

**CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE – ELUC/Highway/County
Facilities
County of Champaign, Urbana, Illinois
Tuesday, October 4, 2011 – 6:00 p.m.**

*Lyle Shields Meeting Room, Brookens Administrative Center
1776 E. Washington Street, Urbana, Illinois*

VII. Environment & Land Use

- A. Recreation & Entertainment License: ECA Hunting & Trade Show 15-18
Location: Champaign County Fairgrounds, 1302 N. Coler Ave., Urbana – October 15 & 16, 2011
- B. Proposed FY2012 RPC Planning Contract 19-33
- C. Final Recommendations to County Board for Zoning Ordinance Amendments
1. Request to Amend Champaign County Zoning Ordinance. 34-38
Zoning Case 683-AT-11 Petitioner: Champaign County Zoning Administrator
 2. Request to Amend Champaign County Zoning Ordinance. 39-42
Zoning Case 684-AT-11 Petitioner: Champaign County Zoning Administrator
- D. Monthly Report (to be distributed)
- E. Other Business
- F. Designation of Items to be Placed on Consent Agenda



STATE OF ILLINOIS,
Champaign County
Application for:

FILED

SEP 08 2011

Recreation & Entertainment License

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2011-ENT-25
Date(s) of Event(s) OCT 15+16, 2011
Business Name: ECA HUNTING & TRADE
License Fee: \$ 20.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 24.00
Checker's Signature: [Signature]

Filing Fees:

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

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

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

- A. 1. Name of Business: ECA HUNTING & TRADE SHOWS
 2. Location of Business for which application is made: 902-1302 No. COLER AVE URBANA, IL 61501 (P.O. BOX 203)
 3. Business address of Business for which application is made: 218 1/2 E BROADWAY CENTANA, IL 62801
 4. Zoning Classification of Property: FAIRYGROUNDS
 5. Date the Business covered by Ordinance No. 55 began at this location: 1964
 6. Nature of Business normally conducted at this location: COUNTY FAIR
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): BUY-SELL + TRADE SHOW
 8. Term for which License is sought (specifically beginning & ending dates): OCT 15-16, 2011
- (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: CHAMPAIGN COUNTY FAIR PO BOX 544 URBANA, IL 61803-0544
 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. N/A

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

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:

212 1/2 E. BROADWAY
CENTRALIA, IL 62501

5. Objects of Corporation, as set forth in charter: PROMOTE TRADE SHOWS

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

Name of Officer: L. P. BOB LEAKBONE Title: CHAIRMAN OF THE BOARD

Date elected or appointed: 1986 Social Security No.: _____

Date of Birth: _____ Place of Birth: CABELL, IL.

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

Residential Addresses for past three (3) years:

211 N. CHEAM
HOFFMAN, IL 62550

Business, occupation, or employment for four (4) years preceding date of application for this license: PRES. - ECA. INC.

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.

TAIA
OFFICE

CH. ADJ. HALL



WE USE THIS BUILDING TAX

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: *N/A*

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.

1. Name(s) of owner(s) or local manager(s) (include any aliases): SHAWN K. LECKRONE
Date of Birth: _____ Place of Birth: CAMPANIA, IL
Social Security Number: _____ Citizenship: UNITED STATES
If naturalized, state place and date of naturalization: N/A
2. Residential Addresses for the past three (3) years: 211 1/2 N. CREWY ST HOPEWELL, IL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: SALESMAN FOR LECKRONE'S L.L.C.
SEC - LGA 110

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

Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: EGYPTIAN COLLECTORS' ASSOCIATION, INC.
2. Date of Incorporation: 1988 State wherein incorporated: IL

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

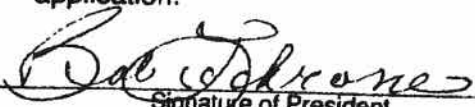
AFFIDAVIT

(Complete when applicant is a **Corporation**)

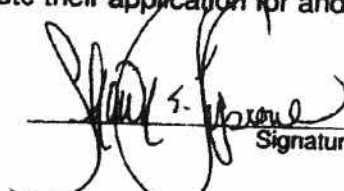
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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



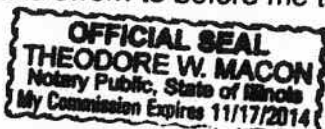
Signature of President

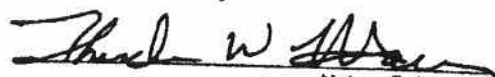


Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 6th day of September, 2011.





Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to MARK SHELDEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign



Date: September 26, 2011
To: ELUC/Committee of the Whole Members
From: Susan Chavarria, Regional Planning Manager
Regarding: Proposed FY12 County Planning Contract

Background

Champaign County has an annually renewable contract with Champaign County Regional Planning Commission for planning and technical services. The proposed not-to-exceed contract amount for FY12, \$70,550, will maintain the 10% across-the-board cut that was incorporated into last year's budget and includes a 3% increase to the salary portion of the contract.

Attachment A is the proposed FY12 General Work Plan. It includes 1,310 hours and focuses on implementing the LRMP, sustainability, recycling coordination, grant writing and research, and miscellaneous requests.

Attachment B contains the proposed LRMP Implementation Work Plan. The proposed work plan was completed in coordination with John Hall, Zoning Director. As per the request of County Board members, cost and time estimates are provided for each proposed task. It should be noted that estimates do not necessarily include sufficient time for County Board discussion and approval processes and are our best estimate at staff time for completing these tasks.

Attachment C is not part of the proposed contract. It contains items from the adopted LRMP that should be implemented within the first three years or as time and resources allow. These items can replace any item in the LRMP work plan the Board wishes to remove. Estimates are included.

Incorporating comments from County Board members

Staff has considered and incorporated comments from the June 7th Committee of the Whole Meeting, the August 23rd Study Session, Mr. Nudo's handout, and the September 6th Committee of the Whole Meeting into the proposed work plan. Based on these comments:

- Numerous items were removed from the LRMP Implementation work plan originally proposed at the June 7 meeting. *Please note that Items in Attachment B have been renumbered.*
- Hours were also moved in the General Work Plan (Attachment A) from LRMP to General Planning Services, such that LRMP now has 810 hours instead of 900 hours, and General Planning Services has 190 hours instead of 100. Two tasks, offered by Board members at the August Study Session, are included under the General Planning Services section. They comprise 120 of the 190 proposed hours.
- We propose adding Items 15 - 18 to the LRMP work plan (Attachment B).

Requested action

CCRPC staff would appreciate your approval of the attached county planning contract budget and work plan, including the LRMP implementation work tasks.

Staff recommendation

Based on these proposed changes, staff recommends an omnibus motion to approve the General Work Plan (Attachment A) and LRMP Implementation Work Plan (Attachment B).



COUNTY PLANNING CONTRACT FOR FY12 – PROPOSED
 December 1, 2011 through November 30, 2012

Attachment A

	Hours	Cost
LRMP Implementation	810	\$42,500
<p>Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources. <i>FY2012 Activities: See Attachment B</i></p>		
County Sustainability Initiative	100	\$4,685
<p>County staff members have expressed interest in making County facilities more sustainable and efficient. CCRPC’s sustainability coordinator can help guide the County’s efforts. <i>Typical activities: monitoring sustainability efforts and helping county departments advance sustainability</i></p>		
Recycling Events Coordination	150	\$7,870
<p>Countywide recycling collection initiatives in coordination with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collections. <i>Typical activities: Recycling events coordination, research on possible other recycling types and events</i></p>		
General Planning Services Requests	190	\$9,970
<p>County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or county administration. <i>Typical activities: 2007 Hazard Mitigation Plan grant application, searching for county facilities improvement funding</i></p>		
<p>2012 Tasks:</p> <ul style="list-style-type: none"> • Research and assist local efforts to determine whether a Renewable Energy Production District would be feasible for the County – 50 hours • Research and provide information to smaller municipalities about residential Tax Increment Financing Districts (TIFs) in order to promote infill development rather than converting more farmland – 70 hours • Other requests can be made throughout the year via the County Board Chairman – 70 hours 		
Administration (budgeting, work plan, project management)	60	\$3,560
Non-staff expenses (Supplies, Services, Capital Outlay)		\$1,965
<p><i>Typical expenses: printing finished documents such as the LRMP, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.</i></p>		
TOTAL NOT TO EXCEED	1310	\$70,550

Recommended LRMP work plan items for FY12 - PROPOSED

Overview

The following table provides an overview of the proposed FY12 LRMP implementation work plan. More specific information on the implementation items is available on subsequent pages.

Work Plan ID	LRMP Objective/ Priority Item	Hours	Cost	8-23-11 Study Session Input
1	9.4	5	\$262.35	Ok to leave in
2	Funding research	75	\$3,935.25	Ok to leave in
3	7.2.4b	10	\$524.70	Ok to leave in
4	1.3.1	30	\$1,574.10	Ok to leave in
5	2.1.1	30	\$1,574.10	Ok to leave in
6	7.2.2a	20	\$1,049.40	Change method, hours ok
7	5.1.8b	40	\$2,098.80	Ok to leave in
8	4.2.2	100	\$5,247	Ok to leave in
9	4.2.3			Ok to leave in
10	4.2.4			Ok to leave in
11	4.3.5			Ok to leave in
12	8.6.3-4			80
13	8.1.9	40	\$2,098.80	Ok to leave in
14	8.4.5a	200	\$10,494	Ok to leave in

Items Recommended by RPC Staff in August 29th Memo to the Board

15	6.2.2	40	\$2,098.80	
16	6.2.3	40	\$2,098.80	
17	8.1.2b	20	\$1,049.40	
18	Revise Best Prime Farmland	80	\$4,197.60	
Total		810	\$42,500.70	

Yearly reports/updates – These are items which will be included in all future work plans for implementing LRMP.

1. Update Champaign County webpage to achieve provisions of Objective 9.4: *Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials. (2011 #1)*

Estimated planner hours to implement: 5
 Estimated cost to implement: \$262.35
 Resources needed to implement:
 County planner will update content about recycling events and new relevant information; IT department will need to update county webpages

Estimated hours to administer once implemented: 5 per year
 Estimated cost to administer: \$262.35
 Resources needed to administer:
 Changes will be made as new information becomes available. This is a permanent item in the County planner work plan as long as the County prioritizes recycling events.

Comments from County Board Members at 8/23/11 Study Session:

Comment: Could this not be done by the County IT department?

Response: Staff needs to collect and create the information that the County IT department then puts on the website.

Staff perception: Ok to leave in

2. Monitor and pursue potential funding opportunities to achieve provisions of GOPs. (2011 #3)

Estimated planner hours to implement: 75
 Estimated cost to implement: \$3,935.25
 Resources needed to implement:
 Cost assumes researching funding sources and responding to one average grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval of County Committee of the Whole and full County Board.

Estimated hours to administer once implemented: Unknown
 Estimated cost to administer: A portion of a grant is usually set aside for administration
 Resources needed to administer:
 Potential budget amendment and setting up account. This is a permanent item in the County Planner work plan.

Comments from County Board Members at 8/23/11 Study Session:

Comment: This is a very general task. Will it take 75 hours? What does it involve?

Response: This task includes searching for federal, state, and local funding sources for a variety of priority items in the LRMP. 75 hours can be used to both research and write grant applications, and 75 hours is believed to be a reasonable estimate for a year.

Staff perception: Ok to leave in

3. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC. (2011 #4)

Estimated planner hours to implement: 10
 Estimated cost to implement: \$524.70
 Resources needed to implement: Cost assumes quarterly meetings.

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: This is a permanent item in the County Planner work plan.

Comments from County Board Members at 8/23/11 Study Session:

Comment: There is not a lot of construction going on with greenways and trails due to the lack of money. Perhaps this task is low priority. Are there other county staff members already participating that would make this task a duplicate effort?

Response: CUUATS is starting a complete update of the 2004 Greenways and Trails Plan within the next year, which while not funded in any way by the county, will request its input.

Champaign County Highway Department and Champaign County Forest Preserve District each have representatives on the Greenways Committees, but having someone look out for the interests of the county as a whole could be beneficial.

Staff perception: Ok to leave in

4. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments (refer to Priority Item 1.2.1), provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes. (2011 #7)
5. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January. (2011 #8)

Items 4 and 5 can be grouped as permanent annual updates to the LRMP.

Estimated planner hours to implement: $30 + 30 = 60$
 Estimated cost to implement: \$3,148.20
 Resources needed to implement: none

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: none

Comments from County Board Members at 8/23/11 Study Session: None

Staff perception: Ok to leave in

6. Priority Item 7.2.2a - Establish and maintain contact with railroad systems with lines and services in Champaign County. Request to be notified regarding proposed grade crossing improvements at locations throughout Champaign County. Notify ELUC regarding proposed grade crossing improvements. Request County Board written support in the form of a letter be provided on a timely basis. (2011 #19)

Estimated planner hours to implement: 20
 Estimated cost to implement: \$1,049.40
 Resources needed to implement: none

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: This will become a permanent work plan item.

Comments from County Board Members at 8/23/11 Study Session:

Several board members stated that they have little or no jurisdiction over railroad improvements. Mr. Nudo suggested that this item's hours could be used to establish a protocol for how the county can make contacts if they have concerns. This would thus become a one-time implementation item rather than a permanent work plan item.
Staff perception: Change how it's done, leave in

Postponed tasks for County Planner – These are items that were postponed from the previous work plan due to integration of the LESA document revisions.

7. Priority Item 5.1.8b - Assess and report to ELUC the feasibility of developing an intergovernmental agreement with each municipality that has adopted a municipal comprehensive land use plan that includes Policy 5.1.8: *The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.* (2011 #11)

Estimated planner hours to implement: 40
 Estimated cost to implement: \$2,098.80
 Resources needed to implement: Meetings with each municipality with a comprehensive plan will require travel expenses in some cases.

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: none

Comments from County Board Members at 8/23/11 Study Session:

Comment: Mr. Hall was asked how critical this item is to his office.
Response: Mr. Hall responded that this is not a big problem at this time given the lack of current development.
Staff perception: Ok to leave in

8. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.2 - *The County may authorize discretionary review development in a rural area if the proposed development:*
 - a. *is a type that does not negatively affect agricultural activities; or*
 - b. *is located and designed to minimize exposure to any negative affect caused by agricultural activities; and*
 - c. *will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.* (2011 #14)
9. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.3 - *The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.* (2011 #15)
10. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.2.4 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.* (2011 #16)
11. Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.5 - *On best prime farmland, the County will authorize a business or other non-residential use only if:*
 - a. *it also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or*
 - b. *the use is otherwise appropriate in a rural area and the site is very well suited to it.* (2011 #17)

Items 8-11 can be combined into one comprehensive change process.

Estimated planner hours to implement: 100

Estimated cost to implement: \$5,247

Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, County Board, and ZBA. This particular proposed amendment is anticipated to be controversial, so proposed costs are higher than an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: More in-depth consideration by Zoning staff of some discretionary development reviews will be necessary.

Estimated cost to administer: none

Resources needed to administer: none

Comments from County Board Members at 8/23/11 Study Session:

Staff perception: Ok to leave in

New tasks for County Planner – These are new items proposed for completion based on the prioritization established in the LRMP.

12. Amend *Champaign County Zoning Ordinance* to include provisions of GOPs for Policy 8.6.3 and 8.6.4. (*This was postponed from last year due to EECBG grant*)

- o Policy 8.6.3 - *For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.*
- o Policy 8.6.4 - *The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.*

Estimated planner hours to implement: 80
 Estimated cost to implement: \$4,197.60
 Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are for an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: none

Comments from County Board Members at 8/23/11 Study Session:
 There were no comments on this item.
 Staff perception: Ok to leave in

13. Priority Item 8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption. (*This was postponed from last year due to EECBG grant*)

Estimated planner hours to implement: 40
 Estimated cost to implement: \$2,098.80
 Resources needed to implement: none

Estimated hours to administer once implemented: none
 Estimated cost to administer: none
 Resources needed to administer: This will become a permanent work plan item.

Comments from County Board Members at 8/23/11 Study Session:
Comment: Ms. Petrie suggested that the Board already has a liaison for MAC, and questioned how much new information could be derived from IEPA and other sources on a yearly update basis.
Response: Staff believes that the 40 hours would be appropriate to research, collect, and analyze new information.
Staff perception: Ok to leave in

14. Priority Item 8.4.5a - Begin required revisions to Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.

Estimated planner hours to implement: 200
Estimated cost to implement: \$10,494.05
Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director
Estimated cost to administer: None
Resources needed to administer: None

Comments from County Board Members at 8/23/11 Study Session:
Comment: Board members asked Mr. Hall what needs to be done for this, what is already being done, and if other agencies are currently doing work that we do not need to duplicate.
Response: Mr. Hall stated that required work needs to be done. A five year plan needs to be put in place, updated periodically, and annual reports need to be made to the state.
Staff perception: Ok to leave in

Items Recommended by RPC Staff in August 29th Memo to the Board

15. Priority Item 6.2.2 - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Estimated planner hours to implement: 40
Estimated cost to implement: \$2,098.80
Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director
Estimated cost to administer: None
Resources needed to administer: None

16. Priority Item 6.2.3 - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*

Estimated planner hours to implement: 40
Estimated cost to implement: \$2,098.80
Resources needed to implement: None

Estimated hours to administer once implemented: as needed by Zoning Director
Estimated cost to administer: None
Resources needed to administer: None

17. Priority Item 8.1.2b - Submit proposal to ELUC, Champaign County Finance Committee and County Board to review Champaign County capability to contribute funds to MAC to implement a regional water supply plan.

Estimated planner hours to implement: 20
Estimated cost to implement: \$1,049.40
Resources needed to implement: None

Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None

18. Amend the LRMP's definition of Best Prime Farmland, and related content of the County Zoning Ordinance and Subdivision Regulations, to be consistent with the update to the County LESA system at such time that it is adopted.

Estimated planner hours to implement: 80
Estimated cost to implement: \$4,197.60
Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: as needed by Zoning Director
Estimated cost to administer: None
Resources needed to administer: None

Other LRMP Implementation Items

The following are the remainder of items listed for implementation within the first three years of the adopted LRMP Implementation Plan. Only those items in which CCRPC feel it can be of assistance are listed; other implementation items naturally fall under the Champaign County Zoning Director.

If the County Board desires, items from the work plan can be replaced with items in this list or from longer-term Priority Items listed in the LRMP.

Immediately upon LRMP adoption

- Multiple Priority Items – Review all zoning map amendments for conformance to relevant GOPs:
 - Policy 5.1.6 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require discretionary development to create a sufficient buffer between existing agricultural operations and the proposed urban development.*

RPC Task: Research types and appropriateness of buffers, provide report to Zoning
Estimate: 75 hours

- Policy 6.1.1 – *The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems. (Note: The priority item C for this policy seeks to amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa.)*

RPC Task: Research and make recommendations on minimum lot location and dimension requirements; provide a summary report to Zoning
Estimate: 40 hours

Near Term: Within 1-3 years

- Priority Item 8.7.4 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.
- Priority Item 8.7.6 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding site-specific natural resource management guidelines that landowners in CC may voluntarily adopt.

RPC Task: Create and disseminate materials for Items 8.7.4 and 8.7.6
Estimate: 60 hours
Notes: We have not determined if these agencies are undertaking any such initiative in the next year. Printing costs are not included in this estimate.

- Develop information package for public dissemination regarding Policy 9.1.2 – *The County will promote energy efficient building design standards.*

RPC Task: Research existing information and formulate a package relevant to Champaign County; provide draft to Zoning.
Estimate: 60 hours
Notes: This item does not require that the County adopt energy efficient building design standards for its jurisdiction; rather, it would promote existing best practices.

- Priority Item 10.1.1b - Develop proposal to identify historic structures, places and landscapes in the County. Submit proposal to ELUC, County Facilities Committee and County Board for review and approval.

RPC Task: Develop definitions of historic structures, places, and landscapes in the County, and then submit a memo to Boards to determine how they want to proceed with identifying such amenities.
Estimate: 60 hours
Notes: With no formal definition, the LRMP Steering Committee found creating policies to be contentious. In order to achieve Objective 10.1: “Champaign County will encourage the development and maintenance of cultural, educational, recreational and other amenities that contribute to the quality of life of its citizens”, standard definitions will be necessary.

- Multiple Priority Items – Amend relevant *Champaign County Ordinance* to include provisions of GOPs:
 - Policy 5.1.1 - *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.*
 - Policy 5.2.1 - *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.*

RPC Task: Identify potential incentives and information that might encourage such development; provide report to Zoning for both 5.1.1 and 5.2.1
Estimate: 40 hours

- Policy 5.2.2 – *The County will:*
 - a. *ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland; and*
 - b. *encourage, when possible, other jurisdictions to ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland.*

RPC Task: Create design guidelines for urban development applicable to County jurisdiction; provide draft for consideration.
Estimate: 200 hours
Notes: This task would involve two draft reviews by Zoning, a Study Session, two ELUC meetings, and two County Board meetings. ZBA and other additional meetings are not included in this estimate. Significant time is anticipated to research and gather public input on design guidelines, which are anticipated to be controversial.

- Policy 5.2.3 - *The County will:*
 - a. require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality; and*
 - b. encourage, when possible, other jurisdictions to require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality.*

RPC Task: Define natural environmental quality based on best practices, local knowledge, and accepted standards; submit to Zoning for review; draft ordinance for 5.2.3a

Estimate: 40 hours

Notes: This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 5.3.1 - *The County will:*
 - a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and*
 - b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.*
- Policy 5.3.2 - *The County will:*
 - a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and*
 - b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.*

RPC Task: Research “undue public expense” and case studies. Draft ordinance language for use by Zoning Department in consultation with Zoning Administrator for Items 5.3.1 and 5.3.2.

Estimate: 120 hours

Notes: This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.3.1 - *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:*
 - a) the operation poses no significant adverse impact to existing land uses;*
 - b) the operation creates no significant adverse impact to surface water quality or other natural resources; and*
 - c) provisions are made to fully reclaim the site for a beneficial use.*

RPC Task: Draft ordinance language for use by Zoning Department in consultation with Zoning Administrator

Estimate: 80 hours

Notes: This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.4.2 - *The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.*

RPC Task: Research management designs and practices, gather public input especially from drainage districts, and draft ordinance language for use by Zoning Department in consultation with Zoning Administrator

Estimate: 200 hours

Notes: This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.4.3 - *The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.*

RPC Task: Research best management practices, provide report to Zoning.

Estimate: 60 hours

- Policy 8.5.1 - *For discretionary development, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.*
- Policy 8.6.2 –
 - a. *For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.*
 - b. *With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.*

RPC Task: Create design guidelines for habitat preservation applicable to County jurisdiction regarding Items 8.5.1 and 8.6.2; provide draft for consideration.

Estimate: 200 hours

Notes: This task would involve two draft reviews by Zoning, a Study Session, two ELUC meetings, and two County Board meetings. Additional drafts, ZBA and other additional meetings are not included in this estimate. Significant time is anticipated to research and gather public input on design guidelines, which are anticipated to be controversial.

- Policy 8.5.2 - *The County will require in its discretionary review that new development cause no more than minimal disturbance to the stream corridor environment.*
- Policy 8.7.1 - *The County will require that the location, site design and land management of discretionary development minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private parks and preserves.*

RPC Task: Research what should be considered the definition of “minimal disturbance” for Items 8.5.2 and 8.7.1 and provide summary to Zoning.
Estimate: 30 hours
Notes: This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

- Policy 8.7.3 - *The County will require that discretionary development provide a reasonable contribution to support development of parks and preserves.*

RPC Task: Research other areas such as Bloomington regarding development fees; provide summary report and recommendations to Zoning.
Estimate: 40 hours

- Policy 8.7.5 - *The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.*

RPC Task: Research incentives to encourage development and management regarding Policy 8.7.5; provide summary report to Zoning.
Estimate: 60 hours

- Policy 9.1.1 - *The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.*

RPC Task: Create informational materials regarding best management practices that can be distributed to land owners.
Estimate: 80 hours
Notes: This task does not include potential printing costs.

Items determined to be untimely for the FY12 Work Plan

- Priority Item 8.1.3 – (within 1-3 years) - As they become available, review MAC recommendations regarding measures to ensure that withdrawals from the Mahomet Aquifer and other aquifers in Champaign County do not exceed the long-term sustainable yield, as described in Policy 8.1.3. Amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).

RPC Task: When MAC Plan/recommendations are complete, compare and draft text to amend relevant ordinances; provide draft text to Zoning for their use.
Estimate: 75 hours
Note: MAC still seeks funding; no recommendations are pending in the near future.

Champaign
County
Department of

**PLANNING &
ZONING**

**Brookens
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1776 E. Washington Street
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(217) 384-3708

To: **Champaign County Board Committee of the Whole**

From: **John Hall, Zoning Administrator**

Date: **September 23, 2011**

RE: **Zoning Ordinance text amendment (Case 683-AT-11)**

Request: **Final Recommendation to amend the Champaign County Zoning Ordinance as follows:**

1. **Add definitions for best prime farmland, by right, discretionary, discretionary development, parcel, suited overall, and well suited overall.**
2. **Revise paragraph 5.4.3 C.2. as follows:**
 - a. **In item a. add "and infrastructure to support the development" and give examples of relevant infrastructure.**
 - b. **In item h. replace "emergency" with "public" and add "to support the proposed development" and give examples of relevant services.**
 - c. **In item j. delete "effects on" and replace with "the amount of disturbance to".**
3. **Revise paragraph 9.1.11B. by adding criteria that apply to special use permits in the AG-1, AG-2, and CR zoning districts in addition to the existing criteria for any special use permit, as follows:**
 - a. **The property is either best prime farmland and the property with proposed improvements is well suited overall or the property is not best prime farmland and the property with proposed improvements is suited overall.**
 - b. **The existing public services are available to support the proposed special use effectively and safely without undue public expense.**
 - c. **The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.**

Petitioner: **Zoning Administrator**

STATUS

The Committee made a preliminary recommendation for approval on this proposed text amendment at the September 6, 2011, meeting.

No comments have been received from municipalities or townships but the Urbana Planning Commission has not yet made a recommendation to the Urbana City Council. Urbana hopes to have this case before the City Council at their meeting on October 17, 2011. No protest is anticipated.

This text amendment is ready for a final recommendation to the County Board for the meeting on October 20, 2011, and staff can report on the Urbana City Council action at that time.

This memorandum summarizes the proposed amendment and requests a motion to "Recommend Approval of Case 683-AT-11".

SUMMARY OF PROPOSED AMENDMENT

This amendment can be summarized as follows:

- For approval of a special use permit in the rural districts (CR, AG-1, AG-2) the amendment adds 3 additional findings to the 6 findings already required by the Ordinance:
 - (1) adds a finding of suited overall when the property is not best prime farmland or a finding of well suited overall (a higher suitability) when the property is best prime farmland and adds definitions of “suited overall” and “well suited overall”; and
 - (2) adds a finding of adequate public services; and
 - (3) adds a finding of adequate infrastructure.

- For a rezoning to the Rural Residential Overlay Zoning District which only occurs in the rural districts (CR, AG-1, AG-2), the amendment changes 3 of the 12 required factors that the Ordinance requires must be considered in the findings, as follows:
 - (1) changes the current required factor “the adequacy of emergency services” to “the adequacy of public services”; and
 - (2) changes the current required factor “the adequacy of roads” to “the adequacy of infrastructure”; and
 - (3) changes the current required factor “the effects on wetlands, historic or archaeological sites, natural or scenic areas or wildlife habitat” to “the amount of disturbance to wetlands, historic or archaeological sites, natural or scenic areas or wildlife habitat”.

REQUESTED MOTION

A motion to “**Recommend Approval of Case 683-AT-11**” is requested.

ATTACHMENTS

A Proposed Ordinance

Case 683-AT-11
Proposed Ordinance

- 1. In Section 3 add definitions for ‘best prime farmland’, ‘by right’, ‘discretionary’, ‘discretionary development’, ‘suited overall’, and ‘well suited overall’ as follows and insert each definition in the appropriate location:**

BEST PRIME FARMLAND: Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System with a Relative Value of 85 or greater and tracts of land with mixed soils that have a LESA System Land Evaluation rating of 85 or greater.

BY RIGHT: a term to describe a USE permitted or allowed in the DISTRICT involved, without review by BOARD or GOVERNING BODY, and complying with provisions of the zoning ordinance and with other applicable ordinances and regulations.

DISCRETIONARY: a term to describe a decision requiring the exercise of judgment, deliberation or decision on the part of the BOARD and GOVERNING BODY in the process of approving or disapproving a SPECIAL USE or a rezoning request.

DISCRETIONARY DEVELOPMENT: a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the zoning ordinance and other applicable ordinances and regulations.

PARCEL: A designated tract of land entered as a separate item on the real estate tax assessment rolls for the purpose of taxation.

SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be ‘suited overall’ if the site meets these criteria:

- the site features or site location will not detract from the proposed use;
- the site will not create a risk to the health, safety or property of the occupants, the neighbors or the general public;
- the site is not clearly inadequate in one respect even if it is acceptable in other respects;
- necessary infrastructure is in place or provided by the proposed development; and
- available public services are adequate to support the proposed development effectively and safely.

WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be ‘well-suited overall’ if the site meets these criteria:

- the site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained

Case 683-AT-11
Proposed Ordinance

- construction methods with no unacceptable negative affects on neighbors or the general public; and
- the site is reasonably well-suited in all respects and has no major defects.

2. Revise paragraph 5.4.3 C.2. to read as follows:

2. In making findings, the BOARD shall consider the following factors:
 - a. The adequacy and safety of roads providing access to the site and infrastructure (e.g., drainage systems, culverts, bridges) to support the proposed development;
 - b. Effects on nearby farmland and farm operations;
 - c. Effects of nearby farm operations on the proposed residential development;
 - d. The LESA score of the subject site;
 - e. Effects on drainage both upstream and downstream including road drainage facilities;
 - f. The suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems;
 - g. The availability of water supply to this site;
 - h. The availability of public services (i.e., police protection, fire protection, and emergency ambulance service) to support the proposed development;
 - i. The flood hazard status of the site;
 - j. The amount of disturbance to wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
 - k. The presence of nearby natural or man-made hazards; and
 - l. The amount of land to be converted from agricultural USES versus the number of DWELLING UNITS to be accommodated.

3. Revised paragraph 9.1.11 B. to read as follows:

9.1.11 SPECIAL USES

B. SPECIAL USE Criteria

A SPECIAL USE Permit shall not be granted by the BOARD unless the public hearing record and written application demonstrate:

1. that it is necessary for the public convenience at that location;
2. that it is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare, except that in the CR,AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements is WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed special use effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
3. that it conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
4. that granting the SPECIAL USE is in harmony with the general purpose and intent of this ordinance.
5. that, in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
6. approval of a SPECIAL USE Permit shall authorize USE, CONSTRUCTION and operation only in a manner that is fully consistent with all testimony and evidence submitted by the petitioner or petitioner's agent(s).

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(217) 384-3708

To: **Champaign County Board Committee of the Whole**

From: **John Hall, Zoning Administrator**

Date: **September 26, 2011**

RE: **Zoning Ordinance text amendment (Case 684-AT-11)**

Request: **Preliminary Recommendation to amend the Champaign County Zoning Ordinance as follows:**

Amend the Champaign County Zoning Ordinance as follows:

1. **Revise Section 5.2 by indicating that a subdivision in the CR, AG-1, or AG-2 Districts that totals more than three lots or with new streets or private access ways requires a County Board approved special use permit for Rural Residential Development in addition to the Rural Residential Overlay District.**
2. **Revise Section 5.4.3 as follows:**
 - a. **Add a requirement for a County Board approved special use permit for Rural Residential Development in accordance with Section 9.1.11.**
 - b. **Add a requirement that the public hearing for a map amendment for a Rural Residential Overlay and the public hearing for the related special use permit for Rural Residential Development must be concurrent.**
3. **Add new paragraph 5.4.5 H. to require submittals for the County Board SPECIAL USE permit application with the submittals for the application for the Rural Residential Overlay rezoning.**

Petitioner: **Zoning Administrator**

STATUS

The Committee made a preliminary recommendation for approval on this proposed text amendment at the September 6, 2011, meeting.

No comments have been received from municipalities or townships but the Urbana Planning Commission has not yet made a recommendation to the Urbana City Council. Urbana hopes to have this case before the City Council at their meeting on October 17, 2011. No protest is anticipated.

This text amendment is ready for a final recommendation to the County Board for the meeting on October 20, 2011, and staff can report on the Urbana City Council action at that time.

This memorandum summarizes the proposed amendment and requests a motion to "Recommend Approval of Case 684-AT-11".

SUMMARY OF PROPOSED AMENDMENT

This amendment adds a requirement for a special use permit to be approved by the County Board for any proposed rezoning to the Rural Residential Overlay Zoning District and requires the public hearing for the special use permit to be at the same time as the public hearing for the proposed rezoning

REQUESTED MOTION

A motion to "**Recommend Approval of Case 684-AT-11**" is requested.

ATTACHMENTS

A Proposed Ordinance

**Case 684-AT-11
Proposed Ordinance**

1. **Revise Section 5.2 as follows:**
 - a. **Add the requirement for a County Board Special Use Permit requirement for the rural residential overlay in the CR, AG-1, and AG-2 Districts in the Table of Authorized Principal Uses.**
 - b. **Revise Section 5.2 Footnote 10.**

5.2 Table of Authorized Principal USES

Principal USES	Zoning DISTRICTS					Zoning DISTRICTS					I-1	I-2		
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2			B-3	B-4
Residential Uses														
BOARDING HOUSE						S								
DWELLING, SINGLE FAMILY													7	
DWELLING, TWO-FAMILY			S	S	S									
DWELLING, MULTI-FAMILY														
Fraternity, Sorority, or Student Cooperative														
Dormitory														
Home for the aged			S											
NURSING HOME			S											
MANUFACTURED HOME PARK								S						
HOTEL - No more than 15 LODGING UNITS	S	S	S							S			S	
HOTEL - over 15 LODGING UNITS														
TRAVEL TRAILER Camp			S											
Residential PLANNED UNIT DEVELOPMENT	S	S	S	S	S	S	S	S						
MANUFACTURED HOME in MANUFACTURED HOME PARK														
SUBDIVISION(s) totalling three LOTS or less	g	g	g											
SUBDIVISION (s) totalling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	B ¹⁰	B ¹⁰	B ¹⁰											

Key: B = County Board SPECIAL USE

Footnotes

10. **No SUBDIVISION shall be created unless a Rural Residential OVERLAY DISTRICT has been created and a Rural Residential Development County Board Special Use Permit has been authorized, except as provided in Section 5.4.2.5.4.3.**

2. Revise paragraph 5.4.3 B. as follows:

B. The adoption of Rural Residential OVERLAY Zoning shall augment the provisions of the underlying DISTRICT but shall not alter any requirement otherwise applicable to the tract of land except as provided by this section including as follows:

1. A County Board SPECIAL USE approval for a rural residential development that comprises a Rural Residential OVERLAY Zoning DISTRICT shall be required and shall be implemented in accordance with the provisions of Subsection 9.1.11. and the requirements of Subsection 6.1.1.

2. The public hearing for the map amendment to the Rural Residential OVERLAY Zoning District and the public hearing for the County Board SPECIAL USE for a rural residential development shall occur concurrently.

3. Add new paragraph 5.4.5 H. as follows to require submittals for the County Board SPECIAL USE permit application with the submittals for the application for the Rural Residential Overlay rezoning:

H. Submittals required for the County Board SPECIAL USE permit application.