



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, October 7, 2021 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

Stephanie Fortado

Mary King

Kyle Patterson

Jacob Paul

Chris Stohr

THIS MEETING WILL BE HELD IN PERSON

This meeting will also be live streamed at: <https://www.youtube.com/ChampaignCountyIL>

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I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. August 8, 2021	1 - 5
V. Public Participation	
VI. Communications	
VII. New Business: For Information Only	
A. Online registration open for Champaign County residents to register to attend the Residential Electronics Collection at Parkland College on 10/16/2021	6
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A. New Contract of Sale for County property at 1101 Carroll Avenue, Urbana	15 - 20
B. Champaign County Acceptance of Deed for Property located at 404 South Dodson Drive, Urbana (for Future Demolition)	21 - 25
X. Other Business	
A. Semi-Annual Review of CLOSED Session Minutes	(to be distributed)

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
October 7, 2021 Agenda**

- B. Monthly Reports
 - i. July 2021 26 - 36
 - ii. August 2021 37 - 48

- XI. Chair's Report

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

- XIII. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, August 5, 2021
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
Stephanie Fortado	
Mary King	
Kyle Patterson	
Jacob Paul	
Chris Stohr	
	Eric Thorsland (Chair)

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

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:30 p.m.

II. Roll Call

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

III. Approval of Agenda/Addendum

MOTION by Ms. King to approve the agenda, seconded by Mr. Patterson. Upon voice vote, the **MOTION CARRIED** unanimously to approve the Agenda.

IV. Approval of Minutes

A. June 10, 2021

MOTION by Mr. Stohr to approve the minutes of the June 10, 2021 meeting, seconded by Mr. Paul. Upon voice vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Maren and Don Brucker, Mahomet – spoke on the proposed Walnut Lane name change. No one on the street is happy with the proposed name change. The ‘North’ disappeared off Walnut Lane about 5 years ago

39 and no one was informed of the change. They're not sure why the Village of Mahomet wants it changed. It's
40 expensive to change addresses. They have been there 47 years with no problems.

41
42 Amanda Kirby, Walnut Lane, Mahomet – There are seven houses on Walnut Lane. All agree that it shouldn't
43 be changed. She is the newest resident to Walnut Lane. All the mortgage information says North Walnut
44 Lane and there were no issues when purchasing her home.

45
46 Cheryl Burr, Walnut Lane, Mahomet – Five of the seven homeowners are here tonight. Still in opposition to
47 the name change. She asked who or what is driving the proposed change. She feels like they are not out of
48 compliance with the standards.

49
50 Jessica Eisenmenger, Walnut Lane, Mahomet – They have had no problems with deliveries although they do
51 sometimes get mail for Walnut Street. Everyone else can find them, just the mail is sometimes messed up.
52 Just found out a few weeks ago the North had disappeared their street name. How long will it take for map
53 apps to catch up with a name change? When you put North Walnut Lane in a map app, it comes up to the
54 correct location.

55
56 **VI. Communications**

57 There were no communications from the committee.

58
59 **VII. New Business: For Information Only**

60 **A. Governor's Office Procedures to Appoint Local Officials to Pending Mahomet Aquifer Council**

61 Ms. Monte gave an update from the June discussion on the pending SB2515, awaiting the Governor's
62 signature. Once SB 2515 is enacted, Governor Pritzker will appoint seven members to represent local
63 government bodies located over the Mahomet Aquifer. She shared information obtained from the
64 Governor's Office about protocols as to how the appointments are typically made. She was not able to
65 obtain additional pertinent information from the bill's sponsors. Darlene Kloepfel, the County Executive,
66 has indicated that she also intends to reach out to the Governor's Office and the bill sponsors. County
67 Board members interested in serving on this should notify County Executive Kloepfel.

68
69
70 **B. Material Management Advisory Committee Report to IL General Assembly**

71 Ms. Monte served on this committee. She was able to help formulate the new template to be used for
72 County solid waste management plan updates. The report has been forwarded to the General Assembly
73 and is also posted online. Of the several recommendations in the report, those that may soon impact
74 Champaign County include: IEPA issuing two rounds of a new competitive grant program to support
75 composting programs and recycling programs in FY2023; IEPA providing full support of Household
76 hazardous Waste (HHW) transportation and processing costs for up to five new HHW collection facilities
77 in qualifying areas of the state including Champaign County; and Champaign County's use of the new
78 template for the update of the Champaign County Solid Waste Management Plan scheduled for
79 completion in 2022.

80
81 Mr. Stohr expressed his thanks for serving on the committee. He expressed concern about single use
82 plastics and asked if the committee report addressed that concern. Ms. Monte responded that 'single-
83 use plastics reduction' is a valid inclusion in an update to the county's solid waste management plan, and
84 that the current Illinois waste management hierarchy fully supports addressing this topic.
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VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period

- A. Proposed Work Plan for Completion of Champaign County Solid Waste Management Plan Five-Year Update.

Motion by Ms. Fortado and seconded by Mr. Patterson to receive and place on file to allow a 30-day review period the Proposed Work Plan for Completion of Champaign County Solid Waste Management Plan Five-Year Update.

Ms. Monte stated it is now time to do this update. It is due every five years to IEPA. We now have access to the revised IEPA plan update template to use that will allow for new concepts. The template previously used by IEPA was over 25 years old.

Mr. Stohr asked if Ms. Monte would be reporting back to the committee throughout the process. She will and there are opportunities throughout the process for public participation.

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

IX. New Business: Items to be Approved by ELUC

- A. Recreation & Entertainment License: Generations Music Booking, NFP for live bands at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana for September 2, 2021 – September 5, 2021.

Motion by Ms. King and seconded by Ms. Fortado to approve the Recreation & Entertainment License for the event.

Mr. Esry said that this event has been happening for several years and the Sheriff has signed off on it. Mr. Stohr raised concern about the number of Covid cases and the Delta variant. Do the organizers have a plan to try to reduce the spread of infection? Mr. Hall said he didn't know if they had any provisions for that. Most of this is outdoors so suspects they would say they are following CDC guidelines. He's not sure what CUPHD would say. Mr. Stohr asked if they serve food or alcohol. Mr. Hall said the R&E license doesn't ask for that information. Ms. Fortado pointed out that there is food vending on the site plan. If that is the case, they should be getting a Health Department license for that.

Mr. Paul said we should maybe look at the app and make some changes so that we're not singling out a specific event. Mr. Stohr questioned if we should be working with the Health Department in the permitting process or if that was out of our area of responsibility. If tasked with that responsibility, Mr. Hall would check with the State's Attorney's office first to get their input. Mr. Paul said that the committee had decided that particular aspect wasn't within the scope of our job, but is open to looking at and changing that.

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

X. New Business: Items to be Recommended to the County Board

- A. Proposed Change of Street Name for Walnut Lane

Mr. Hall stated the request for the name change came from the Village of Mahomet. They raised the complaint because people on Walnut Street complained. GIS checked with METCAD and METCAD fully supports the change. METCAD is looking at this strictly as a public safety issue. The County Board can do what they think best.

137 Mr. Paul asked if we have any authority to change the name of the street in Mahomet proper. No, we do
138 not. Ms. Fortado asked how many people live on Walnut Street. It is many more than live on Walnut
139 Lane. She also felt that it was telling that no one from the Village of Mahomet was here to speak on this
140 issue. The question was asked if we added the 'North' to Walnut Lane if that would meet the standards
141 and it does not.

142 It was the consensus of the committee to allow discussion with the public on this issue. The residents of
143 Walnut Lane do not feel that safety is an issue. Emergency Services has no problem finding them. Ms.
144 Brucker added that at one point they were forced to add 'North' to their address. Ms. Burr said there
145 may be 2-3 non-conforming addresses, but she asked what the real reason for the change was. Mr. Paul
146 did say, in defense of the residents, that Mahomet is trying to annex unincorporated areas into the
147 village. We don't need to lose a taxing body in the future if we allow them to change the name of the
148 roads now.

149
150 Discussion continued with committee members asking about the addressing standards. The core of the
151 problem is Walnut Street and Walnut Lane. If we decide not to change the name if there is any liability
152 to the county in case of an emergency? Mr. Hall answered that to the best of his knowledge no, we
153 would not be responsible. Further discussion centered on who initiated the complaint and the fact that
154 no one from the village was here to defend their position.

155
156 Discussion was held as to whether to table or continue to another meeting. It was decided the people of
157 Walnut Lane need a definitive answer and to have it on the record.

158
159 **Motion** by Ms. Fortado and second by Mr. Patterson to change the street name for Walnut Lane.

160
161 Upon voice vote, the **MOTION FAILED** unanimously.

- 162
163 B. **Subdivision Case 206-21 Frances Wood Estate Subdivision.** Final Plat Approval of a One-Lot Minor
164 Subdivision located in the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30
165 of Township 17N – Range 8E of the Third Principal Meridian in Pesotum Township and commonly
166 known as the farmhouse at 602 CR 200N, Pesotum.

167
168 **Motion** by Mr. Stohr and second by Ms. King to approve the Frances Wood Estate Subdivision.

169
170 Mr. Stohr commended the information provided. Drummer soils drains poorly. Concerned that the
171 septic system would fail. Would reluctantly vote to approve. He would encourage some of the other
172 techniques. Mr. Esry asked if the house is already there? Mr. Hall was not sure how long the house has
173 been there. He's sure it has been there since before zoning. This house has been there for more than 40
174 years and they are trying to get the property ready for the final estate. Ms. Fortado asked about the tile
175 and the drainage district. Mr. Hall said they did not receive any comments from the drainage district.
176 There were no drainage district owned tile on the property.

177
178 Merle Ingersol, the engineer of the property spoke. Buildings on property were built prior to 1920.
179 Probably due to the curtain tile, they have never had an issue with the septic system. The family is aware
180 that if the system ever did fail, they would need to follow the Health Department guidelines. They are
181 trying to keep this in the family. Ms. King wanted to clarify if this was coming up for sale or if they
182 wanted to keep it in the estate to pass on. No, they are trying to keep everything the way it is to pass on.

183
184 Upon voice vote, the **MOTION CARRIED** unanimously

185

- 186 C. **Zoning Case 008-AT-21.** Amend the Champaign County Zoning Ordinance by amending Section 5.2
187 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture
188 and AG-2 Agriculture Zoning Districts
189

190 **Motion** by Mr. Stohr and second by Mr. Patterson to approve the amendment as read.
191 The Urbana Plan Commission is reviewing this tonight. Do not anticipate any problems with this.
192 Discussion was held about the vote and if it passes as to whether to include it on the Consent Agenda or
193 not.
194

195 Upon voice vote, the **MOTION CARRIED** unanimously.
196

197 **XI. Other Business**

- 198 A. Monthly Reports
199 i. May 2021
200 ii. June 2021
201

202 The reports were received and placed on file.
203

204 **XII. Chair’s Report**

205 There was no Chair’s Report.
206

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

208 Items X. B and C
209

210 **XIV. Adjournment**

211 Mr. Esry adjourned the meeting at 7:45 p.m.
212

213 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business*
214 *conducted at the meeting.*

**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: September 27, 2021
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Online Registration Open for Champaign County Residents to Register to attend the Residential Electronics Collection at Parkland College on Saturday, 10/16/2021

ACTION
REQUESTED: Information Only

Online registration is open for residents of participating communities to register to attend the next Residential Electronics Collection to be held on Saturday, October 16, 2021 at Parkland College. This popular event allows eligible residents to bring televisions of all sizes and types for recycling, with no fee charged to the resident.

See the online [E-Guide for Residents of Champaign County](#) for more information about local recycling options for unwanted electronics items.



For information about upcoming (spring and fall)
**RESIDENTIAL ELECTRONICS
COLLECTION EVENTS**

Please visit the registration website:
www.ecycle.simplybook.me

(Residents can start registering approximately six weeks prior to events.)

On the registration website, you will find information about accepted and non-accepted items, year-round electronics recycling options, specific event dates, and more!

If you do not have internet access, contact the Recycling Coordinator in your community:

City of Champaign 217-403-4780 | City of Urbana 217-384-2302 | Champaign County 217-819-4127

- These collection events are for residents living in participating communities in Champaign County or in unincorporated Champaign County.
- They are co-sponsored by Champaign County, City of Champaign, City of Urbana, and Village of Savoy.
- The drop-off location for events is typically at Parkland College, 2400 W. Bradley Ave., Champaign.
- Please do **NOT** contact Parkland for event details; contact the recycling coordinator in your community, if you cannot find the answer on the registration website.

**PLANNING &
ZONING**

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1776 E. Washington Street
Urbana, Illinois 61802

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zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

DATE: September 27, 2021
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Proposed Work Plan for Completion of Champaign County Solid Waste Management Plan Five-Year Update

ACTION

REQUESTED: ELUC Approval

Background

On August 5, 2021, ELUC members initially received this request to place on file to allow a 30-day review period. Attached is a copy of the staff memorandum to ELUC in August, which includes:

- Detailed Outline of Plan Sections based on the County Solid Waste Plan Update Template
- Champaign County LRMP Objective 6.4 and Priority Items
- Proposed Work Plan and Timeline

With cancellation of the September ELUC meeting, and anticipating ELUC approval of the request, earlier this month staff began tasks shown in the proposed Work Plan.

Request

The request is that ELUC approve the proposed Work Plan and Timeline for Completion of the Champaign County Solid Waste Management Plan Five-Year Update.

Attachment: Copy of the ELUC Memorandum dated July 23, 2021 with Attachments

**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: July 23, 2021
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Proposed Work Plan for Completion of Champaign County Solid Waste Management Plan Five-Year Update

ACTION

REQUESTED: Receive & Place On File to Allow a 30-Day Review Period

Background

The Solid Waste Planning and Recycling Act, 415 ILCS 15, requires that each Illinois county is responsible for reviewing and updating its solid waste management plan every five years.

The Champaign County Solid Waste Management Plan Five-Year Update was last adopted by Champaign County on November 21, 2017. The next Five-Year Update is planned for completion in 2022.

The Illinois Materials Management Advisory Committee Report to the General Assembly dated July 1, 2021 includes the new uniform “County Solid Waste Plan Update Template” intended to be used as a guide for updating county solid waste plans. The Template replaces the county solid waste management plan update template in use for more than 25 years in Illinois. Attachment A contains a Detailed Outline of Plan Sections based on the Template.

The proposed update to the Champaign County Solid Waste Management Plan utilizing the required Template is fully consistent with the intent of Champaign County Land Resource Management Plan (LRMP) Objective 6.4. Attachment B contains LRMP Objective 6.4 and Priority Items 6.4a and 6.4b.

Request ELUC Approval of Proposed Work Plan and Timeline

Attachment C outlines the proposed Work Plan and Timeline. The Champaign County Recycling Coordinator is considered the County Solid Waste Planning Coordinator and will serve as SWMP update project manager. The proposal is to complete the proposed SWMP update project as possible with currently available resources.

Attachments:

- A Detailed Outline of Plan Sections based on “County Solid Waste Plan Update Template”
- B Champaign County LRMP Objective 6.4 and Priority Items
- C Proposed Work Plan Timeline

Template - Detailed Outline of Plan Sections

Materials Management Advisory Committee Subcommittee on Local Government Support County Solid Waste Plan Update Template

Introduction

This outline serves as a guide to Illinois counties to write Plan Updates, as required by the Solid Waste Planning and Recycling Act. The table of contents for county Plan Updates shall be as follows:

- A. Executive Summary
- B. Current Plan Implementation Status
- C. Existing Infrastructure Report
- D. Waste Generation Assessment
- E. Proposed Material Management Programs
 - 1. List of Diverted Items
 - 2. Traditional Recycling Efforts
 - 3. Organics Recycling Efforts
 - 4. Non-Traditional Recycling Efforts
 - 5. Other Recycling Efforts
- F. Public Education and Outreach
- G. Partnerships, Policy, and Funding (Optional Section)
- H. Summary of Recommendations

All Plan Updates should be put in this order, or if an alternative format is utilized a checklist should accompany the Plan Update noting on what pages the outlined materials are presented.

Two additional sections are included in the detailed outline below that are not sections of the Plan Update. These include special provisions for counties with a population of less than 100,000 (Section I, Special Provisions for Counties with Populations less than 100,000), and requirements for submission of future Plan Updates (Section J, Submission of Plan Updates).

The Exhibits to this outline are numbered to correspond with the outline section to which they relate.

Exhibit E-1	List of Recyclable Materials
Exhibit E-2	Recommendations for Traditional Recycling Efforts
Exhibit E-3	Recommendations for Organics Recycling Efforts
Exhibit E-4	Recommendations for Non-Traditional Recycling Efforts
Exhibit F	Education and Outreach
Exhibit G	Partnerships, Policy and Funding (Optional)

A. Executive Summary

1. One- to two-page summary of status of recycling in the County, goals for next planning period, and summary of critical recommendations.

Template - Detailed Outline of Plan Sections

B. Current Plan Implementation Status

1. Review of progress on recommendations from current plan noting barriers to progress where appropriate
2. Summary of current programs and diversion activities, if not represented in the above review
3. Use standardized reporting metrics (such as waste diversion and generation rates) to be designated and provided by the Agency

C. Existing Infrastructure Report

1. This information can be sourced from the recycling infrastructure maps available from the Illinois Environmental Protection Agency.
2. Existing Landfills utilized by county
 - a. Location and expected life
 - b. Plans for expansion if any
3. Summary of other facilities utilized by county
 - a. MRFs
 - b. Transfer Stations
 - c. C&D facilities
 - d. Household Hazardous Waste collection facilities
 - e. Composting facilities
 - f. Recycling Drop-Off facilities
 - g. Scrap Metal facilities

D. Waste Generation Assessment

1. Waste generation
 - a. Use locally compiled data, where available
 - b. Alternative: use state reports and data sourced by the Illinois EPA

E. Proposed Material Management Plans

1. List of Materials to Target for Diversion
 - a. See **Exhibit E-1: Materials to Target for Diversion** for a matrix of materials and diversion ratings from the Measurement Subcommittee
 - b. Use of US EPA “Managing and Transforming Waste Tool” provides assistance in the area of the Plan
2. Traditional Material Diversion Efforts
 - a. Current items recycled
 - b. Additional Items to be diverted
 - c. Recycling goals/recommendations for traditional recycling items
 - d. Encourage identification of 7 or more recommended strategies from the suggestions in **Exhibit E-2: Recommendations for Traditional Recycling**, or similar or related strategies
 - e. Implementation schedule
3. Organics Material Diversion Efforts
 - a. Current items recycled
 - b. Additional items to be diverted
 - c. Recycling goals/recommendations for organics recycling items

Template - Detailed Outline of Plan Sections

- d. Encourage identification 5 or more recommended strategies from the suggestions in *Exhibit E-3: Recommendations for Organics Recycling* or similar or related strategies
- e. Implementation schedule
- 4. Non-traditional Material Diversion Efforts
 - a. Current items recycled
 - b. Additional items such as HHW, electronics, hard-to-recycle materials
 - c. Recycling goals/Recommendations for non-traditional items
 - d. Encourage identification of at least 1 recommended strategy from the suggestions in *Exhibit E-4: Recommendations for Non-Traditional Recycling*, or similar or related strategy
 - e. Implementation schedule
- 5. Other programs/technologies such as waste-to-energy, anaerobic digesters, etc.
- 6. Disposal Efforts
 - a. Facilities to be relied upon for disposal located in-county and out-of-county
 - b. Regional pollution control facility siting ordinance provisions
 - c. Identify recommendations that determine which kinds of pollution control facilities are allowed in your county

F. Public Education and Outreach

Plans should describe efforts to promote the recycling measures discussed in Section E above. Elements of the Education and Outreach sections of the Plan should follow the recommendations given in *Exhibit F: Education and Outreach*.

G. Partnerships, Policy, and Funding (Optional)

This section is optional. This Section can be used to explore additional methods to increase and improve recycling efforts described in the Plan. A suggested list of topics is included in *Exhibit G: Partnerships, Policy and Funding*.

H. Summary of Recommendations

Use enough space as necessary to provide a concise summary of the goals and recommendations set forth in Sections E (Diversion Programs), F (Public Education and Outreach) and G (Partnerships, Policy & Funding) of the Plan.

I. Special Provisions for Counties with Populations Less than 100,000 - N/A**J. Plan Updates**

- 1. Filing of initial Plan Updates after implementation of the new format
 - a. For counties that have completed a Plan Update in or after 2016, the Plan Update conforming to the new format outlined herein is due upon the next 5-year Plan Update deadline.
 - i. However, if the 5-year Plan Update renewal date falls within 6 months of the date when the new format is available, an automatic 1-year extension is granted.

Template - Detailed Outline of Plan Sections

- b. For counties with a plan updated completed prior to 2016, a plan update conforming to the new format outlined herein is due within 18 months of the date that the new format is implemented.
2. Future Plan Updates (those submitted after the initial new format Plan Update is adopted) shall be due every five years, beginning five years after the date of the last Plan Update.
 - a. For any county, a written statement by the county's designated Recycling Coordinator affirming that the prior Plan Update has been reviewed and no significant changes have occurred to necessitate revisions to the Plan shall satisfy the requirement to complete the Future Plan Update.

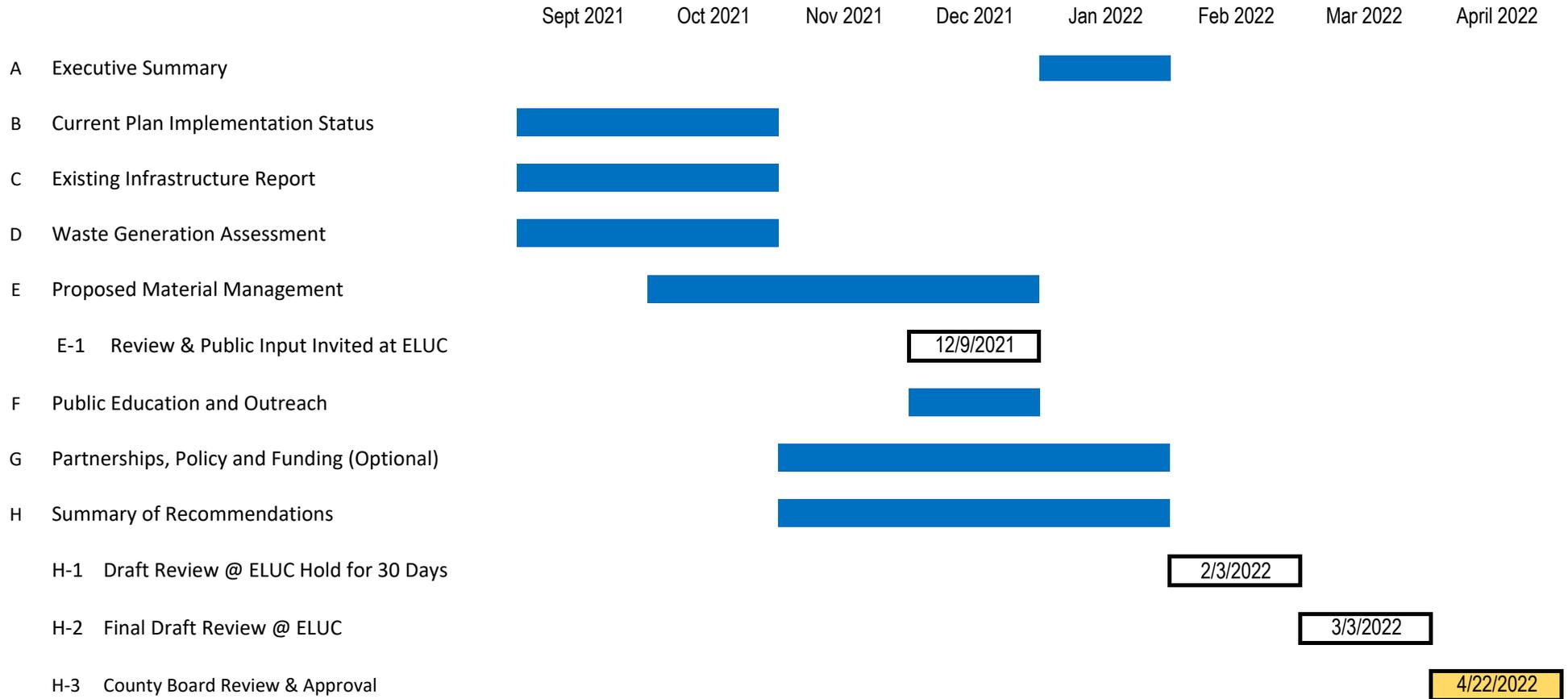
Excerpt of Champaign County Land Resource Management Plan Goals and Objectives

GOAL 6 PUBLIC HEALTH AND PUBLIC SAFETY

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

<p>Objective 6.4 COUNTYWIDE WASTE MANAGEMENT PLAN Champaign County will develop an updated <i>Champaign County Waste Management Plan</i> by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.</p>	<p>Priority Item 6.4a Submit proposal to ELUC and County Board regarding the comprehensive update of the Champaign County Waste Management Plan Potential Responsible Party: County Planner Suggested Timeframe: Mid Term Funding Source: County General Fund</p> <p>Priority Item 6.4b Proceed with ELUC recommendations regarding the preparation of an updated waste management plan for unincorporated Champaign County. Potential Responsible Party: County Planner Suggested Timeframe: Mid Term Funding Source: to be determined</p>
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Proposed Champaign County Solid Waste Management Plan Update Work Plan Timeline



RESOLUTION NO. _____

**RESOLUTION APPROVING CONTRACT FOR SALE OF COUNTY PROPERTY
LOCATED AT 1101 CARROLL AVENUE, URBANA**

WHEREAS, Champaign County acquired the real estate located at 1101 Carroll Avenue, Urbana, as the result of a proceeding to remove a dangerous structure located on the property, and the property is not of any use or benefit to the County; and

WHEREAS, that property was last appraised on August 15, 2018, at a fair market value of \$20,000; and

WHEREAS, the Zoning Administrator has made efforts to market the property at that price, but has not received any offers meeting or exceeding that amount; and

WHEREAS, the Environment and Land Use Committee has reviewed an offer received by the Zoning Administrator in the amount of \$2,375 and has recommended acceptance of that offer; and

WHEREAS, the State's Attorney's Office has provided a revised proposed contract for sale of the property at 1101 Carroll Avenue, Urbana, which is attached to this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Champaign County Board that the attached contract for sale of the real estate located at 1101 Carroll Avenue, Urbana, for the sale price of \$2,375 is approved, and the Champaign County Executive is authorized to sign that contract as approved by the State's Attorney's Office in substantially the form attached to this Resolution, on or before December 31, 2021, and is authorized thereafter to execute a quitclaim deed for the property and to sign any other documents required to complete the sale, as approved by the State's Attorney's Office.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 21st day of October, A.D., 2021.

Kyle Patterson, Chair
Champaign County Board
Champaign, Illinois

Recorded
& Attest: _____
Aaron Ammons, County Clerk and
Ex Officio Clerk of the
Champaign County Board
Date: _____

Approved: _____
Darlene A. Kloepfel, County Executive
Date: _____

CONTRACT FOR SALE OF VACANT LAND

THIS CONTRACT is made and entered into as of _____, 2021 by and between the County of Champaign, hereinafter referred to as “Seller,” and Alvin Miller, hereinafter referred to as “Buyer.”

WITNESSETH THAT:

WHEREAS, Seller is the owner of real estate legally described as:

The South Half of Lot 57 of Fred C. Carroll’s Subdivision, Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana Township, Champaign County, Illinois encompassing approximately .463 acre.

with PIN: 30-21-09-126-028, commonly known as 1101 Carroll Avenue, Urbana, Illinois, 61802; and,

WHEREAS, Seller desires to sell said real estate and Buyer desires to purchase the same; and,

WHEREAS, the parties have agreed upon the terms and conditions relating to the sale and purchase of said real estate and wish to reflect their agreement in writing;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter expressed, and other good and valuable consideration, the receipt of which is acknowledged, the parties do hereby agree as follows:

1. Mutual Covenants. Seller shall sell and Buyer shall purchase the above-described real estate, together with all existing improvements and appurtenances, upon the terms set forth in this Contract.
2. Purchase Price. Buyer shall pay the total sum of \$2,375.00 to Seller as the purchase price for the property described herein plus closing costs as detailed below.
3. Payment. Payment shall be made in the following manner:
 - a. Buyer has paid \$2,200.00 as earnest money to be held by Seller until closing.
 - b. Buyer shall pay the balance of the purchase price at closing. The amount of this payment shall be adjusted by prorations and credits allowed the parties by this Contract and shall be paid to Seller in cash, by cashier’s check, or by other form of payment acceptable to Seller.
4. Closing. Closing of this transaction shall be held on or before December 31, 2021, at the office of the Champaign County Recorder of Deeds, 1776 East Washington Street, Urbana, Illinois, or at such other place as the parties may agree.

5. Possession. Seller shall deliver possession of the real estate and personal property herein described to Buyer at the time of closing of this transaction.
6. Personal Property. All items of personal property now located upon the premises are included in this sale except for the security fence that will be removed upon sale, and title thereto shall pass to Buyer upon final payment of the full purchase price as provided herein. Buyer shall accept such property in “as-is” condition.
7. Deed of Conveyance. As soon as practicable, Seller shall execute a recordable Quitclaim Deed, with waiver of homestead rights, sufficient in form to convey the real estate in fee simple absolute, subject only to the title exceptions permitted herein, to Buyer, or Buyer’s nominee. The deed of conveyance shall be delivered to Buyer at closing upon Buyer’s compliance with the terms of this Contract, or as otherwise provided herein.
8. Taxes.
 - a. The State of Illinois Real Estate Transfer Tax, if any, shall be Seller’s expense and shall be allowed Buyer as a credit against the purchase price.
 - b. Real estate taxes for all prior years shall be Seller’s expense. Real estate taxes for the current year apportioned up to, but not including, the date of closing shall be Seller’s expense. The amount of prior taxes and the proration of the current tax shall be calculated upon the basis of the most current tax information and shall be allowed to Buyer as a credit against the purchase price herein.
 - c. Buyer’s acceptance of such credits shall release Seller from any further liability in connection therewith, unless otherwise agreed between the parties.
9. Assessments.
 - a. All special assessments that are a lien upon the real estate as of the date of this Contract shall be Seller’s expense; all special assessments levied and confirmed against the real estate after the date of this Contract shall be Buyer’s expense.
 - b. The unpaid balance of special assessments chargeable hereunder to Seller shall be allowed to Buyer as a credit against the purchase price herein. Buyer’s acceptance of such credit shall release Seller from any further liability in connection therewith, unless otherwise agreed between the parties.
10. Closing costs. The total Purchase Price shall include closing costs of \$375 for appraisal and zero for recording. No financing costs are part of these Closing Costs.

11. Condition of Premises. Buyer acknowledges that Buyer has inspected the real estate and any existing improvements and/or appurtenances thereon; that Buyer is acquainted with the condition thereof; and, that Buyer accepts the same in their condition as of the date of this Contract, with absolutely no warranties as to the condition of the premises.
12. Default.
 - a. If Buyer fails to make any payment or to perform any obligation imposed upon Buyer by this Contract, then Buyer shall be in default under this Contract and Seller may serve written Notice of Default upon Buyer.
 - b. If Buyer fails to remedy such default within a period of ten (10) days after service of such Notice of Default, then Seller may, by written Notice of Termination served upon Buyer, terminate this Contract. In the event of such termination, all monies paid under this contract by Buyer shall be retained by Seller and applied against any actual damages incurred by the Seller for breach of this contract. Seller shall be entitled to recover actual damages incurred by Seller due to a default or breach of the contract by Buyer, if the monies paid by Buyer and applied by Seller against the actual damages are not sufficient to fully compensate the actual damages. Seller shall have a cause of action against Buyer for such unpaid actual damages.
 - c. If Seller fails to perform the obligations imposed upon Seller by this Contract, then Buyer may terminate this Contract upon similar Notice of Default and similar Notice of Termination served upon Seller. In the event of such termination, all monies paid under this Contract by Buyer shall be returned to Buyer.
 - d. Default by Buyer or Seller shall entitle the non-defaulting party to claim as damages all reasonable costs, attorney's fees, and expenses incurred in connection with the judicial or non-judicial enforcement of this Contract.
 - e. No failure by Seller or Buyer to elect to declare a default, or to elect to declare a termination, shall be deemed a waiver of such party's right to make such election.
13. Notices. Any notice required under this Contract to be served upon Seller or Buyer shall be either personally delivered or mailed by Certified Mail to such party at the address shown herein following their signatures, or at such other place as the parties may from time to time designate in writing. Any notice served upon a party by mail shall be deemed to have been served upon the date that such notice bearing fully prepaid postage is deposited in the United States mail.

- 14. RESPA. Seller and Buyer hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended.
- 15. Number and Gender. Each pronoun used in this Contract shall be construed to be plural or of feminine gender if required by the number or gender of the parties.
- 16. Merger. All offers, acceptances, oral representations, agreements and writings between the parties heretofore made are merged herein and shall be of no force or effect unless contained in this Contract.
- 17. Time of the Essence. The time for performance of the obligations of the parties is of the essence of this Contract. Unless accepted by Seller, this offer expires at noon on December 31, 2021.
- 18. Succession of Obligations. All terms of this Contract shall be binding upon the heirs, legatees, devisees, personal representatives and assignees of the parties.
- 19. Construction. The language used in this Contract shall be deemed to be approved by all parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party.
- 20. Duplicate Originals. Multiple copies of this Contract may be signed by all parties, and each copy so signed shall be considered an original document.

IN WITNESS WHEREOF, the parties have signed this Contract as of the day and year first above written.

SELLER: County of Champaign

BUYER: Alvin Williams

BY: _____
 Darlene A. Kloeppe,
 Champaign County Executive

 Alvin Williams

Address:
 County of Champaign
 c/o Champaign County State’s Attorney’s Office
 Civil Division 101 E. Main St.
 Urbana, IL 61801

Address:
 1504 Carroll Avenue #B
 Urbana IL 61802

RESOLUTION NO. _____

**RESOLUTION APPROVING THE ACCEPTANCE OF A DEED FOR PROPERTY
PROPOSED FOR DEMOLITION AND LOCATED AT
404 SOUTH DODSON DRIVE, URBANA**

WHEREAS, the real estate identified as Permanent Index Number 30-21-15-178-004, commonly known as 404 Dodson Dr., Urbana, Illinois together with all improvements located thereon, is owned by Conroy; and

WHEREAS, the general real estate taxes due for two or more years on the above-referenced real estate are delinquent and have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the taxes upon property, together with all penalties, interests and costs that may accrue thereon, shall be a prior and first lien on the property, superior to all other liens and encumbrances, from and including the first day of January in the year in which the taxes are levied until the taxes are paid or until the property is sold under the Illinois Property Tax Code; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the lien for taxes may be foreclosed in the name of the People of the State of Illinois, whenever the taxes for 2 or more years on the same description of property have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-95 a county may acquire property by acceptance of a deed of conveyance in lieu of foreclosing any lien against the property; and

WHEREAS, Conroy wishes to convey to Champaign County absolute title by warranty deed in lieu of the County's foreclosing any lien against the property, and the parties wish to reduce this agreement to writing;

NOW, THEREFORE BE IT RESOLVED by the Champaign County Board that the attached Deed in Lieu of Foreclosure Agreement for real estate located at 404 South Dodson Drive, Urbana is approved and the County Executive is authorized to sign the Deed in Lieu of Foreclosure Agreement in the form attached to this Resolution, as soon as possible.

PRESENTED, ADOPTED, APPROVED, AND RECORDED this 21st day of October, 2021.

Kyle Patterson, Chair
Champaign County Board
Champaign, Illinois

Recorded
& Attest: _____
Aaron Ammons, County Clerk and
Ex Officio Clerk of the
Champaign County Board
Date: _____

Approved: _____
Darlene A. Kloeppel, County Executive
Date: _____

DEED IN LIEU OF FORECLOSURE AGREEMENT

THIS DEED IN LIEU OF FORECLOSURE AGREEMENT (the "Agreement") is made between CHAMPAIGN COUNTY, ILLINOIS ("Champaign County") and BRADLEY Q. CONROY ("Conroy").

RECITALS

WHEREAS, the real estate identified as Permanent Index Number 30-21-15-178-004, commonly known as 404 Dodson Dr., Urbana, Illinois together with all improvements located thereon, is owned by Conroy; and

WHEREAS, the general real estate taxes due for two or more years on the above-referenced real estate are delinquent and have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the taxes upon property, together with all penalties, interests and costs that may accrue thereon, shall be a prior and first lien on the property, superior to all other liens and encumbrances, from and including the first day of January in the year in which the taxes are levied until the taxes are paid or until the property is sold under the Illinois Property Tax Code; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the lien for taxes may be foreclosed in the name of the People of the State of Illinois, whenever the taxes for 2 or more years on the same description of property have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-95 a county may acquire property by acceptance of a deed of conveyance in lieu of foreclosing any lien against the property; and

WHEREAS, Conroy wishes to convey to Champaign County absolute title by warranty deed in lieu of the County's foreclosing any lien against the property, and the parties wish to reduce this agreement to writing.

NOW THEREFORE, the parties agree as follows:

1. **Affirmation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Agreement to Convey Property.** On the delivery date, Conroy shall convey, respectively, to Champaign County good and marketable title to the real property described above, free of any encumbrances other than the unpaid property taxes and the liens for unpaid property taxes, and all of their rights, title and interest in the property. The conveyance of the property shall constitute an absolute, unconditional and irrevocable conveyance of the property, and every part thereof and interest therein to Champaign County, by which Conroy completely divests himself of any and all right, title or interest, both legal and equitable, in and to the property, including, but not limited to, any right of redemption or other right of any nature whatsoever to reacquire the property, or any part thereof, or to set aside the conveyance thereof. Conroy acknowledges and agrees that after delivery of the deed to the County, Conroy shall have no interest in any income, rentals, profits or other sums derived from or attributable to the property.
3. **Delivery Date.** The deed shall be unconditionally and absolutely delivered to Champaign County, and recorded, immediately upon execution of this Agreement, and no later than December 31, 2020.
4. **Advice of Counsel.** As part of the consideration for this Agreement and prior to the execution and delivery hereof, each party hereto has fully informed itself of the terms, conditions and effects of this Agreement and the deed, and, to the extent the parties hereto desire to do so, each party has had this Agreement and the documents to be executed and delivered pursuant to this Agreement reviewed by an attorney or attorneys of his choice and fully understands the effect hereof. No promise or representation of any kind has been made by the County, or anyone acting on the County's behalf, to Conroy, except as expressly stated in this Agreement. Conroy agrees and represents that he is executing this Agreement of his own free will in reliance on his judgment and the advice of legal counsel.
5. **Consideration.** Conroy does not, and shall at no time in the future, dispute the fair market value of the property. Conroy acknowledges and agrees that, in any event, the fair market value of the property is substantially less than the amount of outstanding delinquent taxes and interest, and costs of compliance, and furthered lessened by the costs of demolition of substantially destroyed improvements, of which Champaign County will undertake upon the execution of this Agreement and conveyance of the property, and that the avoidance of liability due to the tax liens and potential demolition liens, and that such avoidance, and the County's promises contained herein, constitute good and sufficient reasons and consideration for Conroy's agreements herein.
6. **Entire Agreement.** This Agreement and the documents to be delivered pursuant to this Agreement contain the entire agreement and understanding between the parties concerning the matters covered by this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date signed below.

Property Record Owner



Bradley Q. Conroy

Date: 23 October 2020

CHAMPAIGN COUNTY

By: ~~Giraldo Rosales~~ Darlene Kloeppe
Champaign County ~~Board Chair~~ Executive

Date: _____

MONTHLY REPORT for JULY 2021¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in July and six were filed in July 2020. The average number of cases filed in July in the preceding five years was 4.4.

Two Zoning Board of Appeals (ZBA) meetings were held in July and five cases were completed. One ZBA meeting was held in July 2020 and three cases were completed. The average number of cases completed in July in the preceding five years was 3.6.

By the end of July there were 6 cases pending. By the end of July 2020 there were 8 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 July 2021 & July 2020

Type of Case	July 2021 2 ZBA meetings		July 2020 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	3	3	2
SFHA Variance	0	0	0	0
Special Use	0	2	2	1
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	5	6	3
Total cases filed (fiscal year)	22 cases		10 cases	
Total cases completed (fiscal year)	20 cases		9 cases	
Cases pending*	6 cases		8 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 79.0% or the equivalent of 5.5 full time staff members (of the 7 authorized) present on average for each of the 21 workdays in July.

Subdivisions

No County subdivision was reviewed or approved in July. No municipal subdivision plat was reviewed for compliance with County zoning in July.

Zoning Use Permits

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

- 14 permits for 11 structures were approved in July compared to 20 permits for 18 structures in July 2020. The five-year average for permits in July in the preceding five years was 15.2.
- 27 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, and August 2016).
- 5.9 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$2,086,195 was the reported value for the permits in July compared to a total of \$1,584,172 in July 2020. The five-year average reported value for authorized construction in July was \$1,877,215.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, June 2020, May 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, May 2017, November 2016, October 2016, September 2016, and August 2016).
- \$3,060 in fees were collected in July compared to a total of \$4,147 in July 2020. The five-year average for fees collected in July was \$3,729.
- 26 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, December 2016, October 2016, and August 2016).

Planning & Zoning Monthly Report
JULY 2021

Table 2. Zoning Use Permits Approved in July 2021

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	500,000	2	0	665,000
Other	2	0	320,000	3	0	445,000
SINGLE FAMILY Resid.: New - Site Built	2	942	705,000	10	7,262	3,657,000
Manufactured				1	177	80,000
Additions	2	81	29,000	22	2,772	1,166,300
Accessory to Resid.	3	341	91,700	17	3,845	808,060
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5.89 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				1	0	0
COMMERCIAL: New				1	293	575,000
Other						
INDUSTRIAL: New	1	1,598	299,742	1	1,598	299,742
Other				1	1,533	400,000
OTHER USES: New				4	2,018	3,050,000
Other				1	163	100,000
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	3	98	140,753	10	554	187,353
TOTAL APPROVED	14/11	\$3,060	\$2,086,195	74/63	\$20,215	\$11,433,455

*14 permits were issued for 11 structures in July 2021; 14 permits require inspection and Compl. Certif.

◇ 74 permits have been issued for 63 structures since 1/1/21

NOTE: Home occupations and Other permits (change of use, temporary use) total 1 since 1/1/21, (this number is not included in the total number of structures).

16 Zoning Use Permit App. were *received* in July 2021 and 10 were *approved*.

4 Zoning Use Permit App. *approved* in July 2021 had been *received* in prior months.

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- There were 3 lot split inquiries and 281 other zoning inquiries in July.
- Three rural addresses were issued in July.
- One full set and one partial set of ZBA minutes were transcribed in July

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2021

	July 2021	2021 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	0.00 acre	0.00 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	0.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspection was made in July.
- One Zoning Compliance Certificate was issued in July for a total of 16 in 2021 so far. The 2021 budget anticipated a total of 152 compliance certificates for an average of 2.9 certificates per week.

Zoning and Nuisance Enforcement

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

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JULY 2021

- 6 new complaints were received in July compared to 14 new complaints received in July 2020. No complaint was referred to another agency in July and no complaint was referred to another agency in July 2020.
- 60 enforcement inspections were conducted in July compared to 39 inspections in July 2020.
- One contact was made prior to written notification in July and one contact was made in July 2020.
- 61 investigation inquiries were made in July. The 2021 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 6 complaints were resolved in July and 7 complaints were resolved in July 2020.
- 68 complaints were left open (unresolved) at the end of July.
- 1 new violation was added in July and 1 First Notice was issued and no Final Notices were issued. In July 2020, 5 new violation were added and 5 First Notices and no Final Notice were issued. The budget anticipated a total of 30 First Notices for 2021.
- No case was referred to the State’s Attorney’s Office in July and no cases were referred in July 2020. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2021.
- 43 violations and 6 complaints were resolved in July compared to one violation and 7 complaints that were resolved in July 2020. The budget anticipated a total of 48 resolved cases in 2021.
- 432 complaints and violations remain open at the end of July compared to 479 open complaints and violations at the end of July 2020.
- 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 landowners, 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 2021

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

C Zoning Compliance Certificates Issued in July 2021

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Table 4. Enforcement Activity During July 2021

	FY2020 TOTALS ¹	Jan. 2021	Feb. 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	Nov. 2021	Dec. 2021	TOTALS FY2021 ¹
Complaints Received	113	4	2	1	9	5	6	6						33
Initial Complaints Referred to Others ²	2	1	0	0	1	0	0	0						2
Inspections	320	7	8	33	30	25	18	60 ⁷						181 ⁸
Phone Contact Prior to Notice	0	0	0	0	0	1	0	1						2
Complaints Resolved	77	1	2	4	7	2	4	6 ⁹						26 ¹⁰
Open Complaints³	61	64	64	61	63	66	68	68						68
New violations	23	0	1	1	1	0	2	1						6
First Notices Issued	22	0	1	1	1	0	2	1						6
Final Notices Issued	8	0	0	0	0	0	0	0						0
Referrals to SAO ⁴	6	0	0	1	1	0	0	0						2
Violations Resolved ⁵	17	1	0	6	3	2	2	43 ¹¹						57 ¹²
Open Violations⁶	416	415	416	410	408	406	406	364						364¹³
TOTAL Open Complaints & Violations	477	479	480	471	471	472	474	432						432

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 7 of the 60 inspections performed were for the new complaints received in July 2021.
8. 24 of the 121 inspections performed in 2021 have been for complaints received in 2021.
9. 3 of the complaints resolved in July 2021 were received in July 2021.
10. 9 of the complaints resolved in 2021 were received in 2021.
11. None of the violations resolved in July were for complaints that had been received in July 2021.
12. None of the violations resolved in 2021 were for complaints that were also received in 2021.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
141-21-01 R-1	Lot 131, Maynard Lake 6 th Subdivision, Section 21, Champaign Township; 3501 Roxford Drive, Champaign, Illinois PIN: 03-20-21-252-006	Terry Hawkins	05/21/2021 07/09/2021	Authorize a previously constructed sunroom addition to an existing single family home
165-21-01 I-1	Two tracts of land comprising 15.2 acres located in the NE Corner of the S ½ of the SW ¼ of Section 29, Hensley Township; 3611 N. Staley Road, Champaign, Illinois PIN: 12-14-29-400-003 & 007	Robert R. Smith II	06/14/2021 07/23/2021	Construct an office/warehouse building CASES: 021-S-21 & 017-V-21
172-21-01 R-1	Lot 174 of Windsor Park 7 th Subdivision, Section 25, Champaign Township; 2510 Lyndhurst Drive, Champaign, Illinois PIN: 03-20-25-128-013	Kim Dallage	07/19/2021 07/28/2021	Amended on 07/19/21 to add a front porch addition
176-21-01 CR	Two tracts of land located in Part of the SE ¼ of Section 35, Sadorus Township; 458 County Road 0N, Sadorus, Illinois PIN: 22-31-35-400-004 & 014	Jerry and Debra Heinz	06/25/2021 07/13/2021	Construct a single family home with attached garage
179-21-01 AG-1	A tract of land in Part of the SE ¼ of the NE ¼ of Section 17, Hensley Township; 745 County Road 2175N, Champaign, Illinois PIN: 12-14-17-100-004	Kevin Mitchaner	06/28/2021 07/12/2021	Install 2 ground mounted solar arrays
182-21-01 AG-1	Two tracts of land comprising 10 acres located in the NW ¼ of Fractional Section 1, Hensley Township; 1143 County Road 2400N, Thomasboro, Illinois PIN: 12-14-01-100-006 & 008	Johnny Smith	07/01/2021 07/13/2021	Construct a detached garage

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

Planning & Zoning Monthly Report
JULY 2021

APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
183-21-01 AG-1	Lot 1 of Greenwood Lake 4 th Subdivision, Section 21, East Bend Township; 3240 Greenwood Drive, Dewey, Illinois PIN: 10-02-21-476-006	TK Homes of Illinois, LLC	07/02/2021 07/02/2021	Construct a single family home with attached garage
188-21-01 I-1	A tract of land located in the NE ¼ of Section 24, Hensley Township, lying immediately South of Hensley Road and West of Market Street; 5401 N. Market Street, Champaign, Illinois PIN: 12-14-24-100-009	BASF	07/07/2021 07/15/2021	Change the Use to establish a seed cleaning and treatment facility in an existing industrial building
193-21-01 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	07/12/2021 07/15/2021	Construct a detached storage shed for agriculture equipment
193-21-02 AG-2	A tract of land located in the E ½ of the SE ¼ of Section 25, Urbana Township; 1341 County Road 1800E, Urbana, Illinois PIN: 30-21-25-400-004	Cecil and Joyce Hudson	07/12/2021 07/28/2021	Construct a detached storage shed for agriculture equipment storage only
195-21-01 AG-2	A 10.447 acre tract of land 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	Arik and Kyli Miller	07/14/2021 07/19/2021	Move a grain bin onto the property to be used as a gazebo/fire pit
195-21-02 B-4	A tract of land locate in Part of the NE ¼ of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3615 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-007	Joe Mata LLC/Glen Judy III	07/14/2021 07/19/2021	Change the Use to establish a used auto sales lot and office inside the existing building

 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 A. ZONING USE PERMITS ACTIVITY IN JULY 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
197-21-01 AG-2	A tract of land located in the SE Corner of the NE ¼ of Section 36, Hensley Township; 3113 N. Market Street, Champaign, Illinois PIN: 12-14-36-200-003	Vivian Nelson	07/16/2021 07/28/2021	Demolish the existing single family home, returning the land to a level grade
200-21-01 AG-2	Tract 1 of a Plat of Survey of Part of the SE ¼ of Section 26, Sadorus Township; Address to be assigned PIN: 22-31-26-400-014	Terry Richardson	07/19/2021 07/29/2021	Construct a single family home with attached garage
200-21-02	Issued August 2, 2021			
202-21-01	Under review			
202-21-02	Under review			
203-21-01	Under review			
208-21-01	Under review			
211-21-01	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
220-19-02 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	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX racetrack CASE: 886-S-17

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JULY 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/09/2021	141-221-01	Lot 131, Maynard Lake 6 th Subdivision, Section 21, Champaign Township; 3501 Roxford Drive, Champaign, Illinois PIN: 03-20-21-252-006	A sunroom addition to an existing single family home

MONTHLY REPORT for AUGUST 2021¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in August and three were filed in August 2020. The average number of cases filed in August in the preceding five years was 2.6.

Two Zoning Board of Appeals (ZBA) meetings were held in August and three cases were completed. Two ZBA meetings were held in August 2020 and four cases were completed. The average number of cases completed in August in the preceding five years was 3.2.

By the end of August there were 6 cases pending. By the end of August 2020 there were 7 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 August 2021 & August 2020

Type of Case	August 2021 2 ZBA meetings		August 2020 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	3	2	2
SFHA Variance	0	0	0	0
Special Use	0	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	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	3	3	4
Total cases filed (fiscal year)	23 cases		13 cases	
Total cases completed (fiscal year)	23 cases		13 cases	
Cases pending*	4 cases		7 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 72.3% or the equivalent of 5.1 full time staff members (of the 7 authorized) present on average for each of the 22 workdays in August.

Subdivisions

One County subdivision was approved in August. One municipal subdivision plat continued to be 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:

- 16 permits for 10 structures were approved in August compared to 18 permits for 16 structures in August 2020. The five-year average for permits in August in the preceding five years was 19.2.
- 26 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, and September 2016).
- 6.0 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$1,450,275 was the reported value for the permits in August compared to a total of \$4,516,004 in August 2020. The five-year average reported value for authorized construction in August was \$2,319,902.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, June 2020, May 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, May 2017, November 2016, October 2016, and September 2016).
- \$3,028 in fees were collected in August compared to a total of \$6,607 in August 2020. The five-year average for fees collected in August was \$4,639.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, December 2016, and October 2016).

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Table 2. Zoning Use Permits Approved in August 2021

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	690,000	3	0	\$1,355,000
Other				3	0	\$445,000
SINGLE FAMILY Resid.: New - Site Built	1	369	160,000	11	7,631	3,817,000
Manufactured				1	177	80,000
Additions	2	323	273,000	24	3,095	1,439,300
Accessory to Resid.	5	1,045	147,275	22	4,890	955,335
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				1	0	0
COMMERCIAL: New				1	293	575,000
Other						
INDUSTRIAL: New				1	1,598	299,742
Other				1	1,533	400,000
OTHER USES: New				4	2,018	3,050,000
Other				1	163	100,000
SIGNS	1	933	30,000	1	933	30,000
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	6	358	150,000	16	912	337,353
TOTAL APPROVED	16/10	\$3,028	\$1,450,275	90/73	\$23,243	\$12,883,730

*16 permits were issued for 10 structures in August 2021; 16 permits require inspection and Compl. Certif.

◇ 90 permits have been issued for 73 structures since 1/1/21

NOTE: Home occupations and Other permits (change of use, temporary use) total 2 since 1/1/21, (this number is not included in the total number of structures).

16 Zoning Use Permit App. were *received* in August 2021 and 9 were *approved*.

7 Zoning Use Permit App. *approved* in August 2021 had been *received* in prior months.

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- There were 7 lot split inquiries and 266 other zoning inquiries in August.
- Two rural addresses were issued in August.
- One full set and one partial set of ZBA minutes were transcribed in August

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2021

	August 2021	2021 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:	0.00 acres	0.0 acres
Outside of Municipal ETJ areas ¹		
Within Municipal ETJ areas ²	0.00 acre	0.00 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	5.00 acres*
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals. *Five acres of BPF were used for one lot in July 2021 that was not reported in July 2021		

Zoning Compliance Inspections

- Nine Zoning Compliance Inspections were made in August.
- Nine Zoning Compliance Certificates were issued in August for a total of 25 in 2021 so far. The 2021 budget anticipated a total of 152 compliance certificates for an average of 2.9 certificates per week.

Zoning and Nuisance Enforcement

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

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- 11 new complaints were received in August compared to 8 new complaints received in August 2020. No complaint was referred to another agency in August and no complaint was referred to another agency in August 2020.
- 32 enforcement inspections were conducted in August compared to 32 inspections in August 2020.
- No contact was made prior to written notification in August and no contact was made in August 2020.
- 32 investigation inquiries were made in August. The 2021 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 5 complaints were resolved in August and 10 complaints were resolved in August 2020.
- 68 complaints were left open (unresolved) at the end of August.
- 1 new violation was added in August and 1 First Notice and 1 Final Notice were issued. In August 2020, 3 new violations were added and 3 First Notices and no Final Notice were issued. The budget anticipated a total of 30 First Notices for 2021.
- No case was referred to the State’s Attorney’s Office in August and one case was referred in August 2020. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2021.
- 19 violations and 5 complaints were resolved in August compared to 2 violations and 10 complaints that were resolved in August 2020. The budget anticipated a total of 48 resolved cases in 2021.
- 432 complaints and violations remain open at the end of August compared to 479 open complaints and violations at the end of August 2020.
- 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 landowners, 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 2021

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

C Zoning Compliance Certificates Issued in August 2021

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Table 4. Enforcement Activity During August 2021

	FY2020 TOTALS ¹	Jan. 2021	Feb. 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	Nov. 2021	Dec. 2021	TOTALS FY2021 ¹
Complaints Received	113	4	2	1	9	5	6	6	11					44
Initial Complaints Referred to Others ²	2	1	0	0	1	0	0	0	0					2
Inspections	320	7	8	33	30	25	18	60	32 ⁷					213 ⁸
Phone Contact Prior to Notice	0	0	0	0	0	1	0	1	0					2
Complaints Resolved	77	1	2	4	7	2	4	6	5 ⁹					31 ¹⁰
Open Complaints³	61	64	64	61	63	66	68	68	74					74
New violations	23	0	1	1	1	0	2	1	1					7
First Notices Issued	22	0	1	1	1	0	2	1	1					7
Final Notices Issued	8	0	0	0	0	0	0	0	1					1
Referrals to SAO ⁴	6	0	0	1	1	0	0	0	0					2
Violations Resolved ⁵	17	1	0	6	3	2	2	43	19 ¹¹					76 ¹²
Open Violations⁶	416	415	416	410	408	406	406	364	346					346¹³
TOTAL Open Complaints & Violations	477	479	480	471	471	472	474	432	420					420

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 7 of the 32 inspections performed were for the new complaints received in August 2021.
8. 64 of the 213 inspections performed in 2021 have been for complaints received in 2021.
9. 4 of the complaints resolved in August 2021 were received in August 2021.
10. 13 of the complaints resolved in 2021 were received in 2021.
11. None of the violations resolved in August were for complaints that had been received in August 2021.
12. None of the violations resolved in 2021 were for complaints that were also received in 2021.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
96-21-01 R-1	Lot 38, Maynard Lake First Subdivision, Section 21, Champaign Township; 1926 Maynard Drive, Champaign, Illinois PIN: 03-20-21-253-024	Michael J. Royse	04/06/2021 08/23/2021	Construct two screened porch additions to an existing single family home Case: 013-V-21
200-21-02 AG-1	A 1.72 acre tract of land located in the NE ¼ of Section 25, Scott Township; 2801 S. Barker Road, Champaign, Illinois PIN: 23-19-25-200-018	Mark and Michele MacLeod	07/19/2021 08/02/2021	Construct a single family home with attached garage
202-21-01 R-1/CR	Lot 2 of Green Island Inc. Subdivision, Section 2, Urbana Township; 2314 N. High Cross Road, Urbana, Illinois PIN: 30-21-02-102-007	Dustin Kelly, lessee	07/21/2021 08/04/2021	Change the Use of the existing agriculture/commercial kitchen (approved in ZUP 245-99-02) to allow production of preserves, jams, jellies, fruit leather and other food items made predominately from the Autumn Olive trees grown on site
202-21-02 R-1/CR	Lot 2 of Green Island Inc. Subdivision, Section 2, Urbana Township; 2314 N. High Cross Road, Urbana, Illinois PIN: 30-21-02-102-007	Heidi Leuszler, lessee	07/21/2021 08/04/2021	Change the Use of the existing agriculture/commercial kitchen (approved in ZUP 245-99-02) to allow production of food products for <i>Berries and Flour</i> , from produce predominately harvested on site.
203-21-01 AG-1	A tract of land located in the W Corner of the SE ¼ of the SE ¼ of Section 11, Newcomb Township; 478 County Road 2800N, Fisher, Illinois PIN: 16-07-11-400-010	Kirk Nelson	07/22/2021 08/05/2021	Construct a detached garage

Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
208-21-01 AG-1	A tract of land located in the SE ¼ of the N ½ of Fractional Section 30, Ogden Township; 2450 County Road 1950N, St. Joseph, IL PIN: 17-1-30-200-010	Jared Aden	07/27/2021 08/05/2021	Construct a single family home with attached garage
211-21-01 R-1	Lot 2 of Hidden Pond Subdivision, Section 20, Mahomet Township; 2070 County Road 125E, Mahomet, Illinois PIN: 15-13-20-101-002	Jacob Sanders	07/30/2021 08/06/2021	Construct a detached storage shed for personal storage only
214-21-01 R-1	Lot 22 of Windsor Park Subdivision, Section 25, Champaign Township; 6 Imperial Court, Champaign, Illinois PIN: 03-20-25-126-016	Tom and Tara Sadler	08/02/2021 08/11/2021	Install an above ground swimming pool that has a minimum 4' non-climbable fence with a self-closing, self-latching gate
216-21-01 I-2	Lot 4 in Gray's Subdivision, Section 9, Urbana Township; 903 Ward Street, Urbana, IL PIN: 30-21-09-176-014	Timothy Feldkamp	08/04/2021 08/12/2021	Change of Use to establish a garbage truck and container storage facility
216-21-02 R-1	The S. 380' of the N 728' of the W 841.7' of the E 1,303' of the SE ¼ of Section 17, Scott Township; 211 W. Carper Street, Seymour, IL PIN: 23-19-17-400-006	Eric and Alice Kinkelaar	08/04/2021 08/11/2021	Establish a Temporary Use for a two-day craft/vendor fair and farmer's market, <i>Country Fest</i> , to be held September 18, 2021 and September 19, 2021
217-21-01 CR	A tract of land located in Part of the NE ¼ of Fractional Section 31, South Homer Township; 2573 S. Homer Lake Road, Homer, Illinois PIN: 26-24-31-200-005	Champaign County Forest Preserve District	08/05/2021 08/12/2021	Construct a detached storages 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 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
225-21-01 B-3	A tract of land located in the NE Corner of the S ½ of the NE ¼ of Section 9, Scott Township; address to be assigned PIN: 23-19-09-200-008	Adam and Jodi Kimball	08/13/2021 08/26/2021	Erect one, two-sided, freestanding, off-premise advertising sign to be located 85 feet from the centerline of Illinois Route 47 Cases: 995-S-20 & 996-V-20
228-21-01 AG-1	Lot 3 in Walter Sandwell's 2 nd Subdivision, Section 33, Philo Township; 1480 County Road 600N, Tolono PIN: 19-27-33-400-016	Adam Mahan	08/16/2021 08/19/2021	Construct a detached storage shed
228-21-02	More information needed			
228-21-03 B-4	Lot 2 of Lake of the Woods Mall Subdivision, Section 13, Mahomet Township; 201 N. Prairieview Road, Mahomet, Illinois PIN: 15-13-13-102-017	Fifth Dimension Collision Repair	08/16/2021 08/25/2021	Change the Use to establish an automobile repair shop, all indoor operations
228-21-04	More information needed			
228-21-05 B-4	A tract of land located in the SW Corner of the SW ¼ of Section 14, Hensley Township; 1710 W. Hensley Road, Champaign, Illinois PIN: 12-14-14-300-003	Rich Lustfeldt, lessee/ Lockhart Holding LLC/owner	08/16/2021 08/23/2021	Change the Use to authorize landscape equipment storage, all indoors
232-21-01 AG-1	A tract of land located in the W ½ of the NE ¼ of Section 15, Colfax Township, Section 15, Colfax Township; 369 County Road 1000E, Ivesdale, Illinois PIN: 05-25-15-200-005	Randy Mitsdarfer	08/20/2021 08/26/2021	Construct an addition to an existing detached shed, and authorize a previously placed above ground swimming pool and a detached storage shed CASE: 020-V-21 (pending)
232-21-02	More information needed			
232-21-03	More information needed			
238-21-01	Under review			
239-21-01	Under review			
243-21-01	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
220-19-02 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	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX racetrack CASE: 886-S-17

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*08/12/2021	186-17-01	The East ½ of the NE ¼ of Section 24, Sadorus Township; 277 County Road 600E, Pesotum, Illinois PIN: 22-31-24-200-001	A single family home with attached garage
*08/12/2021	136-14-03	A 3.22 acre tract of land located in the SE ¼ of Section 7, Rantoul Township; 2835 County Road 1300E, Rantoul, Illinois PIN: 20-09-07-400-017	Two additions to an existing single family home
*08/13/2021	215-16-01	A 3.12 acre tract of land located in Part of the SE ¼ of Section 15, Brown Township; 388 County Road 3300 N, Fisher, Illinois PIN: 02-01-15-400-014	An addition to an existing single family home
*08/13/2021	211-16-02	Lot 8 of Rolling Acres 1 st Subdivision, Section 34, Champaign Township; 2701 Curtis Road, Champaign, Illinois PIN: 03-20-34-102-004	A detached garage
*08/13/2021	224-15-01	A 2 acre tract of land located in the NW Corner of the NW ¼ of Section 34, Champaign township; 2407 Curtis Road, Champaign, Illinois PIN: 03-20-34-126-011	A detached garage
*08/13/2021	220-14-01	Tract 4 of the Marba Gaynes Tracts in the NE Corner of Section 36, Colfax Township; 691 County Road 600E, Tolono, Illinois PIN: 05-25-36-200-007	A single family home with attached garage
*08/13/2021	250-16-01	Lots 1 and 8, Block 1 of the Original Town of Penfield, Section 5, Compromise Township; 102 East Street, Penfield, Illinois PIN: 06-12-04-303-008	A detached garage
*08/16/2021	282-09-01	A tract of land located in the SW ¼ of the SE ¼ of Section 34, East Bend Township; 964 County Road 3000N, Dewey, Illinois PIN: 10-02-34-400-004	An addition to an existing single family home

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*08/16/2021	292-09-02	Part of the NW ¼ of the SW ¼ of Section 35, Mahomet Township; 1848 County Road 400E, Seymour, Illinois PIN: 15-13-35-300-001	A lean-to for grain wagons and a manure spreader
08/16/2021	139-20-01	121.79 acres in the E ½ of the SW ¼, Part of the W ½ of the SE 1/4, Part of the SW ¼ of the NW 1/4, the SE ¼ of the NW ¼, and Part of the SW ¼ of the NE ¼ of Section 12, Sidney Township; 2242 County Road 1000N, Sidney, Illinois PIN: 24-28-11-300-018	One 2 megawatts (MW) Community PV Solar Farm, including access road and wiring
08/31/2021	296-20-01	Two tracts of land comprising 15.2 acres located in the NE Corner of the S ½ of the SW ¼ of Section 29, Hensley Township; 3611 Staley Road, Champaign, Illinois PIN: 12-14-29-400-003 & 007	A multi-tenant warehouse/office building as approved in Zoning Cases 021-S-21 and 017-V-21 (Building 1)