



**CHAMPAIGN COUNTY BOARD  
COMMITTEE OF THE WHOLE – ELUC/Highway/County  
Facilities**

*County of Champaign, Urbana, Illinois  
Tuesday, February 7, 2012 – 6:00 p.m.*

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

**VII. Environment & Land Use**

- A. Annual Report of Land Use and Land Resource Management Trends with Champaign County 9-13
- B. Proposed Minor Changes to Champaign County Land Resource Management Plan – map included separately 14-17
- C. Direction to Zoning Administrator Regarding Proposed Zoning Ordinance Test Amendment to Amend Limits on Vehicles and Equipment in Rural Home Occupations 18-25
- D. Monthly Report (to be distributed)
- E. Other Business
- F. Designation of Items to be Placed on Consent Agenda

<b>TO:</b>	Champaign County Committee of the Whole
<b>FROM:</b>	Susan Monte
<b>DATE:</b>	January 31, 2012
<b>RE:</b>	Annual Report of Land Use and Land Resource Management Trends within Champaign County
<b>REQUESTED ACTION:</b>	For Information Only

This annual report provides information about trends related to land use and land resource management conditions within Champaign County. The report is LRMP Priority Item 1.2.1 in the County 2011 Planning Contract Work Plan.

***Updated County Demographic Data***

Attachment A contains updated County demographic data based on 2010 Census data. Additional 2010 Census data tables for Champaign County with regard to age, gender, race, and household are available at <http://www.ccrpc.org/dev/census2010.php>.

Based on available 10-year Census data, the following table ranks municipalities in the County with regard to greatest to least population growth between 2000 and 2010:

<b>Municipality</b>	<b>% Change 2000-2010</b>
Allerton	n/a
Savoy	62.7
Mahomet	48.8
St. Joseph	36.2
Tolono	27.7
Champaign City	19.3
Gifford	16.4
Sidney	16.1
Ludlow	14.5
Fisher	14.2
Foosland	12.2
Broadlands	11.9
Philo	11.6
Urbana	10.4
Ogden	9.0
Pesotum	5.8
Royal	5.0
Rantoul	0.2
Longview	0.0
Homer	-0.6
Sadorus	-2.4
Bondville	-2.6
Lake of Woods	-3.8
Ivesdale	-7.3
Thomasboro	-8.7

**Numbers of Permits Issued for Non-Farm Dwellings in Unincorporated Champaign County**

The decrease in numbers of permits issued for non-farm dwellings appears consistent with the economic downturn of the recession, as evident with the totals shown for the period 12/2008 – 11/2009.

Township	6/1/2007 - 11/30/2007 6 months	12/1/2007 - 11/30/2008 12 months	12/1/2008 - 11/30/2009 12 months	12/1/2009 - 11/30/2010 12 months	12/01/10 - 11/30/11 12 months	Totals by Township 6/1/2007 - 11/30/2011 54 months
Newcomb	7	8	1	5	0	21
St. Joseph	2	5	1	2	1	11
Sidney	2	2	1	1	1	7
South Homer	2	1	1	3	1	8
Philo	0	3	2	1	1	7
Mahomet	0	3	3	0	1	7
Somer	2	2	0	1	1	6
Crittenden	1	2	0	0	2	5
Hensley	1	0	1	1	1	4
East Bend	0	2	2	0	0	4
Sadorus	1	0	2	1	1	5
Stanton	0	1	1	1	1	4
Condit	1	0	0	2	0	3
Harwood	0	3	0	0	0	3
Brown	0	1	1	0	0	2
Compromise	0	1	1	0	0	2
Ludlow	1	0	1	0	0	2
Ogden	0	1	0	1	0	2
Pesotum	1	0	1	0	0	2
Rantoul	0	0	0	1	1	2
Scott	0	0	1	1	0	2
Champaign	0	0	1	0	0	1
Kerr	1	0	0	0	1	2
Tolono	0	0	0	1	0	1
Urbana	0	0	0	0	0	0
Ayers	0	0	0	0	0	0
Colfax	0	0	0	0	0	0
Raymond	0	0	0	0	0	0
<b>Total:</b>	<b>22</b>	<b>35</b>	<b>21</b>	<b>22</b>	<b>13</b>	<b>113</b>
	6/1/2007 - 11/30/2007 6 months	12/1/2007 - 11/30/2008 12 months	12/1/2008 - 11/30/2009 12 months	12/1/2009 - 11/30/2010 12 months	12/01/10 - 11/30/11 12 months	Total 6/1/2007 - 11/30/2011 54 months

***Vermilion & Little Vermilion Rivers Conservation Opportunity Area  
(situated partially within Champaign County):***

The Vermilion River (Middle Fork, North Fork, & Salt Fork) and Little Vermilion River Conservation Opportunity Area Wildlife Action Plan was accepted by all partners in March, 2011. The action plan is a working document that will be revised yearly and participation is open.

<http://www.ccfpd.org/NaturalResources/VRCOA%20Action%20Plan%20FINAL.pdf>

A 'Conservation Opportunity Area' (COA) is a location with significant existing or potential wildlife habitat resources, where partners are willing to plan, implement and evaluate conservation actions, where financial and human resources are available, and where conservation is motivated by an agreed-upon conservation philosophy and set of objectives.

Source: Illinois Wildlife Action Plan, p. 18.

This large COA contains Illinois' only designated Wild & Scenic River, the Middle Fork of the Vermilion River. Conservation stakeholders representing many different perspectives are engaged in this COA. There are prairie enthusiasts (Grand Prairie Friends, Illinois Nature Preserves), game hunters (Pheasants Forever) and lake and stream conservationists (Prairie Rivers Network, the Champaign County SWCD). Issues this group has agreed to work on together include outreach to private landowners and stakeholders.

***Countywide Residential Electronics Collections:***

During 2011, Champaign County participated in four Countywide Residential Electronics Collections at which an estimated total of 207 tons of electronics items were collected. Prior to and during each collection, information about the upcoming landfill ban and local options for recycling electronics items was publicized. In 2010, the four Countywide Residential Electronics Collections held resulted in an estimated 291 tons of electronics items collected.

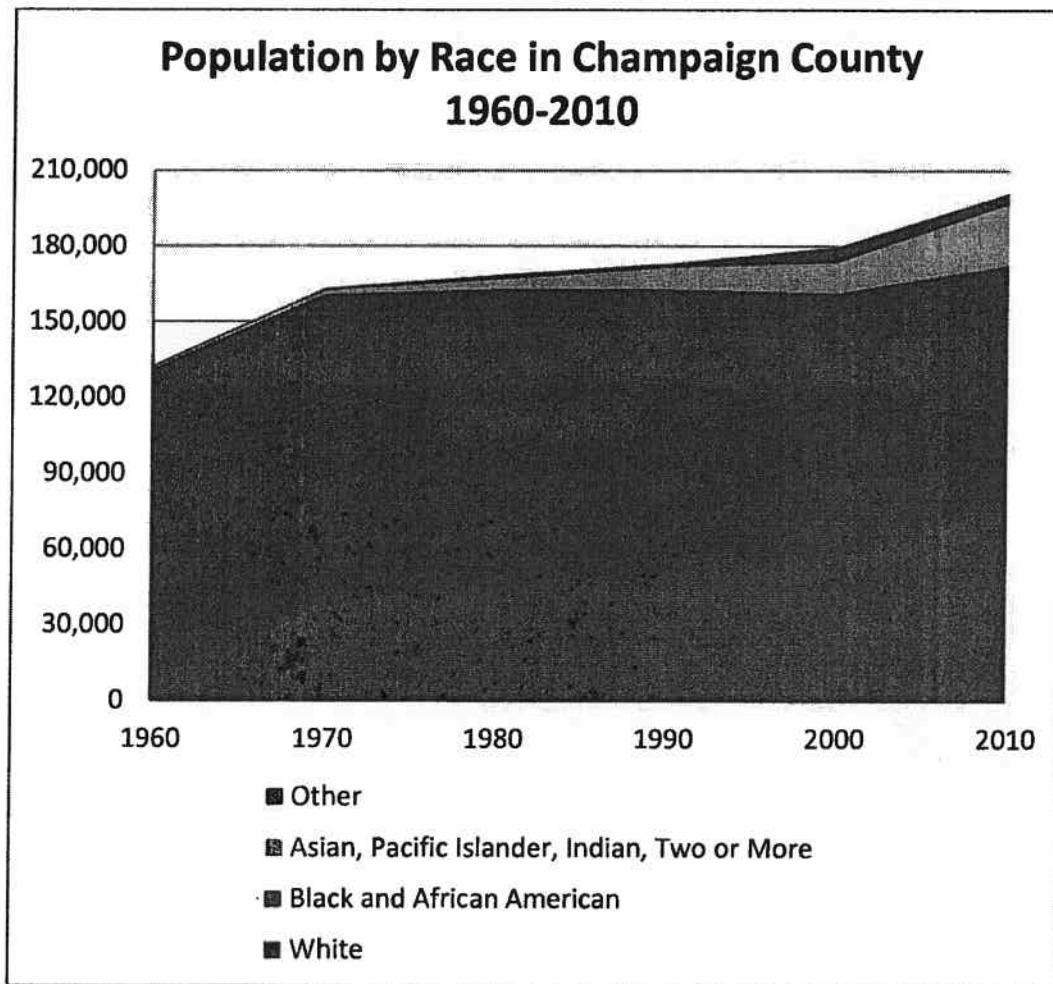
As of August, 2011, Illinois Public Act 097-0287 amended the *Electronic Products Recycling and Reuse Act* (415 ILCS 150/), including changes to increase the types of electronic items banned from Illinois landfills, and establishing penalties for allowing disposal of one of the specified electronic devices by a consumer in a landfill. The landfill ban for electronics items in Illinois became effective January 1, 2012.

**Attachment**

A Supplemental Population Tables Based on Available 2010 Census Data

**Population by Race in Champaign County: 1960-2010**

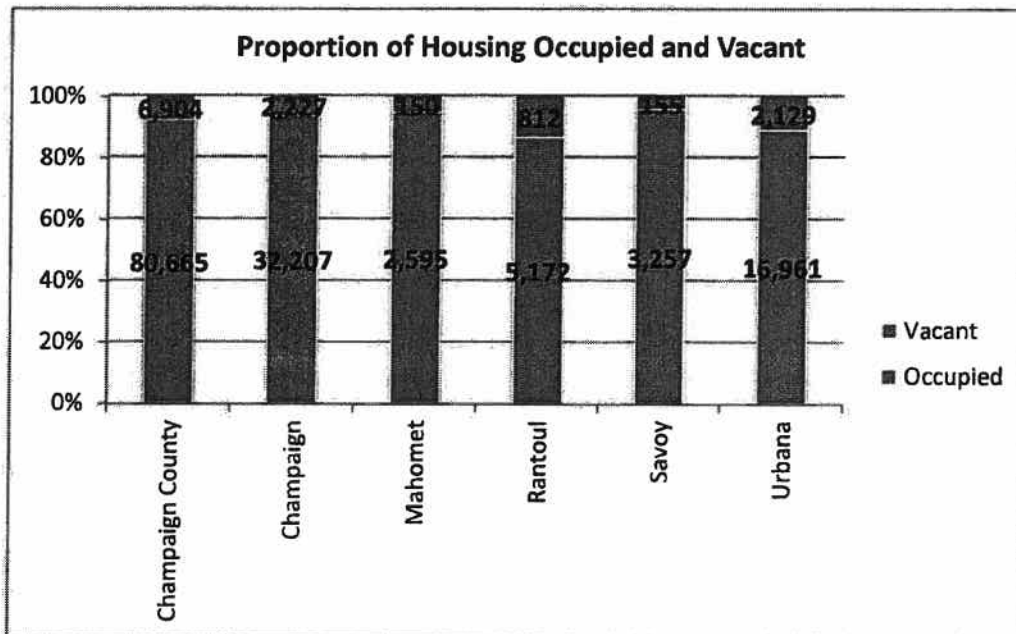
	Total	White	Black and African American	Asian, Pacific Islander, Indian, Two or More	Other	Hispanic
<b>1960</b>	132,436	124,600	6,770	718	348	
<b>1970</b>	163,281	150,338	10,677	1,513	753	
<b>1980</b>	168,392	148,445	14,661	3,610	1,676	
<b>1990</b>	173,025	146,506	16,559	8,364	1,596	
<b>2000</b>	179,669	141,536	20,045	12,097	5,991	5,203
<b>2010</b>	201,081	147,600	24,946	24,174	4,361	10,607





**Housing**

Area	Total	Occupied	Vacant
Champaign County	87,569	80,665	6,904
Bondville	207	191	16
Broadlands	147	137	10
Champaign	34,434	32,207	2,227
Fisher	765	717	48
Foosland	50	41	9
Gifford	393	367	26
Homer	511	461	50
Lake of the Woods	1,251	1,186	65
Longview	65	57	8
Ludlow	168	144	24
Mahomet	2,745	2,595	150
Ogden	319	310	9
Penfield	86	79	7
Pesotum	246	233	13
Philo	561	536	25
Rantoul	5,984	5,172	812
Royal	135	132	3
Sadorus	182	173	9
Savoy	3,412	3,257	155
Seymour	123	116	7
Sidney	505	486	19
St. Joseph	1,522	1,482	40
Thomasboro	535	497	38
Tolono	1,405	1,328	77
Urbana	19,090	16,961	2,129



TO:	Champaign County Committee of the Whole
FROM:	Susan Monte
DATE:	January 31, 2012
RE:	Proposed Minor Changes to Champaign County Land Resource Management Plan
ACTION REQUESTED:	Approval

The following proposed changes are made in accordance with the annual review as indicated in LRMP Priority Items 1.3.1 and 2.1.1 of the County 2011 Planning Contract Work Plan.

***LRMP Existing Conditions and Trends Report***

Selected tables from the LRMP Existing Conditions and Trends Report are proposed to be updated based on data available as of January 31, 2011. The updated tables listed below and a correction to the Ambulance Services section in Chapter 7 are provided as Attachment A:

**Population Trends Tables**

Table 4-1: Champaign County Population, 1970 - 2010

Table 4-3: Population Trends in Champaign County Townships: 1970 - 2010

Table 4-4: Population Trends in Champaign County Municipalities: 1970 - 2010

**Public Sanitary Sewer**

Table 5-1 Availability of Public Sanitary Sewer

**Fire Protection and Emergency Services**

Table 7-2 ISO Rating for FPDs and Fire Departments

**Ambulance Services**

Ivesdale FPD provides Advanced Life Support (Paramedic) level non-transport services.

***LRMP Land Use Management Area Map***

An updated version of the *LRMP Land Use Management Areas Map* is provided as Attachment B. This update includes adjustments to reflect municipal boundaries and the 1-1/2 mile Extra-Territorial jurisdiction as of July 1, 2011 for those municipalities with adopted comprehensive land use plans.

The following table lists the municipal comprehensive land use plans updated since April 2010, adjustments to the planned service area of existing public sanitary sewer systems identified since April 2010, and the adjustments to the Contiguous Urban Growth Areas (CUGA) based on the review of this information:

Population tables of the *Champaign County Land Resource Management Plan* (LRMP), updated based on the 2010 Census data, are provided as follows:

Table 4-1: Champaign County Population, 1970 - 2010

	1940	1950	1960	1970	1980	1990	2000	2010
Population	70,578	106,100	132,436	163,281	168,392	173,025	179,669	201,081
% Change from previous decade	-	50%	25%	23%	3%	3%	4%	12%

Source: US Census Bureau

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Table 4-4: Population Trends in Champaign County Municipalities: 1970 - 2010

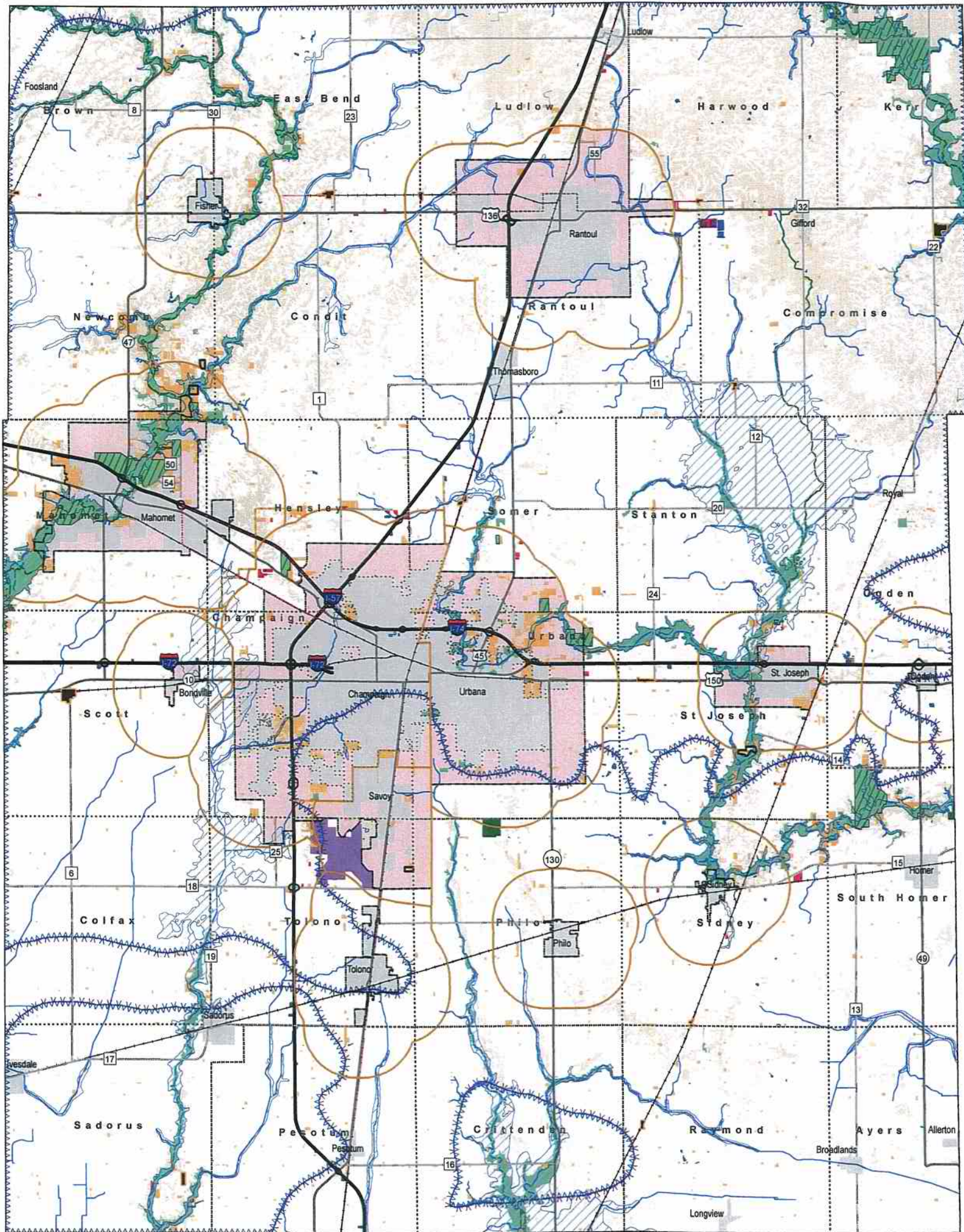
Area	1970	1980	1990	2000	2010	% Change 1970 - 2010	% Change 2000- 2010
Illinois	11,110,285	11,427,429	11,430,602	12,419,593	12,830,632	15.5	3.3
Champaign County	163,281	168,392	173,025	179,669	201,081	23.2	11.9
Allerton (part) <sup>1</sup>	--	--	--	--	--	n/a	n/a
Bondville	446	442	354	455	443	-0.7	-2.6
Broadlands	315	346	340	312	349	10.8	11.9
Champaign City	56,837	58,133	63,502	67,959	81,055	42.6	19.3
Fisher	1,525	1,572	1,526	1,647	1,881	23.3	14.2
Foosland	172	153	132	90	101	-70.3	12.2
Gifford	814	848	845	838	975	19.8	16.4
Homer	1,354	1,279	1,264	1,200	1,193	-11.9	-0.6
Ivesdale (part) <sup>1</sup>	353	337	339	288	267	-24.4	-7.3
Lake of the Woods (CDP) <sup>2</sup>	--	2,443	2,748	3,026	2,912	n/a	-3.8
Longview	224	207	180	153	153	-31.7	0.0
Ludlow	531	397	323	324	371	-30.1	14.5
Mahomet	1,296	1,986	3,103	4,877	7,258	460.0	48.8
Ogden	703	818	671	743	810	-15.2	9.0
Pesotum	536	651	558	521	551	2.8	5.8
Philo	1,022	973	1,028	1,314	1,466	43.4	11.6
Rantoul	25,562	20,161	17,212	12,918	12,941	-49.4	0.2
Royal	197	274	217	279	293	48.7	5.0
Sadorus	454	435	469	426	416	-8.4	-2.4
St. Joseph	1,554	1,900	2,052	2,912	3,967	155.3	36.2
Savoy	592	2,126	2,674	4,476	7,280	1,129.7	62.7
Sidney	915	886	1,027	1,062	1,233	34.8	16.1
Thomasboro	806	1,242	1,250	1,233	1,126	39.7	-8.7
Tolono	2,027	2,434	2,605	2,700	3,447	70.1	27.7
Urbana	33,976	35,978	36,344	37,362	41,250	21.4	10.4
Sources: 1960, 1970, 1980, 1990, and 2000 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census.							
Notes:							
--Indicates that data is not available.							
<sup>1</sup> Only parts of Allerton and Ivesdale are located within Champaign County.							
<sup>2</sup> Lake of the Woods became a Census Designated Place (CDP) in 1980.							

## Fire Protection and Emergency Services

Table 7-2 ISO Rating for FPDs and Fire Departments (new Info highlighted)

Champaign County Fire Protection Services		
Department/ District	Station Location (s)	ISO Rating
Allerton FPD	Village of Allerton	8/9
Broadlands- Longview FPD	Village of Broadlands/Village of Longview	7
Carroll FPD	City of Urbana (1)	5/9
Champaign FD	City of Champaign (6)	2
Corn Belt FPD	Village of Mahomet	5/9
Eastern Prairie FPD	City of Champaign (1)	7/9
Edge-Scott FPD	Urbana Township	4/7
Gifford FPD	Village of Gifford	6/9-10
Homer FPD	Village of Homer (2)	7/9
Ivesdale FPD	Village of Ivesdale	5/8
Ludlow FPD	Village of Ludlow	7/9
Northern Piatt FPD	Village of Mansfield, Piatt County	6/9
Ogden- Royal FPD	Village of Ogden, Village of Royal	6
Pesotum FPD	Village of Pesotum	8/9
Philo FPD	Village of Philo	6
Rantoul FD	Village of Rantoul (2/1 satellite)	4/9
Sadorus FPD	Village of Sadorus	8/9
Sangamon Valley FPD	Villages of Fisher, Dewey, Foosland (3)	7/9
Savoy FD	Village of Savoy	4
Scott FPD	Scott Township	6/9
Sidney FPD	Village of Sidney	7
St. Joseph- Stanton FPD	Village of St. Joseph	5/9
Thomasboro FPD	Village of Thomasboro	6/9
Tolono FPD	Village of Tolono (2)	6/9
Urbana FD	City of Urbana (4)	2

Source: RPC Staff Contacts with Individual FPD Chiefs, September- October, 2007, and communication with Chief Ivesdale FPD, James Brewer, August, 2011



**Land Use Management Areas**

**Policy Areas**

**Rural**

- Best Prime Farmland
- Non Best Prime Farmland
- Existing Natural Area
- Areas which may contain Natural Areas
- Parks and Preserves
- Mahomet Aquifer (approx.)
- Limited Groundwater Availability (approx.)
- Stream
- Lake

**Urban**

- Settlement
- Contiguous Urban Growth Area
- Municipal Extraterritorial Jurisdiction without Sanitary Sewer

**Administrative Boundaries**

- Extraterritorial Jurisdiction
- Extraterritorial Jurisdiction Boundary Agreement
- Township Boundary
- Floodplain

**Existing Land Uses**

- Commercial / Industrial
- Residential
- Existing Incorporated Area
- Airport

**Roads**

- Interstate
- Federal Highway
- State Highway
- County Highway
- Railroad

The Land Use Management Area map defines spatial extents of policies based on language and intent of the LRMP.



0 2.5 5 Miles

Map Produced January 31, 2011

Champaign  
County  
Department of

PLANNING &  
ZONING

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

(217) 384-3708

**To: Champaign County Board Committee of the Whole**  
**From: John Hall, Director & Zoning Administrator**  
**Date: February 1, 2012**  
**RE: Zoning Ordinance requirements for Rural Home Occupations**  
**Request: Request approval to proceed with a public hearing for an amendment to the Zoning Ordinance limits for numbers of vehicles and large equipment authorized in Rural Home Occupations**

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## **BACKGROUND**

The current regulations for Neighborhood and Rural Home Occupations were added to the Zoning Ordinance on February 16, 1993. See Attachment A. Since that time the Zoning Department has applied the limits on vehicles in paragraph 7.1.2 E. to also apply to larger self propelled equipment as was intended by the original amendment.

The Zoning Board of Appeals recently heard Interpretation Case 695-I-11 involving the Zoning Administrator's interpretation of paragraph 7.1.2 E. in which a landowner challenged the limit as applied to equipment. The ZBA upheld the Zoning Administrator's interpretation but agreed that paragraph 7.1.2E. was poorly written. This amendment seeks to amend 7.1.2 E. to more clearly specify the regulations for both vehicles and equipment.

## **OVERVIEW OF PROPOSED AMENDMENT**

Attachment B indicates the proposed changes which are briefly summarized below (capitalized words are defined in the Zoning Ordinance):

1. Eliminate reference to "second division vehicles as defined in the Illinois Vehicle Code" and replace with "MOTOR VEHICLES and licensed trailers displaying the name of the RURAL HOME OCCUPATION or used in any way for the RURAL HOME OCCUPATION".

The Zoning Ordinance defines MOTOR VEHICLE as a self-propelled free-moving vehicle for the conveyance of goods or people on a STREET.

The Illinois Vehicle Code already specifies that any "first division" vehicle modified for use in a business is a second division vehicle and in fact some vehicles are not modified but still used for a business. See the proposed change to the first sentence in 7.1.2E.

2. Regarding the limits on numbers of vehicles, the proposed amendment keeps the existing limit of 10 but changes the weight limit as follows:
  - A. The existing weight threshold of 8,000 pounds is proposed to be increased to 15,000 pounds. Large sport utility vehicles and pick-ups with dual rear wheels weigh more than 8,000 pounds. The

**Zoning Administrator  
FEBRUARY 1, 2012**

proposed increase will allow up to 10 such vehicles. See the proposed change to existing subparagraph 7.1.2E. i. that is proposed to become subparagraph 7.1.2 E. (3).

- B.** The existing Ordinance has no maximum weight limit and the proposed amendment does. The proposed amendment will allow two vehicles or pieces of equipment to weigh between 15,000 and 36,000 pounds; and one vehicle or equipment or some combination thereof to weigh between 36,000 pounds and 80,000 pounds; but no more than three vehicles and pieces of equipment that each weigh more than 15,000 pounds. A fully loaded semi truck and trailer combination will be accommodated by the 80,000 pound limit.

Note that the proposed amendment requires the use of such heavy vehicles to be consistent with any seasonal weight limits on rural roads.

See the proposed changes to existing subparagraphs 7.1.2E. i., ii, & iii. that are proposed to become subparagraphs 7.1.2 E. (3), (4) & (5).

3. Equipment is not defined but examples are given. An exact definition is not required because there is no absolute limit on the number of pieces of equipment (see below). See the proposed subparagraph 7.1.2E.(2).
4. Regarding the limit on numbers of equipment, the proposed amendment does not limit the number of pieces of equipment but requires that no more than 10 vehicles or 10 pieces of equipment or some combination thereof may be kept outdoors and any additional equipment must be stored inside an enclosed building. See proposed subparagraph 7.1.2 E. (6).
5. Proposed weight limits also apply to equipment. See the proposed changes to existing subparagraph 7.1.2E. i. that is proposed to become subparagraph 7.1.2 E. (3).
6. References are added to the existing SCREEN requirements for parking and outdoor storage. See proposed subparagraphs 7.1.2 E. (7) & (8).
7. The existing limit on signs is amended to allow one vehicle with signage to not be screened but all other vehicles with signage must be screened. See the proposed change to paragraph 7.1.2 D.

**ATTACHMENT S**

**A Existing Section 7.1**

**B Proposed Amendment to Paragraph 7.1.2 E.**

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**SECTION 7      ACCESSORY STRUCTURES AND USES**

ACCESSORY STRUCTURES and USES customarily incidental to the MAIN or PRINCIPAL STRUCTURES are permitted in all DISTRICTS. In addition, the following standards for ACCESSORY STRUCTURES and USES shall apply:

**7.1      NEIGHBORHOOD HOME OCCUPATIONS and RURAL HOME OCCUPATIONS**

**7.1.1      NEIGHBORHOOD HOME OCCUPATIONS** as defined in Section 3, are permitted as an ACCESSORY USE subject to the following standards:

- A.      No more than one employee, in addition to family members, shall be present on the premises at any one time. No employees shall be present on the premises earlier than 8:00 a.m. or later than 6:00 p.m.
- B.      All business activities shall be conducted entirely indoors, and limited to the DWELLING and no more than one ACCESSORY BUILDING located on the LOT. The DWELLING or ACCESSORY BUILDING shall not be modified and no DISPLAY or activity shall be conducted that would indicate from the exterior that it is being used for any purpose other than that of a residential DWELLING or residential ACCESSORY BUILDING.
- C.      No SIGN other than a name plate not more than two square feet in area shall be permitted.
- D.      No storage of volatile liquids, flammable gases, hazardous materials, or explosives shall be permitted except as might be kept for normal household use in typical household quantities.
- E.      No more than three patrons, clients, congregants, or similar persons may be present on the premises at one time except:
  - i.      up to 12 children may be present in day care homes;
  - ii.     up to 12 clients, patients or other congregants may be present for religious services, group counseling, or similar purposes not more than three times in any seven day period nor more than twice in one day; and
  - iii.    up to 12 patrons may be present at sales parties, open houses or similar events not more than once in any 30 day period;
  - iv.    up to eight guests in no more than four guest rooms may be present at one time in a bed and breakfast establishment.
- F.      No patrons, clients or other congregants shall be present on the premises earlier than 9:00 a.m. nor later than 10:00 p.m. except that day care recipients may be present as early as 6:30 a.m.

**SECTION 7.1.1 NEIGHBORHOOD HOME OCCUPATIONS - CONTINUED**

- G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with the exclusive residential use of a similar DWELLING.
- H. Deliveries by truck shall be limited to no more than an average of one per week and a maximum of two in any given week for trucks no larger than a standard commercial delivery truck. Deliveries by semi-trailer trucks are prohibited.
- I. Prohibited NEIGHBORHOOD HOME OCCUPATION activities shall include:
  - i. automobile and truck repair;
  - ii. salvage, recycling and solid waste hauling;
  - iii. sale of articles not produced on the premises except as provided in Section 7.1.1Eiii or as such sales are incidental to the provision of a service.
  - iv. sales of guns and ammunition provided that a Gun Dealers License is obtained from the Federal Bureau of Alcohol, Tobacco and Firearms and sales are made by appointment only subject to the limitations of Section 7.1.1E.
- J. Outdoor STORAGE or DISPLAY is prohibited.
- K. No more than one commercial vehicle less than or equal to 36,000 pounds gross vehicle weight and no more than 25 feet in length shall be permitted on LOTS located in a residential zoning district as part of the NEIGHBORHOOD HOME OCCUPATION.
- L. All NEIGHBORHOOD HOME OCCUPATIONS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator.

**7.1.2 RURAL HOME OCCUPATIONS** as defined in Section 3, are permitted as an ACCESSORY USE in any DWELLING in the AG-1, Agriculture, AG-2; Agriculture; and CR, Conservation-Recreation DISTRICTS subject to the following standards:

- A. RURAL HOME OCCUPATIONS shall not be located on lots fronting on streets located wholly within a recorded subdivision or within 500 feet of a residential zoning DISTRICT.
- B. Non-family employees shall only be permitted subject to the following limitations:
  - i. on lots smaller than five acres no more than one employee may be present on the premises and no more than one additional employee may report to the site for work performed off the premises.

*Champaign County, Illinois  
Zoning Ordinance*

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**SECTION 7.1.2 RURAL HOME OCCUPATIONS - CONTINUED**

- ii. on lots five acres or larger no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises.
- C. Changes to the exterior of the DWELLING or ACCESSORY BUILDING which would indicate that it is being utilized in whole or in part for any purpose other than that of a residential or farm BUILDING are prohibited.
- D. No more than one SIGN not more than six square feet in area shall be permitted.
- E. Non-farm, Second Division vehicles are defined by the Illinois Vehicle Code, used in any RURAL HOME OCCUPATION shall be limited as follows:
  - i. no more than three self propelled vehicles over 8, 000 lbs. gross vehicle weight shall be permitted;
  - ii. no more than 10 vehicles in total, including vehicles under 8,000 lbs. gross vehicle weight, trailers and off-road vehicle shall be permitted excluding patron or employee personal vehicles;
  - iii. all Second Division vehicles shall be stored indoors or parked no less than 50 feet from any lot line and no less than 100 feet from any off-site existing DWELLING conforming as to USE.
- F. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with AGRICULTURE.
- G. No storage of volatile liquid, flammable gases, hazardous material or explosives shall be permitted except as such might be kept for customary agricultural purposes in quantities and concentrations customarily found on farms.
- H. Off-street parking spaces shall be provided subject to the provisions of Section 7.4 for all employees and patrons.
- I. Prohibited RURAL HOME OCCUPATION activities shall include:
  - i. outdoor storage of any number of unlicensed vehicles or more than two licensed vehicles awaiting automobile or truck repair;
  - ii. outdoor automobile or truck repair OPERATIONS;
  - iii. salvage or recycling STORAGE or OPERATIONS;
  - iv. outdoor storage of any vehicle equipment or container used for solid waste hauling;
  - v. retail sale of articles not produced on the site except grain seed sales or as such sales are incidental to the provision of a service.
- J. Outdoor sales DISPLAY shall be limited to items produced on-site, shall occupy an area no larger than 500 square feet, and shall not be permitted in required SETBACKS or the SIDE and REAR YARDS.



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**SECTION 7.1.2 RURAL HOME OCCUPATIONS - CONTINUED**

- K. Outdoor STORAGE shall be limited to SIDE YARDS or the REAR YARD and screened as provided by Section 7.6.
- L. All RURAL HOME OCCUPATIONS shall obtain a Zoning Use Permit in accordance with Section 9.1.2 of the Champaign County Zoning Ordinance prior to operation.

**7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES**

**7.2.1 AG-1, AG-2 and CR DISTRICTS**

**A. FRONT YARD**

The minimum FRONT YARD dimension shall be determined according to the SETBACK LINE provisions specified in Section 5.3.

**B. SIDE YARD**

No DETACHED ACCESSORY BUILDING or STRUCTURE shall be located less than 10 feet from any side LOT LINE.

**C. REAR YARD**

No DETACHED ACCESSORY BUILDING or STRUCTURE shall be located less than 10 feet from any REAR LOT LINE.

**7.2.2 R-1, R-2, R-3 and R-4 DISTRICTS**

**A. FRONT YARD**

The minimum FRONT YARD dimensions shall be determined according to the SETBACK LINE provisions specified in Section 5.3.

**B. SIDE YARD**

No DETACHED ACCESSORY BUILDING or STRUCTURE shall be located less than five feet from any side LOT LINE.

**C. REAR YARD**

No DETACHED ACCESSORY BUILDING or STRUCTURE shall be located less than five feet from any REAR LOT LINE.

**Attachment B: Proposed Amendment to Paragraph 7.1.2 E.**  
**FEBRUARY 1, 2012**

**1. Revise existing paragraph 7.1.2E. to read as follows:**

(Note: Existing words to be deleted are indicated in strike out and new words to be added are underlined.)

E. ~~Non-farm, Second Division vehicles as defined by the Illinois Vehicle Code~~  
MOTOR VEHICLES and equipment used in any RURAL HOME  
OCCUPATION shall be limited as follows:

(1) The number of MOTOR VEHICLES and licensed trailers displaying the name of the RURAL HOME OCCUPATION or used in any way for the RURAL HOME OCCUPATION shall be within the limits established in this paragraph.

(2) The number of complete pieces of equipment that are motorized or non-motorized and used in any way for the RURAL HOME OCCUPATION shall be within the limits established in this paragraph. Complete pieces of equipment shall include, but not be limited to, bucket loaders, road graders, bulldozers, trenchers, backhoes, riding lawn mowers, devices mounted on trailers, and any agricultural equipment used for non-agricultural uses. Equipment does not include hand tools or bench tools or tools mounted on a table or wheel barrows or similar tools.

~~i.~~(3) No more than three ~~vehicles~~ MOTOR VEHICLES and licensed trailers over ~~8,000~~ 15,000 lbs. pounds gross weight each or three complete pieces of self-propelled equipment over 15,000 pounds gross weight each, or some combination thereof, shall be permitted but only one MOTOR VEHICLE and/or licensed trailer and/ or equipment shall be permitted with a gross weight (including vehicle, trailer and equipment in combination) over 36,000 pounds but not more than 80,000 pounds gross weight. Weights of such MOTOR VEHICLES and trailer and / or pieces of equipment (including vehicle and equipment in combination) on the public STREET shall be in conformance with the seasonal restrictions authorized by the Illinois Vehicle Code (625 ILCS 5/15-316).

~~ii.~~(4) No more than 10 ~~vehicles~~ MOTOR VEHICLES in total, including ~~vehicles~~ MOTOR VEHICLES under 8,000 lbs. gross vehicle weight and licensed trailers and off-road vehicle shall be permitted excluding patron or employee personal ~~vehicles~~ MOTOR VEHICLES. This limit shall apply to each individual MOTOR VEHICLE or licensed trailer.

**Attachment B: Proposed Amendment to Paragraph 7.1.2 E.**  
**FEBRUARY 1, 2012**

- ~~iii.~~(5) All ~~Second-Division vehicles~~ MOTOR VEHICLES and licensed trailers shall be stored ~~indoors~~ in an enclosed BUILDING or parked no less than 50 feet from any lot line and no less than 100 feet from any off-site existing DWELLING conforming as to USE.
  
- (6) No more than 10 complete pieces of equipment may be kept in outdoor STORAGE that is located no less than 50 feet from any lot line and no less than 100 feet from any off-site existing DWELLING conforming as to USE and conforming to the SCREEN requirements of Section 7.4 provided, however, that the number of pieces of equipment that may be kept in outdoor STORAGE shall be reduced by the number of MOTOR VEHICLES and trailers also parked outdoors and all other equipment must be kept in an enclosed BUILDING. This limit shall apply to each individual piece of equipment.
  
- (7) Parking spaces shall have required SCREENS as required by Section 7.4.
  
- (8) Outdoor STORAGE shall have required SCREENS as required by Section 7.6.

**2. Revise existing paragraph 7.1.2 D. to read as follows:**

(Note: Existing words to be deleted are indicated in strike out and new words to be added are underlined.)

- D. No more than one SIGN not more than six square feet in area shall be permitted on the property in addition to one MOTOR VEHICLE or one piece of equipment with the RURAL HOME OCCUPATION name or owner name affixed to the exterior and parked or stored outdoors. Any additional MOTOR VEHICLE or equipment with the RURAL HOME OCCUPATION name or owner name affixed to the exterior must be parked or stored in an enclosed BUILDING or in a parking or storage space that has a SCREEN as required by Section 7.4.