/108	\$28,916	\$14,102,393

*19 permits were issued for 16 structures in August 2019; 18 permits require inspection and Compl. Certif.

◇ 126 permits have been issued for 108 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 15 since 1/1/19, (this number is not included in the total number of structures).

There were 18 Zoning Use Permit Apps. *received* in August 2019 and 11 of those were *approved*. 8 Zoning Use Permit App.s *approved* in August 2019 had been *received* in prior months.

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- There were also six lot split inquiries and 177 other zoning inquiries in August.
- Minutes were completed for two ZBA meetings.

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion in 2018

	August 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case August authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval August authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit August authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	4.23 acres
Agricultural Courtesy Permits	0.00 acres	2.99 acres
TOTAL	0.00 acres	7.27 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- One Zoning Compliance Inspection was made in August.
- 19 Zoning Compliance Certificates were issued in August. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

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The Department was without a Zoning Officer in August following the retirement of the Zoning Officer at the end of June. Table 4 contains the detailed breakdown of enforcement activity for August 2019 and can be summarized as follows:

- 16 new complaints were received in August compared to 6 new complaints received in August 2018. No complaint was referred to another agency in August and no complaint was referred to another agency in August 2018.
- 14 enforcement inspections were conducted in August compared to 50 inspections in August 2018.
- No contact was made prior to written notification in August and none was made in August 2018.
- 14 investigation inquiries were made in August. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- Two First Notices and one Final Notice were issued in August and one First Notice and two Final Notices were issued in August 2018. The budget anticipated a total of 29 First Notices for 2019.
- No case was referred to the State's Attorney's Office in August and one case was referred in August 2018. The budget anticipated a total of three cases to be forwarded to the State's Attorney's Office in 2019.
- No case was resolved in August compared to three cases that were resolved in August 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 417 cases remain open at the end of August compared to 378 open cases at the end of August 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in August included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.

APPENDICES

A Zoning Use Permit Activity In August 2019

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

C Zoning Compliance Certificates Issued In August 2019

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Table 4. Enforcement Activity During August 2019

	FY2018 TOTALS ¹	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 ¹ FY2019
Complaints Received	62	2	1	3	7	3	4	14	16					50
Initial Complaints Referred to Others	1	0	0	1	0	2	0	0	0					3
Inspections	423	19	41	34	35	60	50	0	14 ⁴					253 ⁵
Phone Contact Prior to Notice	6	0	0	1	1	0	0	0	0					2
First Notices Issued	27	1	2	4	4	3	0	0	2					16
Final Notices Issued	20	0	2	0	0	1	0	0	1					4
Referrals to State's Attorney	8	0	2	0	1	1	0	0	0					4
Cases Resolved ²	35	2	4	1	5	2	0	0	0 ⁶					14 ⁷
Open Cases ³	381	381	378	380	382	383	387	401	417					417 ⁸

Notes

- Total includes cases from previous years.
- Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 6 inspections of the 14 performed were for the 16 complaints received in August 2019.
- 25 inspections of the 253 inspections performed in 2019 were for complaints received in 2019.
-
- None of the cases resolved in FY 2019 were for complaints that were also received in FY 2019.
- Total open cases include 16 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
256-18-01 R-1	Lot 37 of River Oaks Subdivision, Section 17, Mahomet Township; 1113 S. Rayburn Court, Mahomet, IL PIN: 15-13-1-379-003	Kaleb Shobe	09/13/18 08/30/19	Construct a detached garage and relocate a detached garden shed
205-19-01 R-1	Lot 148 of Edgewood Subdivision, 10 th Plat, Section 10, Urbana Township; 303 Ira Street, Urbana, Illinois PIN: 30-21-10-377-001	Jill Stewart	07/24/19 08/01/19	Construct an addition to an existing single family home
206-19-02 AG-1	A tract of land located in the SE ¼ of the NE ¼ of Section 2, St. Joseph Township; 1756 County Road 2275E, St. Joseph, Illinois PIN: 28-22-02-200-003	Isaiah Olson and Michael Cessna	07/25/19 08/01/19	Construct 2 additions to an existing single family home
206-19-03 FP CR	Outlot 2A of Pusey's First Subdivision, Section 2, Urbana Township PIN: 30-21-12-226-005	Marcus Harris	07/25/19 08/30/19	Place fill and re-grade Outlot 2A to create a building pad for proposed Lot 21 of Pusey's Second Subdivision
207-19-01 AG-1	A tract of land located in the SE Corner of the SW ¼ of the SW ¼ of Section 25, Brown Township; 520 County Road 3100N, Fisher, Illinois PIN: 02-01-25-300-013	Uniti Towers/ Buell Consulting Inc.	07/26/19 08/01/19	Erect a 267' cellular communication tower
207-19-02 AG-1	Lot 7 of Linbry Estates; Section 3, St. Joseph Township; 1777D County Road 2200E, St. Joseph, IL PIN: 28-22-03-283-007	Jeremy Walker	07/26/19 08/01/19	Construct a covered patio/porch addition to an existing single family home and an addition to an existing detached storage shed for agriculture equipment storage

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
210-19-01 AG-1	Lot 10 of Tower Fields Subdivision, Section 31, Stanton Township; 1844 County Road 1850N, Urbana, Illinois PIN: 27-16-31-176-004	Kathleen Dominguez	07/29/19 08/06/19	Construct a detached garage
212-19-01 R-3	Lot 2 of Hidden Oaks Subdivision, Section 9, Urbana Township; 905 E. Perkins Road, Urbana, IL PIN: 30-21-09-103-019	Darren Tharp	07/31/19 08/06/19	Establish a Temporary Use for a music festival with overnight camping from 11am on September 14, 2019 through 12pm on September 15, 2019
214-19-01 R-1	Lots 1, 2, 3 and 4 of Block 6 of the Original Town of Grange, Section 25, Sadorus Township; 161 County Road 525E, Sadorus, Illinois PIN: 22-31-25-155-001	Keith Hall	08/02/19 08/06/19	Construct an addition to an existing single family home
*214-19-02 FP	Flood Variance required			
*218-19-01	Under review			
*220-19-01 FP	More information required			
*220-19-02	More information required			
*220-19-03 FP	Under review			
220-19-04 AG-1	The Southwest ¼ of Section 2, Condit Township; 2922 County Road 1000E, Dewey, Illinois PIN: 07-08-02-300-001	Eugene Shields	08/08/19 08/16/19	Construct a detached agriculture equipment storage shed
221-19-01 R-1	Lot 5 of Edgewood Subdivision, Section 10, Urbana Township; 208 E. Dodson Drive, Urbana, IL PIN: 30-21-10-381-011	Cindy Dodds	08/09/19 08/16/19	Construct a covered porch addition to an existing single family home
221-19-02 AG-2	Lot 47 of Busboom's Wiltshire Estates 4 th Subdivision, Section 13, St. Joseph Township; 1310 Dover Drive, St. Joseph, IL PIN: 28-22-13-305-010	Dale and Theresa Miller	08/09/19 08/16/19	Construct a detached storage shed

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
224-19-01 FP AG-1	A tract of land located in Part of the SW ¼ of Section 3, St. Joseph Township; 2160 County Road 1700N, St. Joseph, Illinois PIN: 28-22-03-400-003	Wallace Worley	08/12/19 08/21/19	Construct a detached storage barn in the mapped floodplain
224-19-02 CR	A 5.69 acre tract of land located in Part of the SE ¼ of the SE ¼ of Section 2, Sidney Township; 1123 County Road 2300E, Sidney, Illinois PIN: 24-28-02-400-011	Catherine A. Capel	08/12/19 08/21/19	Construct an addition to an existing single family home
225-19-01 AG-1	A tract of land located in Part of the N ½ of Section 8, Mahomet Township; Address to be assigned PIN: 15-13-08-100-011	Thomas Brown	08/13/19 08/21/19	Construct a detached storage building for agricultural equipment
226-19-01 CR	Lot 102 of Sangapond Subdivision, Section 20, Mahomet Township; 2060A County Road 125E, Mahomet, Illinois PIN: 15-13-20-100-033	Brent and Kristen Golden	08/14/19 08/22/19	Construct a detached garage
*227-19-01 FP	Under review			
*227-19-02	Under review			
232-19-01 AG-1	Lot 5 of Meadow Ridge Subdivision, Section 17, Hensley Township; 2176 County Road 700E, Champaign, Illinois PIN: 12-14-17-100-012	Jeremy and Monica Stutsman	08/20/19 08/22/19	Construct a detached storage shed for agricultural equipment
232-19-02 CR	Proposed Lot 21 of Pusey's Second Subdivision, Section 12, Urbana Township; 1796 County Road 1650, Urbana, Illinois PIN: Part of 30-21-12-226-005	Clayton Hudson	08/21/19 08/30/19	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
235-19-01 AG-1	Two tracts of land comprising 74.04 acres located in the South ½ of the SE ¼ of Fractional Section 6, South Homer Township; 1101 County Road 2500E, Homer, Illinois PIN: 26-29-06-400-005 & 004	Paul Esworthy	08/24/19 08/27/19	Install a ground mounted solar array

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/09/99	246-98-01	A 2.46 acre tract of land located in Part of the NE ¼ of Section 30, Raymond Township; 169 County Road 1900E, Longview, Illinois PIN: 21-34-30-200-003	A single family home with attached garage
06/07/19	290-18-01	A tract of land located in the W ½ of Section 23, Crittenden Township; 250 County Road 1600E, Tolono, Illinois PIN: 08-33-23-30-006	A detached shed for agriculture equipment and hay storage
06/07/19	80-18-01	Lot 1, Hughes-Race Street Subdivision, Section 17, Philo Township; 964 County Road 1350E, Tolono, Illinois PIN: 19-27-17-100-005	An addition to an existing single family home
06/07/19	150-18-01	A tract of land located in the SW Corner of the SW ¼ of Section 10, Philo Township; 1012 County Road 1500E, Philo, Illinois PIN: 19-27-10-300-006	A cattle barn
06/07/19	267-16-02	Lot 1 of High Point Subdivision, Section 18, Sidney Township; 910 County Road 1800e, Philo, Illinois PIN: 24-28-18-300-013	A detached garage and in-ground swimming pool
06/07/19	295-18-01	A tract of land located in the NE Corner of the S ½ of the SE ¼ of Section 7, Raymond Township; 419 County Road 1900E, Sidney, Illinois PIN: 21-34-07-400-002	An addition to an existing barn for hay storage
06/07/19	319-16-02	A 1.11 acre tract of land locate in the NE Corner of the West ½ of the NE ¼ of Section 7, Ayers Township; 2573 County Road 500N, Homer, Illinois PIN: 01-36-07-200-003	A single family home with attached garage
06/07/19	93-17-01	Tract 4 of Barnhart's First Subdivision, Section 4, Philo Township; Barnhart Prairie, E. Old Church Road, Urbana, Illinois PIN: 19-27-04-100-005	A freestanding sign
06/12/19	299-16-01	Three tracts of land comprising 34.88 acres located in the SW ¼ of the NE ¼ of Section 11, Scott Township; 1667 County Road 500E, Champaign, Illinois PIN: 23-19-11-200-003, 004, 005	A room addition to the east side of the home and a sunroom addition on the west side of the home

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/12/19	64-18-01	A tract of land located in the NW Corner of the SW ¼ of Section 35, Mahomet Township; 1848 County Road 400E, Seymour, Illinois PIN: 15-13-35-300-001	A single family home with attached garage
06/12/19	331-18-01	Tract 4 of Wingert Acres Survey, Section 18 of Mahomet Township; 15 County Road 2150N, Mahomet, IL PIN: 15-13-18-300-007	A horse barn
06/12/19	54-16-01	A tract of land located in the W ½ of the SW ¼ of Section 20, Newcomb Township; 2622 County Road 100E, Mahomet, Illinois PIN: 16-07-20-300-003	A single family home with attached garage
06/12/19	82-18-02	Lot 19, Westbrook Estates Subdivision, Section 8, Mahomet Township; 1505 W. Brookside Lane, Mahomet, Illinois PIN: 15-13-08-403-003	An attached garage to a single family home
07/15/19	148-15-01	A tract of land locate in Part of the SE ¼ of Section 23, St. Joseph Township; 1429 County Road 2300E, St. Joseph, Illinois PIN: 28-22-23-400-014	An electrical substation
07/15/19	60-18-01	A 2 acre tract of land located in the E ½ of the SE ¼ of Section 25, St. Joseph Township; 1345 County Road 2400E, St. Joseph, Illinois PIN: 28-22-25-400-011	A single family home with attached garage
07/15/19	298-18-02	A 2 acre tract in Part of the NW ¼ of Section 4, St. Joseph Township; 1762 County Road 2000E, St. Joseph, IL PIN: 28-22-04-100-004	A detached garage
07/15/19	75-18-01	Two tracts comprising 8.31 acres located in the SW ¼ of the NW ¼ of Section 26, St. Joseph Township; 1368 County Road 2200E, St. Joseph, Illinois PIN: 28-22-26-100-004 & 008	An addition to an existing single family home
07/15/19	263-18-03	A tract in the SW ¼ of the SW ¼ of Section 16, St. Joseph Township; 2017 Homer Lake Road, St. Joseph, Illinois PIN: 28-22-16-300-004	A single family home

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
08/01/19	207-19-02	Lot 7 of Linbry Estates, Section 3, St. Joseph Township; 1777D County Road 2200E, St. Joseph, Illinois PIN: 28-22-03-283-007	A covered porch/patio addition to an existing single family home & an addition to an existing detached storage shed for ag equipment