

Alan R. Singleton

From: Alan R. Singleton
Sent: Wednesday, May 08, 2013 5:53 PM
To: 'rlangenh@hotmail.com'; 'ale7496@yahoo.com'; 'astridjb@comcast.net'; 'harper80@aol.com'; 'akurtz8@comcast.net'; 'pattsi2@gmail.com'; 'jonschroeder62@gmail.com'
Cc: Phillip Jones DDS (JonesDDS@mchsi.com)
Subject: Jones Zoning Map Amendment 687-AM-11
Attachments: 01. Site Plan, Updated.pdf; 02. Letters of Support from Officials regarding Public Safety.pdf; 03. Aerial Map of Jones Property showing 1009 trees planted by Jones.pdf; 04. Aerial Map of Hall house comparing distance to zoning setback of Rt 130 and safety area.pdf; 05. Aerial Map of Hall house comparing distance to center of Route 130 and center of RLA.pdf; 06. Statement regarding Traffic Comparison.pdf; 07. Bar Graph depicting range of noise levels, including aircraft.pdf; 08a. Appraisal Consulting Report from James Webster.pdf; 08b. Appraisal Report from Jongin Craggs.pdf; 08c. Real Estate letter from Dan Cothorn; Critique of letter.pdf; 09. Photograph Legal letter from the Fishers Survey of Jones land.pdf; 10. Statement summarizing other uses in the surrounding area.pdf; 11. Map drawing by Wayne Ward showing vegetation and marking trees in the proposed hangar area.pdf; 12. Statement regarding testimony by Wayne Ward as to trees nearby the RLA.pdf; 13. Documentation of agricultural use; Amendment application; Articles on erosion.pdf; 14. Letter from Arborist testifying regarding trees near RLA.pdf

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Pattsi Petrie pattsi2@gmail.com

Jon Schoeder jonschroeder62@gmail.com



Dear Chair and Members of ELUC:

We are writing on behalf of the Jones family in relation to their request for rezoning of 14 acres from CR to Ag-1. The subject property is adjacent to Route 130 and is a couple of miles north of the southernmost border of Champaign County. The matter is on the ELUC docket for this Thursday.

The Petitioners anticipated originally establishing a restricted landing area (RLA) on the property, and they felt it would fit under the agriculture exemption from zoning. Accordingly, Petitioners planted grasses suitable for hay in the main area of the proposed RLA and also switch grass (a renewable biofuel source that is an alternative to corn based ethanol) along a portion of the side transition area. Subject to zoning approval and IDOT approval, the RLA is basically constructed (the grass is mature) with the exception of the hanger. They subsequently became aware that it was the county's position that it would not fit under the agriculture exemption and commenced application for a special use permit and rezoning from CR to Ag-1 to allow establishment of the RLA.

Unfortunately, the special use permit did not make it past the Zoning Board of Appeals. However, it may be possible to rework the special use permit application based on changed conditions and resubmit it at a later time; if the subject

property were already rezoned to AG-1, the process at the ZBA level with respect to the special use permit would be more straightforward. The subject property is contiguous to AG-1 currently so the rezoning would not constitute spot zoning.

If the Champaign County Board chooses to approve the proposed rezoning, and if Petitioners were to subsequently obtain approval from the ZBA for a special use permit to operate an RLA, then any subsequent use of the land for an RLA will require that Petitioner also submit an application to the Illinois Department of Transportation for inspection. IDOT takes care of the safety/engineering standards - its engineers have determined from a safety perspective what is and is not safe for a grass runway such as the one Petitioner is proposing. Petitioner has previously checked with IDOT and believes that the RLA which was proposed would comply with IDOT standards. However, in order to get approval from IDOT, which would occur after all zoning approval has been obtained, there would be an application process whereby IDOT would review the RLA, including a time for public hearing.

Unfortunately, to the best of our knowledge, the ZBA members were not able to visit the subject property. We would welcome each of the ELUC members to visit the property and view the Jones property as a whole, as well as the proposed land for the rezoning and RLA. The third attachment to this email is an air photo showing trees planted by Jones family. The 15 acre and 37.80 acre tracts shown on that map are both owned by the Jones family.

In support of the request for rezoning, attached please find documents that provide a concise overview of the materials relating to the Jones' map amendment petition.

1. Site Plan for the RLA that was proposed, updated to be moved further south and away from nearest neighbor.
2. Letters of support from Dan Walsh (Champaign County Sheriff), Bill Keller (Champaign County Emergency Management Agency Director), and Charlie McGrew (Douglas County Sheriff).
3. Aerial Map of Jones Property showing 1009 trees recently planted by Jones.
4. Aerial Map showing Hall house (the nearest neighbor to the proposed RLA) is closer to the zoning setback from the highway than it is to the proposed runway safety area (85 feet vs. 143 feet). The safety area is not where a plane would land but is akin to a zoning setback from a road.
5. Aerial Map showing that the center of Route 130 is closer to the Hall house than the center of the runway extended (170 feet vs 203 feet).
6. Statement regarding Traffic Comparison in the subject property area – There are 1.2 million vehicle passes per year on Route 130, according to Illinois Department of Transportation. This compares to the proposed limit in the special use permit case of 126 passes per year for aircraft (with a takeoff and a landing counting as two passes). Also included in this attachment is a scale showing the relative weights of vehicles vs. aircraft – vehicles (semi-trailer) of up to 80,000 pounds regularly travel route 130. The heaviest of Jones's aircraft is less than 4,000 pounds.
7. Statement regarding noise Levels in the subject property area – Taking into consideration other frequent noise generated in the area (which was cited to in the June 16, 2011 minutes and in attachment 10 below), the noise that would be made by a BELL (85dB) or Cessna aircraft (71.4dB) used on the proposed RLA falls among the lower decibel range in comparison to other uses in the neighborhood such as traffic (90dB), dogs barking (100-120dB), operating farm machinery (120dB), and gunshots (140dB).
8. Appraisal reports – Petitioner has submitted two separate appraisal reports, which each state that an RLA on the Jones' property would not negatively affect the property values of the surrounding area. Neighbors in opposition to the RLA have cumulatively submitted one letter from a realtor and no opinion from an appraiser.

8a. Appraisal Consulting Report from James Webster, submitted by Petitioner and stating that the RLA will have no negative effect on surrounding property values – James Webster has more than forty years of appraisal and consulting experience and has both an MAI and SRA professional designation. The MAI and SRA designations are recognized as marks of excellence in the field of real estate valuation and analysis; and designated members of the Appraisal Institute make a commitment to defined ethical requirements for the appraisal profession.

8b. Appraisal Report from Jongin Craggs, submitted by Petitioner and stating that the RLA will have no negative effect on surrounding property values – Jongin Kim Craggs is an owner of a residential appraisal company and has many years of professional experience as a residential appraiser in the Champaign County area.

8c. Real Estate letter from Dan Cothorn, submitted by a neighbor, Julia Hall, and claiming a negative affect by the RLA on nearby property values – The submitted letter is written by Dan Cothorn, of Keller Williams Real Estate, who does not make any representation that he is an appraiser. In addition, the statements made in the letter are based on a number of false and out of date assumptions. This letter should be disregarded.

9. Photograph of trash placed by the Fishers on Jones' property, a letter from Fishers' legal counsel making adverse possession claims by Fishers against Jones, and a survey of Jones land. Much of the opposition to the rezoning from the Fisher family seems to be based on their desire to acquire title to some of the Jones' property by means of asserting an adverse possession claim.

10. Statement and excerpt from ZBA minutes highlighting other uses in the surrounding area which contribute on a much greater basis in terms of frequency and intensity to noise pollution in the area, including dog training lessons on the neighboring Fisher property, operation of farm machinery and discharge of firearms.

11. Map drawing by Wayne Ward showing vegetation and marking trees in the proposed hangar area – vegetation on the entire proposed hangar area consists of a total 0.30 acre of brush and small trees. Petitioner proposed as a condition of the special use permit to plant *two* northern red oaks of at least four inches in diameter to replace each tree that was identified by Mr. Ward in plan and also to establish a one acre forested area to be enrolled in a state conservation plan.

12. Statement regarding testimony by Wayne Ward at previous ZBA hearing – testifying that any trees at the west end of the proposed RLA currently meet Federal and State requirements and would not need to be cut.

13. Documentation of agricultural use on the Jones property, including a copy of the map amendment application. Also included are several articles concerning erosion and the helpful role of grass on stopping erosion – the grass runway will slow erosion of the land used as a grass runway and thus reduce the amount of sediment in the nearby Embarrass River.

14. Letter from arborist Greg Durst testifying as to trees at the west end of the proposed RLA. Greg Durst is an arborist with over 18 years of experience and owner of Durst Tree Service. Mr. Durst stated in his letter that the proposed RLA would not have any negative effect on the trees or forest on or near the subject property.

Please contact me with any questions. You are welcome to call at the office number below or, if after normal business hours, please feel free to reach me at 217-649-9900.

Best Regards.

Alan

Alan R. Singleton
Singleton Law Firm, P.C.

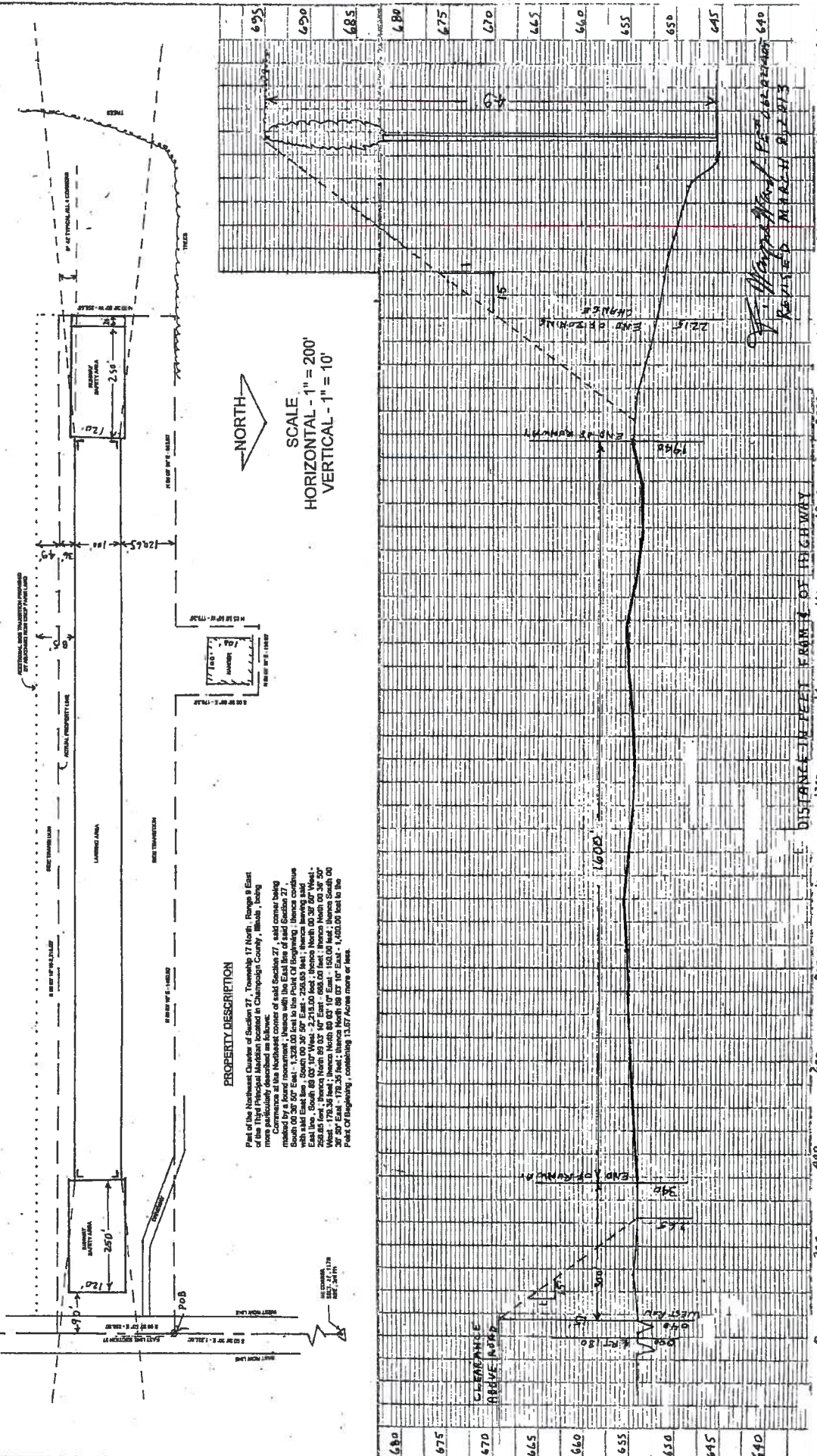
Research Park at the University of Illinois
2001 South First Street, Suite 209
Champaign, Illinois 61820
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1

RESTRICTED LANDING AREA AND HANGER SITE
PHILLIP JONES PROPERTY
 LOCATED IN NORTHEAST QUARTER OF SECTION 27
 TOWNSHIP 17 NORTH, RANGE 9 EAST OF 3rd P.M.
PLAN AND PROFILE OF LANDING AREA



SCALE
 HORIZONTAL - 1" = 200'
 VERTICAL - 1" = 10'

PROPERTY DESCRIPTION

Part of the Northwest Quarter of Section 27, Township 17 North, Range 9 East of the Third Principal Meridian located in Champlin County, Minnesota, being more particularly described as follows:
 Commence at the Northwest corner of said Section 27, and run north along the South 00° 30' 57" East - 1,328.00 feet to the Point of Beginning; thence continue with said East line, South 00° 30' 57" East - 205.05 feet; thence bearing East 258.85 feet; thence North 88° 03' 10" East - 688.00 feet; thence North 00° 30' 57" West - 179.35 feet; thence North 88° 03' 10" East - 650.00 feet; thence South 00° 30' 57" East - 179.35 feet; thence North 88° 03' 10" East - 1,400.00 feet to the Point of Beginning, containing 11.87 Acres more or less.

F. J. Jones
 REVISED MARCH 8, 1913

2



**SHERIFF DAN WALSH
CHAMPAIGN COUNTY SHERIFF'S OFFICE**

February 11, 2011

Department of Planning & Zoning
% Director John Hall
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

204 E. Main Street
Urbana, Illinois 61801-2702
(217) 384-1204

Dan Walsh
Sheriff
ph (217) 384-1205
fax (217) 384-3023

Chief Deputy
Kris Bolt
ph (217) 384-1222
fax (217) 384-1219

Capt. Tim Voges
ph (217) 384-1207
fax (217) 384-1219

Jail Superintendent
Michael Moore
ph (217) 384-1243
fax (217) 384-1272

Jail Information
ph (217) 384-1243
fax (217) 384-1272

Investigations
ph (217) 384-1213
fax (217) 384-1219

Civil Process
ph (217) 384-1204
fax (217) 384-1219

Records/Warrants
ph (217) 384-1233

RE: Dr. Phil Jones Heliport

Dear Director Hall & Zoning Board of Appeals,

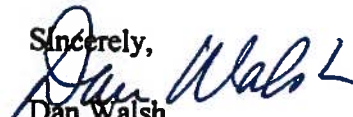
I am writing this letter on behalf of the Champaign County Sheriff's Office and the police chiefs of the agencies as listed below. Dr. Jones has made a presentation to us at our monthly meeting where he offered, not contingent on any zoning matter, to assist our agencies at no cost with his helicopter.

I did some checking and over the past four years he has assisted Douglas County law enforcement with both his helicopter and fixed wing aircraft. Dr. Jones has absorbed the expense of these operations. Douglas County Sheriff McGrew says the doctor has assisted them on average about four times per year.

This assistance can be in the areas of law enforcement transport, fugitive search and looking for lost children or disabled adults.

As a group we believe this type of unique assistance could be very valuable and greatly enhance public safety. The fact that it is local (no extended delays waiting for a State Police asset) and without cost is an additional benefit to us and the public.

We have no idea and express no opinion as to zoning, neighborhood and other issues this type of activity may raise. We, as a group, simply wanted those involved in any decision making to know about the doctor's unrestricted offer and our thoughts as to how this might benefit local law enforcement and public safety.

Sincerely,

Dan Walsh
Champaign County Sheriff

DJW:tss

xc: Chief O'Connor, U of I Police Dept.
Chief Finney, Champaign Police Dept.
Chief Connolly, Urbana Police Dept.
Chief Farber, Rantoul Police Dept.
Chief Gamble, Mahomet Police Dept.
Chief Young, Parkland Police Dept.
Dr. Philip Jones

VIA EMAIL

**Champaign County
Emergency Management**

1905 E. Main St.

Urbana, IL 61802

Ph: 217-384-3826 • Fax: 217-384-3794

November 22, 2010

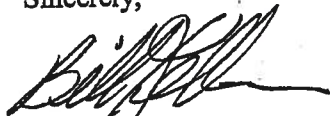
John Hall-Director
Champaign County Planning & Zoning

Dear John:

Dr. Jones has offered to Champaign County Public Safety Agencies the use of his Helicopter support emergency response functions. Having this asset available to the agencies in a timely manner enhances our ability to respond and mitigate many scenarios.

I am aware of the process Dr. Jones must complete to be in compliance with County policies and procedures. I just wanted you to know that having this asset in close relationship to a incident can have a positive affect on the out come.

Sincerely,



Bill Keller,
Director
Champaign County E.M.A.

cc: Dr. Jones

RECEIVED

NOV 23 2010

CHAMPAIGN CO. P & Z DEPARTMENT

Office of the Douglas County Sheriff

920 S. Washington St., P.O. Box 438, Tuscola, IL 61953

Sheriff – *Charles E. McGrew*

Charlie.McGrew@douglascountysheriff.com

Chief Deputy

T.K. Martin

Tommy.Martin@douglascountysheriff.com

(217) 253-3511

(217) 253-2913

Fax (217) 253-3144

Executive Administrator

Sandra Decker

November 23, 2010

Director John Hall
Champaign County Planning and Zoning Board
Champaign, Illinois

Director John Hall,

I am in full support of Dr Phil Jones' application for a variance in zoning for his Champaign County residence north of Villa Grove, Illinois.

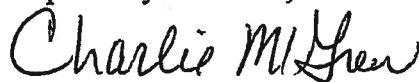
Dr. Phil Jones has responded many times to request from our law enforcement agencies for assistance in emergency situations. He has never charged for any of his time or equipment use. His services have been an extremely important part of law enforcements ability to respond in an effective and efficient manner in the shortest time possible.

Dr Jones response time to emergency calls will greatly increase if the variance is not granted. This will cause a greater danger to victims and to the emergency service workers who depend on the ability to see from above and respond appropriately to each changing situation.

I would ask you, as a board, to look at this request as an emergency response service and not as a citizen who would like to have your zoning plan changed for his personal convenience. I will be glad to provide you with a summary of the emergency calls Dr. Jones has responded to at our request.

Thank you for the consideration of the information provided in this letter.

Respectfully submitted,



Charlie McGrew

Douglas County Sheriff

3

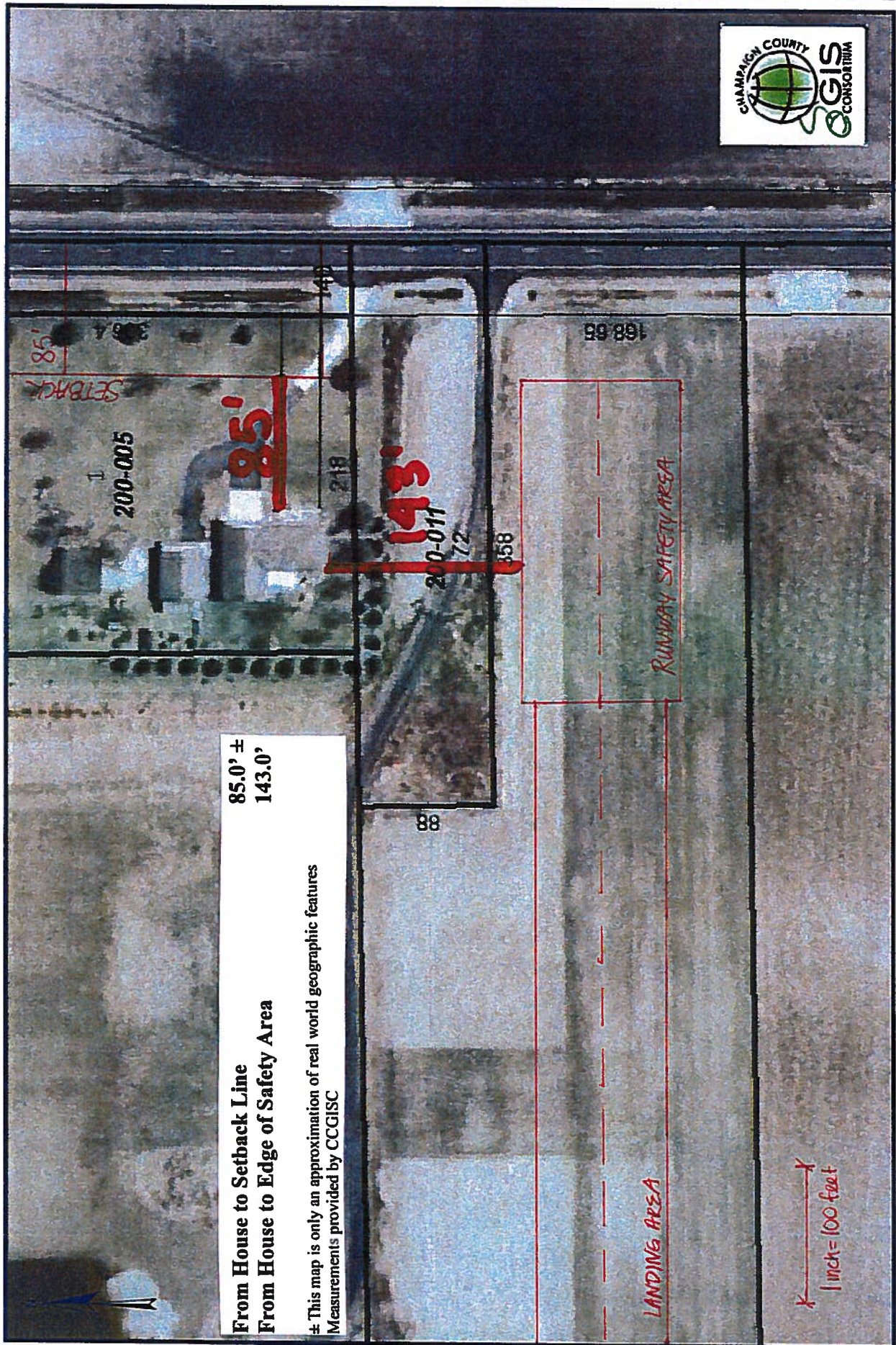
GIS Webmap Public Interface Champaign County, Illinois



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

4

GIS Webmap Public Interface Champaign County, Illinois



From House to Setback Line 85.0' ±
 From House to Edge of Safety Area 143.0'

± This map is only an approximation of real world geographic features
 Measurements provided by CCGISC

LANDING AREA

RUNWAY SAFETY AREA

1 inch = 100 feet



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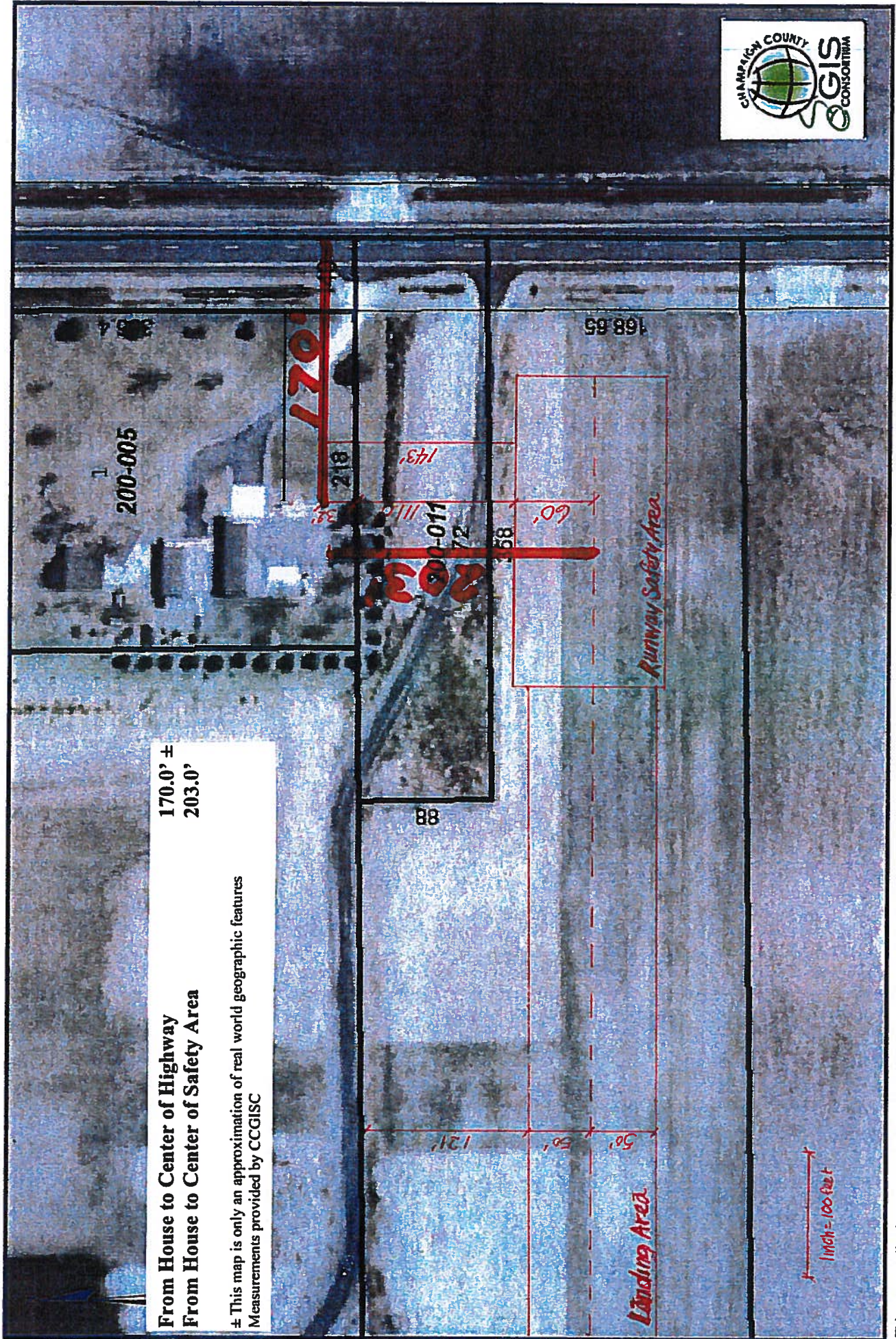
Date: Wednesday, March 13, 2013

5

GIS Webmap Public Interface Champaign County, Illinois

From House to Center of Highway 170.0' ±
 From House to Center of Safety Area 203.0'

± This map is only an approximation of real world geographic features
 Measurements provided by CCGISC

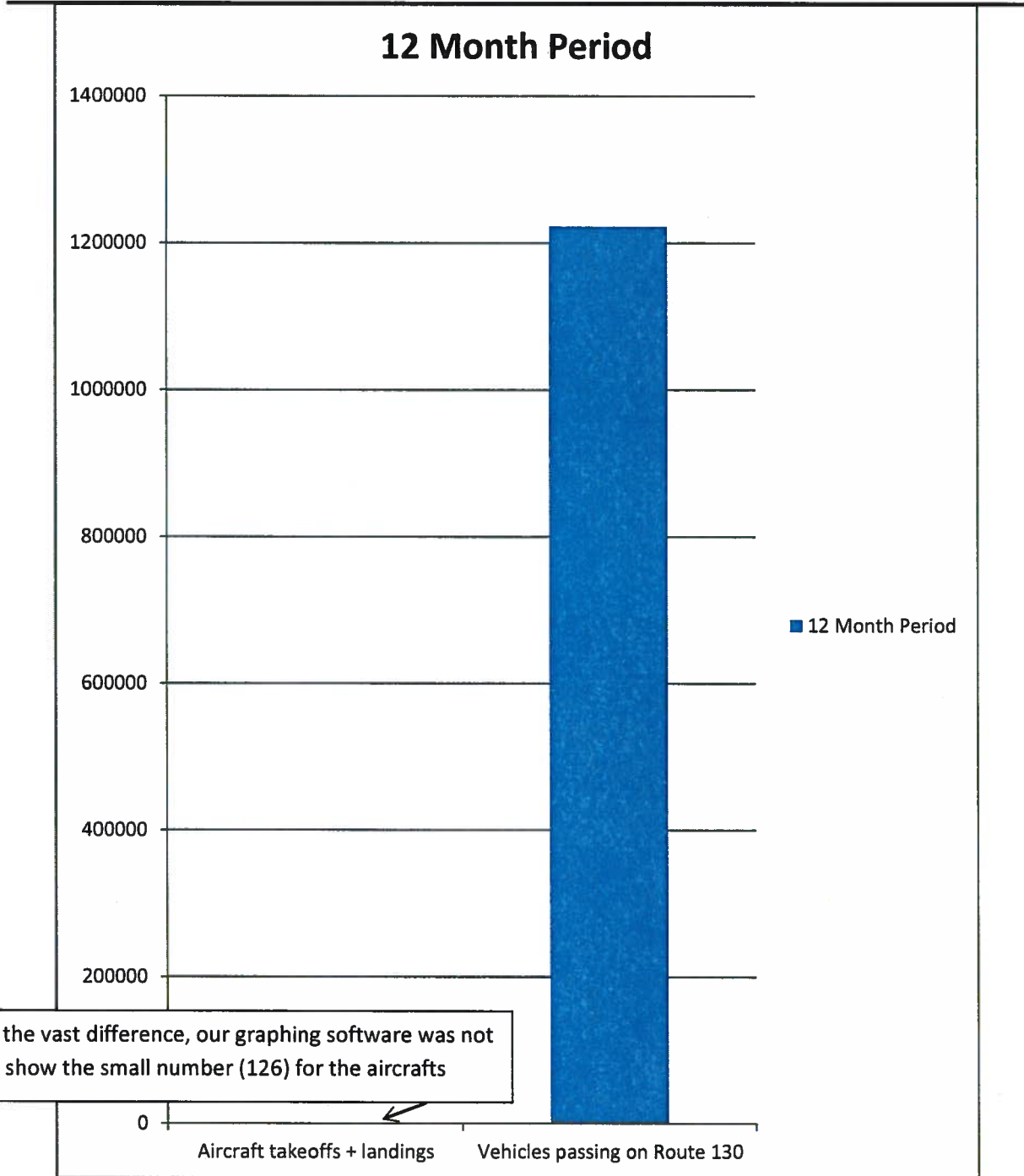


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6

CASES 687-AM-11 and 688-S-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Traffic Comparison**



Aircraft takeoffs + landings: 126
Vehicles passing on Route 130: 1,222,750

CASES 687-AM-11 and 688-S-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Comparison of Yearly Traffic and Yearly Proposed Flights**

Per the proposed Special Conditions, the Jones have agreed to voluntarily limit the use of any helicopter to no more than 25 take-offs and 25 landings in any 12-month period. Additionally, the Jones have also agreed to limit the use of any fixed-wing aircraft to no more than 38 take-offs and 38 landings in any 12-month period.

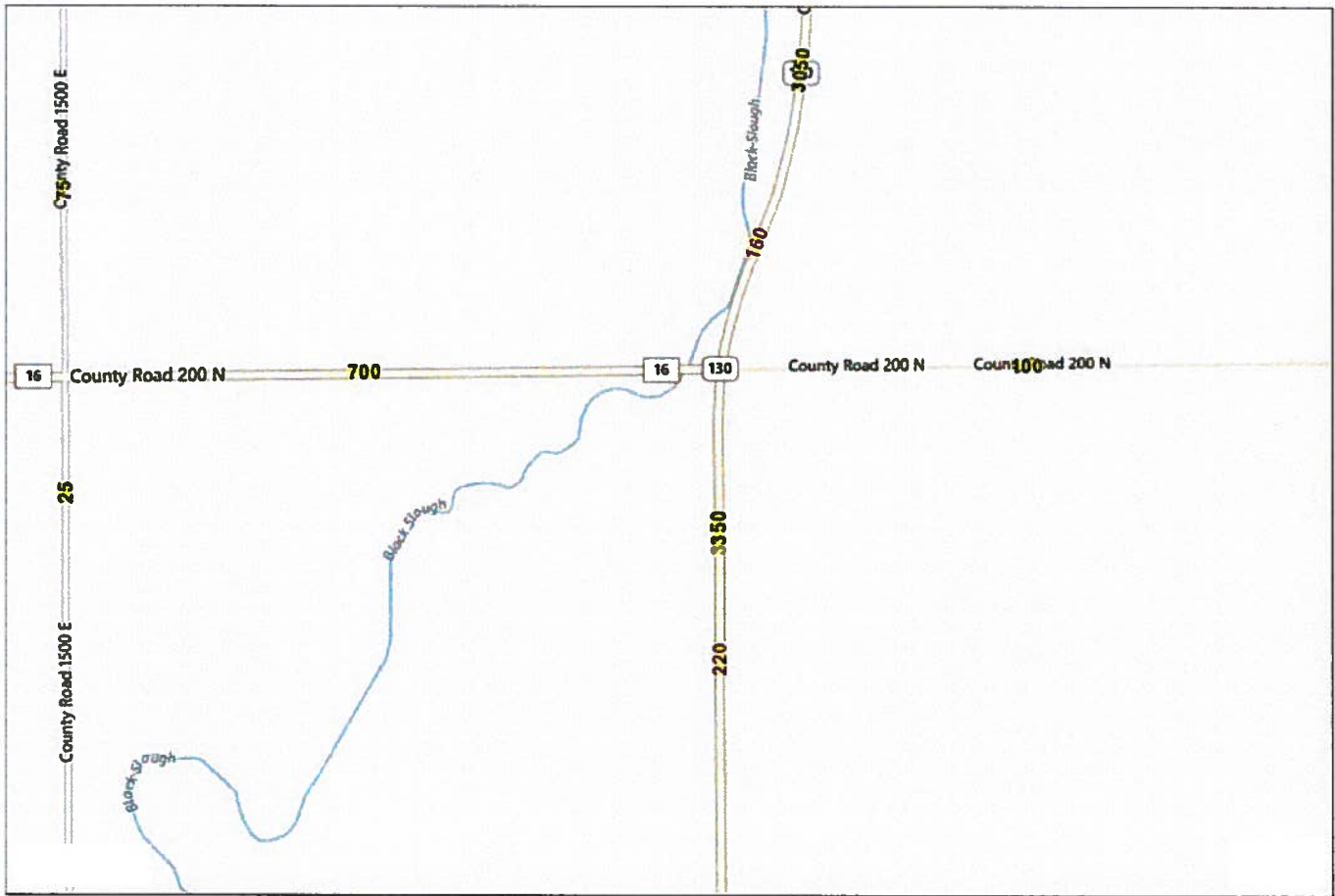
The Illinois Department of Transportation maintains a web-based interactive mapping site, "Getting Around Illinois," which provides the ability to search and display information on average daily traffic. A search of the area surrounding the Jones property shows that the daily traffic volume on Route 130, as it passes by the Hall residence, is 3,350 motor vehicles. The same search shows that the daily truck volume on the same stretch of road is 220 trucks. The numbers for these traffic counts is a total of northbound and southbound traffic, which is approximately the same regardless of direction. These numbers have already been averaged by the Illinois Department of Transportation with regard to various fluctuations. To obtain the yearly average traffic volume, each number has been multiplied by 365. The yearly traffic volume for motor vehicles is approximately 1.2 million. The yearly traffic volume for trucks is 80,300.

Summary of Traffic Comparison

Yearly Helicopter Round-Trip	Yearly Plane Round-Trip	Yearly Truck Traffic on Route 130	Yearly Total Traffic on Route 130
50	76	80,300	1,222,750

Enclosures: (1) Illinois DOT Map showing Traffic and Truck Daily Volume

Traffic Count



Created by Illinois DOT, 3/14/113

3350 Traffic Daily Volume
220 Truck Daily Volume



Semi: 80,000 pounds

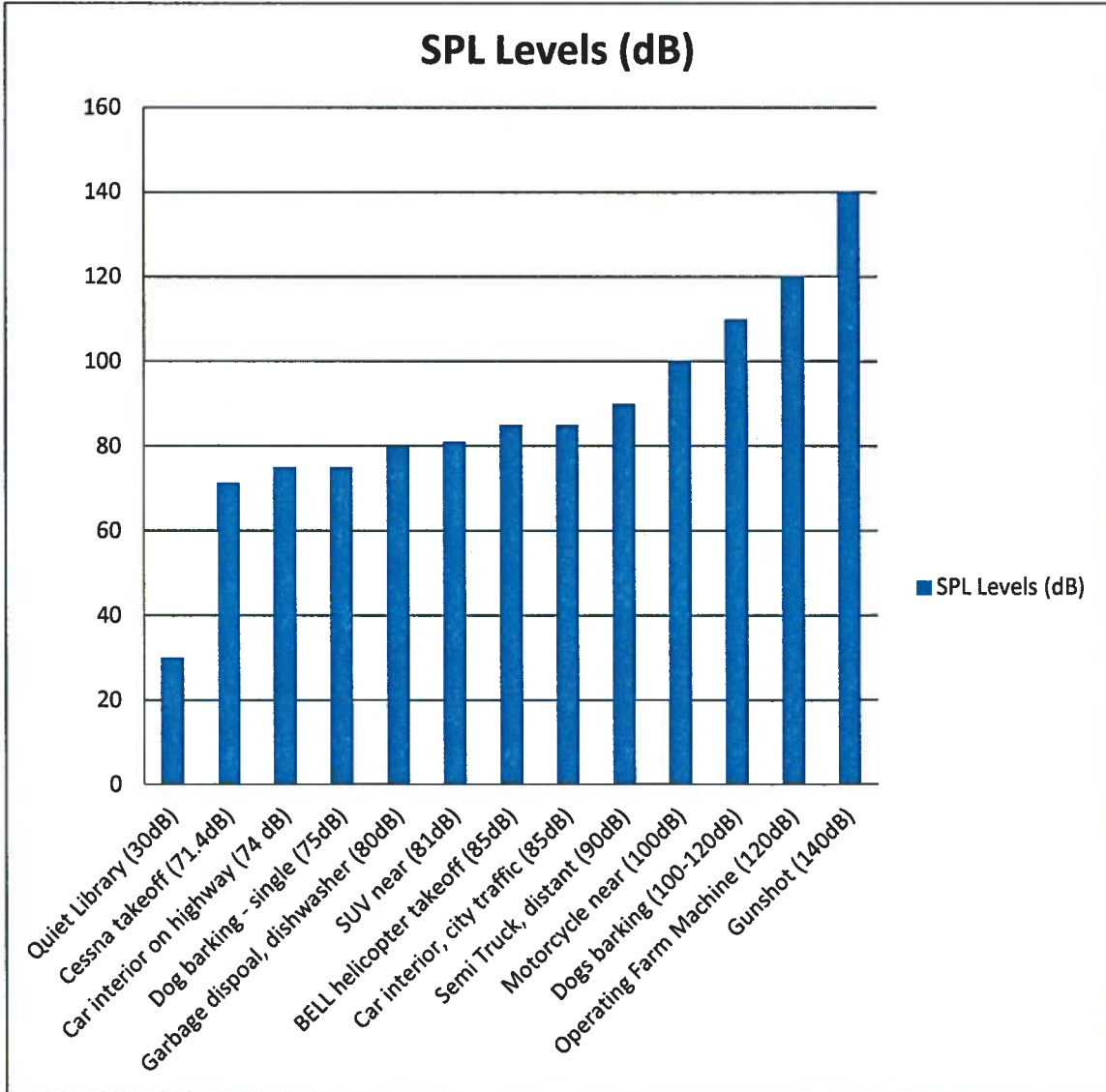
Jones' aircraft: less than 4,000 pounds

Relative weights of Jones' aircraft (less than 4000 pounds) and semi-truck, which can legally be driven on Route 130 (80000 pounds)

7

CASE 687-AM-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Noise Comparison**



8

APPRAISAL CONSULTING REPORT

APPRAISERS:

James H. Webster, MAI, SRA
James H. Webster & Associates, Ltd.
104 West University Avenue
Urbana, Illinois 61801

CLIENT:

Mr. Alan R. Singleton
Singleton Law Firm, PC
2001 S. First Street
Champaign, Illinois 61820

SUBJECT PROPERTY:

Proposed Restricted Landing Area
175 N CR 1600 East
Villa Grove, Illinois 61956

EFFECTIVE DATE OF ASSIGNMENT:

April 12, 2013

DATE OF REPORT:

April 17, 2013

INTENDED USE OF REPORT:

The Intended Use of the opinions and conclusions derived from this consulting assignment is to evaluate the property that is the subject of a public hearing to assist the client, Mr. Alan Singleton, in determining if there would be an adverse impact of adjoining properties as a result of the use of a restricted landing area, hereafter known as a RLA, subject to the stated Scope of Work, problem to be solved, reporting requirements of this appraisal report type, and Definition of Value. As shown by the attached map, the proposed restricted land area is planned to be used near a residence which has a mailing address of 175 N CR 1600 East, Villa Grove, Illinois. The report is being conducted for a Champaign County Zoning Board hearing known as Case 688-S-11, regarding this matter. Phillip Jones and the Champaign County Zoning Board are additional Intended Users identified by the consultant, and the opinions and conclusions cannot be used for any other purpose without prior written authorization from James H. Webster & Associates, Ltd.

INTENDED USER OF REPORT:

The consulting assignment was ordered by Mr. Alan R. Singleton, which is the Client for this assignment. The consultant-client relationship is subject to the Confidentiality section of the Ethics Rule of the *Uniform Standards of Professional Appraisal Practice* (USPAP), which states that a consultant must not disclose confidential information, or assignment results prepared for a Client to anyone other than the Client, or persons specifically authorized by the Client. The Client has identified its client, Phillip Jones and the Champaign County Zoning Board as additional intended users.

TYPE AND DEFINITION OF VALUE TO BE DETERMINED:

The Client has requested an opinion regarding the effect, if any, on nearby properties. A proposed RLA has been attached.

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: 12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994]

Real Property is defined as:

All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed.¹

IDENTIFICATION OF THE SUBJECT PROPERTY:

The proposed RLA landing area would be situated on an a 12.69 acre tract of land which is part of the Jones residence which has a mailing address of 175 N CR 1600 East, Villa Grove, Illinois. The restricted landing area would provide the owner, Phillip Jones, to use this area for a helicopter for no more than twenty-five take-offs and twenty-five landings per year along with invited guests. There are several restrictions and limitations being placed upon traffic patterns, altitude and storage. Fixed-wing aircraft which will be limited to thirty-eight take-offs and thirty-eight landings per year. The subject property is located on the west side of CR 1600 E or State Highway 130, south of CR 200 N, and the RLA contains approximately 14-acres. Phillip Jones owns an additional larger acreage parcel to the north which includes his residence. There are three residences located east of a larger parcel on the west side of CR 1600 E which have addresses of 177,187 and 199 CR 1600 E, Villa Grove, Illinois.

¹ The Dictionary of Real Estate Appraisal, 4th Edition, by the Appraisal Institute, 2002.

OWNERSHIP HISTORY:

The subject property is currently in the name of Phillip Jones. There has been no transfer of ownership in the three years prior to the effective date of this consulting assignment, nor is the property for sale at this time.

LEGAL DESCRIPTION:

A complete legal description was not provided but it has been described as:

Part of the Section 27, Township 17 North, Range 9 East 3rd PM, Champaign County, Illinois

TAX AND ASSESSMENT INFORMATION:

The tax and assessment information for the subject property has been shown below:

<u>Permanent Parcel Number</u>	<u>Farmland</u>	<u>Land</u>	<u>Building</u>	<u>Total</u>	<u>Tax</u>
08-33-27-200-024	\$2,520	\$0	\$0	\$2,520	\$159.98

The assessments shown above are classified as farmland, which is based on its productivity, rather than market value.

EXTRAORDINARY ASSUMPTIONS:

An *Extraordinary Assumption* is defined as:

An assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of the data used in an analysis.²

Two extraordinary assumptions were used in the analysis, which has been discussed below:

1. Information was supplied by the client regarding the specifications of the proposed RLA, which has been assumed to be accurate.
2. Information regarding the location of the RLA has been assumed to be accurate.

HYPOTHETICAL CONDITIONS:

A *Hypothetical Condition* is defined as:

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.³

There were no hypothetical conditions used in the analysis.

² Ibid.

³ Ibid.

SCOPE OF WORK:

The development and reporting of a real property consulting report must be done in compliance with Standards 4 and 5 of the *Uniform Standards of Professional Appraisal Practice (USPAP)* as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Standard 4 contains requirements that deal with the procedures to be followed in developing the consulting assignment in a manner that will result in a credible result. *Credible* is defined in the 2012 Edition of *USPAP* as “worthy of belief.” The scope of work necessary to produce a credible consulting report is determined by the consultant based on the problem to be solved and the intended use. This assignment has been developed in conformity with the requirements of Standard 4 of the 2012 Edition of *USPAP*.

Standard 5 requires that the consultant’s conclusions must be communicated in a manner that is not misleading. It provides three reporting options with varying levels of content and information. The appropriate reporting option is dependent upon the intended user and intended use of the consulting assignment. The intended user of this report is an attorney, along with an individual and members of a zoning board who are familiar with the procedures used to develop an opinion of the impact on value, if any, on surrounding residential real estate for a property of this type. Therefore, the results of the analysis have been compiled into a report that is intended to comply with Standard 5-2 of the *Uniform Standards of Professional Appraisal Practice*. Additional support is retained in your appraiser's files.

Demographic and economic data have been collected from *The News Gazette*, the Illinois Department of Commerce and Economic Opportunity, the Illinois Department of Employment Security, the U. S. Census Bureau, and the Illinois Business Review. Furthermore, reference has been made with the Champaign County Assessor's, Treasurer and Zoning offices. Data applicable to the consulting assignment has been gathered, confirmed, and analyzed to determine trends in the marketplace that would have an effect on the marketability of surrounding residential real estate and its effect, if any, on Market Value.

James H. Webster, MAI, SRA made an exterior examination of the subject site on April 12, 2013. He observed the site from the road along with a driveway to the residence at 175 CR 1600 E, Villa Grove, Illinois. He observed the proposed RLA from the driveway along with its proximity to the nearby residences along CR 1600 E. He also spoke with Alan Singleton regarding the proposed RLA and read about the specifications of the proposed use. Photographs of the site of the proposed RLA and surrounding residential real estate were also taken on that date.

The scope of consulting assignment included compiling the most relevant and widely accepted literature written relative to the impact of private airports on adjoining real estate and applying the results of these studies to the proposed RLA in order to form an opinion regarding the impact, if any, on surrounding real estate.

COMPETENCY STATEMENT:

James H. Webster, MAI, SRA, has more than forty years of appraisal and consulting experience, with more than thirty of those years involved in the appraisal of single family, multi-family, agricultural, commercial, and industrial properties in Central Illinois. His experience also includes a number of appraisals of residential properties in the Champaign County, Illinois area. He has also conducted appraisals of tracts of land adjacent to the expansions of airports at Taylorville and Charleston. He has appraised several hangar facilities including facilities at the Paxton and Douglas County Airports. He has also appraised properties which are adjacent to a number of airport facilities. Mr. Webster has also been employed as a consultant to several proposed projects and determining their effect on real estate for a private airport, wind turbine facilities along with a landfill prior to this assignment in the Central Illinois market area along with other consulting assignments involving the potential effects of proposed projects on nearby residential uses. Mr. Webster is in compliance with the Competency Provision of the *Uniform Standards of Professional Appraisal Practice* (USPAP) with respect to this assignment.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct.
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. my engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the clause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this consulting assignment.
7. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and with our interpretation of the guidelines and recommendations set forth in the Title XI Regulations of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
8. the assignment was not based on a requested minimum valuation, a specific valuation or results.
9. I have made a personal inspection of the property that is the subject of this report.
10. no one provided significant professional assistance to the persons signing this report.
11. this assignment has been developed and the report has been prepared in conformity with, and is subject to the requirements of, the Code of Ethics and Standards of Professional Practice and Conduct of the Appraisal Institute.
12. As of the date of this report, I, James H. Webster, MAI, SRA have completed the education, experience, and examination requirements for the Illinois Certified General Real Estate Appraiser license.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its authorized representative.
14. I have not appraised the subject property in the three years prior to the effective date of the consulting assignment.

RESTRICTION UPON DISCLOSURE AND USE

Disclosure of the contents of this consulting report is governed by the by-laws and regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication, without prior written consent and approval of the undersigned.

James H. Webster, MAI, SRA
Illinois Certified General
Real Estate Appraiser # 553.000270

LIMITING CONDITIONS

This assignment is subject to the following limiting conditions:

1. I assume no responsibility for matters in character, nor do I render any opinion as to title, which is assumed to be marketable. All existing liens and encumbrances have been disregarded, and the property is appraised as though free and clear under responsible ownership and competent management.
2. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning violations or restrictions existing in the subject property.
3. Information, estimates, and opinions contained in this report are obtained from sources considered reliable; however, no liability for them can be assumed by the appraiser.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by anyone but the applicant, without the previous written consent of the appraiser or the applicant, and in any event, only with the proper qualifications.
5. I am required to give testimony or attendance in court by reason of this assignment, with reference to the property in question.
6. This assignment is intended solely for use by the client and for the purpose stated in the report. Use of this report by others or for any other purpose is not intended by the appraiser.
7. This assignment was developed in a manner consistent with the requirements of Standards Rule 4 of the 2012 Edition of the *Uniform Standards of Professional Appraisal Practice*.

Review of Literature.

The consultant has searched for literature in the Lum Library of the Appraisal Institute, but no studies can be referenced which are similar in nature to the subject property's RLA.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description.

The subject property is situated in a rural area that is approximately three miles north of Villa Grove, Illinois. The neighborhood, similar to most rural areas, is difficult to define, but could be generally limited to the uses west of CR 1600 E, south of CR 200 N, north of Douglas County and east of CR 1500 E. The East Branch of the Embarras River is included in the neighborhood. It is characteristic of a rural location which has a wide array of housing ages, designs, and prices scattered amongst the predominant land use, which is agricultural and conservation. The primary highway is State Route 130 which is east of the subject property. There are several newer houses in the neighborhood, particularly along CR 200 N. The neighborhood is approximately 5% built up, with residences along with roadways with the remainder being agricultural and conservation/recreation. The neighborhood is stable and no changes are anticipated.

Description of Proposed Project and Relationship to Nearby Uses.

The proposed RLA would include an open field for the landing area utilizing grasses. The proposed RLA has been shown on an attachment.

It should be noted that there are also a few other factors worthy of noting relative to the location of the proposed RLA and the surrounding uses. The two residences are located on CR 1600 E or State Highway 130 which have a daily traffic count of 3,350 vehicles of which 220 are trucks. There is also farm machinery operating in the area.

Market Impact Analysis.

There are several methods which could be used to determine if the proposed RLA will have an impact, if any, on surrounding real estate values. Paired sales analysis is a widely accepted method of determining the effect of a particular characteristic on real estate. In this case, your consultant could search for similar conditions to find sales of agricultural tracts of land where the single differing factor would be the proximity to an airport or RLA and determine what, if any, effect it had on the sales price. However, there have been an insufficient number of sales that could be located which would produce credible results.

The consultant must consider this particular project to determine if there are any peculiar factors which might result in different results. Your consultant has considerable experience appraising residences which are near private landing strips such as Aero-Place east of Urbana as well along with community airports including Monticello, Paxton, and Tuscola where nearby properties have not been negatively impacted. Therefore, it is reasonable to conclude that the market would not discount any nearby properties for the proposed RLA.

The use as a RLA would involve less usage than the examples referred to above. The proposed RLA would, in this consultant's opinion, would not diminish or impair property values in the neighborhood.

The consultant has also considered his experience as a real estate appraiser in giving his opinion on this matter. Although, a search was made for studies with the Lum Library for the Appraisal Institute, none were located that are similar. Therefore, there is no literature which could be relied upon in order to support this opinion. However, your consultant is not aware of market resistance or any diminution in value relative to properties that are near a RLA.

Therefore, based upon my experience as a real estate appraiser, it is the conclusion of this consultant that the granting a special use permit to allow a RLA will not have negative impact on real estate values in the neighborhood.

QUALIFICATIONS OF THE CONSULTANT

James H. Webster, MAI, SRA

Education

1973 Ohio State University, B.S. in Real Estate and Urban Economics
1973 SREA 101, Introduction to Real Estate Appraising
1973 SREA 201, Principles of Income Property Appraising
1974 AIREA 202, Urban Properties
1982 SREA 202, Case Studies
1999 Appraisal Institute 600, Income Valuation of Small, Mixed-Use Properties
2006 Appraisal Institute, USPAP, Part C
1973-2009 Attended Various Seminars Sponsored by the Appraisal Institute

Experience

1973-1975 Commerce Investment Corporation, Staff Appraiser
1975-1983 First Federal Savings, Appraiser and Loan Officer
1983-1986 American Savings, Staff Appraiser
1986-present James H. Webster & Associates, Ltd., President

Review Appraiser

HUD
FNMA
Institutions

Certification

Illinois State Certified General Real Estate Appraiser
#553.000270
Expires 09/30/2013
Indiana Certified General
Real Estate Appraiser CG40600088

Expert Witness

Douglas, Piatt, Macon, Crawford and Champaign counties

Teaching

Parkland College, Champaign, Illinois
1997 Principles of Real Estate Appraisal
2000 Uniform Standards of Professional Appraisal Practice

Professional Service

1976-1979 SREA, Treasurer, Chapter #166
1979 SREA, Young Advisory Committee
1980-1981 SREA, Vice President, Chapter #166
1982-1983 SREA, President, Chapter #166
1989-1990 SREA, Vice President, Chapter #166
1991 Appraisal Institute, President, Central Illinois Chapter

Professional Designations

1981-present SRA, Senior Residential Appraiser
1986-present Realtor, Champaign County Association of Realtors
1990-1994 SRPA, Senior Real Property Appraiser
1994-present MAI, Member of the Appraisal Institute

RESTRICTIONS

CASE 688-S-11 Petitioners Phillip and Sarabeth Jones

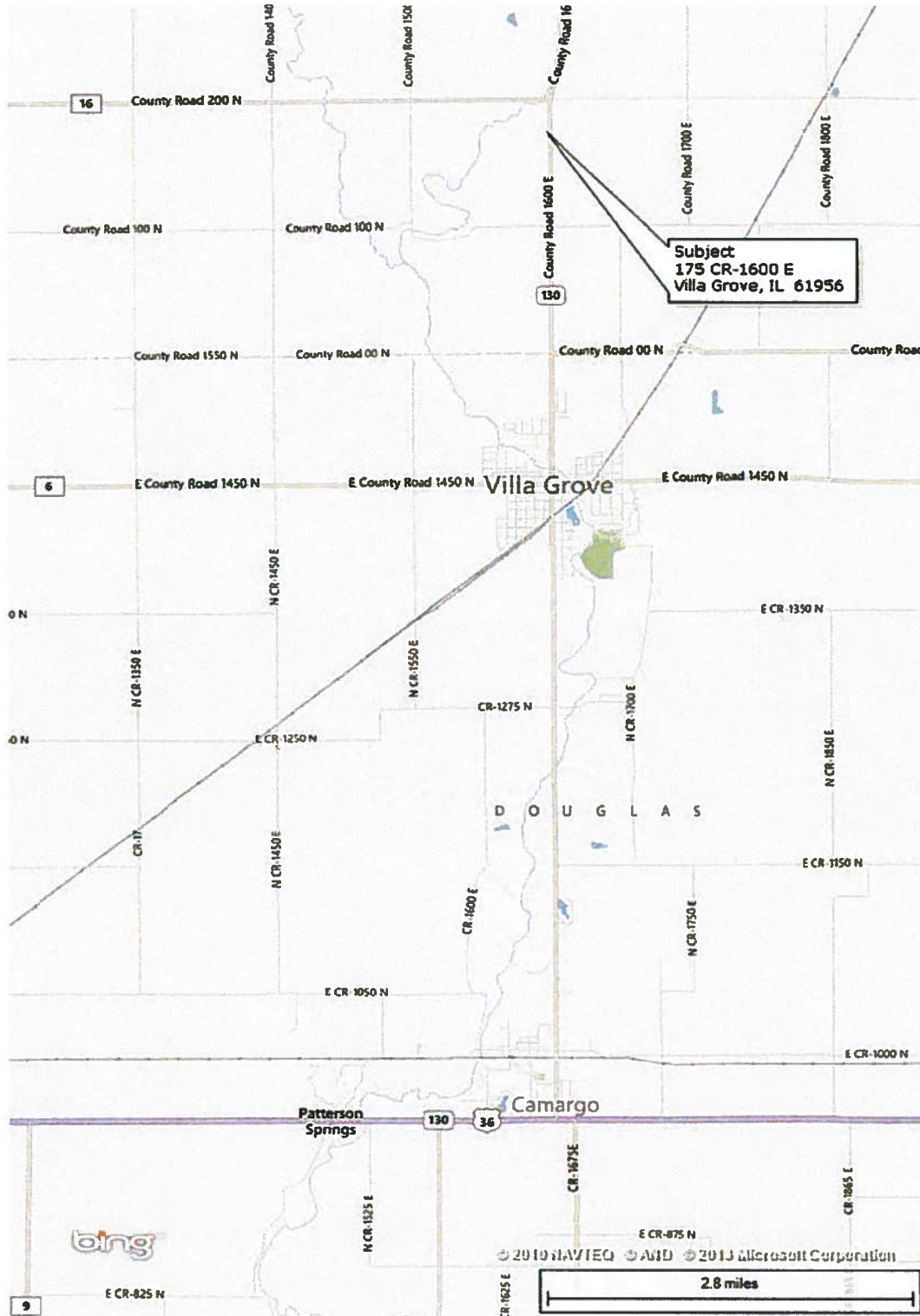
**Jones' Restricted Landing Area
Special Conditions**

Owners agree to voluntarily comply with the following procedures in the use and operation of airplanes and helicopters ("Aircraft") on the proposed Restricted Landing Area (RLA):

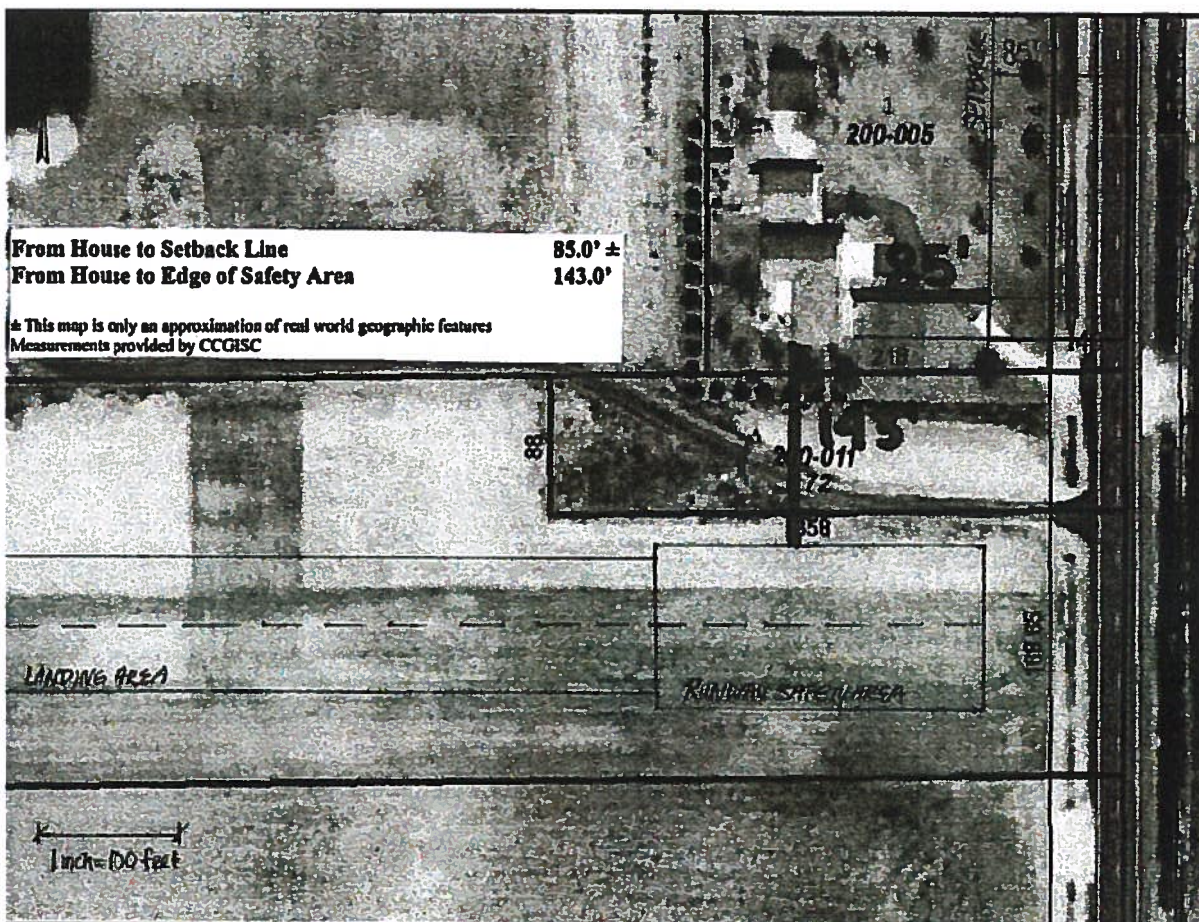
1. **Traffic Patterns.** (a) All landing traffic patterns will be flown exclusively south of the RLA, thus maximizing the distance between the Aircraft and neighboring residential properties to the north.

 (b) There will be no tight northbound departures below 1000 feet.
2. **Altitude Restrictions.** There will be an increased traffic pattern altitude of 1500 ft AGL (above ground level) as opposed to the standard 1000ft AGL altitude.
3. **Pre-Operation Procedures.** All pre-operation run-up procedures will be conducted at the furthest practicable location away from neighboring properties, provided that any pre-operation run-up procedure that is conducted at least as far west as the location of the proposed hanger will be deemed to meet this restriction.
4. **Aircraft Storage.** Aircraft stored at the RLA will be limited to owner's Aircraft and/or those of parents, children or siblings of owner, which in no case will exceed eight aircraft at any given time.
5. **Limitations of Helicopter Use.** Except in case of assistance for public safety, owners will limit use of any helicopter to no more than twenty-five (25) take-offs and twenty-five (25) landings in any 12-month period.
6. **Limitations of Fixed-Wing Aircraft.** Except in case of assistance for public safety, owners will limit the use of any fixed-wing aircraft to no more than thirty-eight (38) take-offs and thirty-eight (38) landings in any 12-month period.
7. **Insurance.** At any time when take-offs or landings occur, a minimum of five million dollars of liability insurance coverage shall be maintained.

LOCATION MAP



AERIAL VIEW



LOOKING SOUTH ON 130



LOOKING NORTH ON 130



LOOKING WEST (DRIVE WAY)



LOOKING NORTH TOWARDS RESIDENCES



LOOKING SOUTH TOWARDS RLA



Craggs Appraisal Services, Ltd.
2715 Salisbury Street
Champaign, IL 61821
e-mail: jongin@craggs-appraisal.com
web: www.craggsappraisalservices.com

Zoning Board of Appeals
c/o John Hall
Brookens Administrative Center
1776 E. Washington Avenue
Urbana, IL 61802

Re: *Effect on Value of the Properties Surrounding the Requested RLA*

Dear Mesdames & Sirs;

This letter supports Phillip and Sarabeth Jones' request for a special use permit in order to maintain a Restricted Landing Area (RLA) for airplanes and helicopters on their property. It is written based upon my many years of professional experience as an owner of a residential appraisal company and being a residential appraiser in and around Champaign County.

I visited the area in question, Section 27 in Crittenden Township, and observed a variety of uses and activities typical of rural Central Illinois neighborhoods, including residential dwellings, row crop farming, horses and sheep and even a dog training facility.

Given the current nature of the neighborhood as described above, I do not believe the proposed RLA for airplanes and helicopters which would be situated along the south side of the Jones' property would cause any decrease in value to the residential properties that front on State Route 130. The RLA is "restricted" as opposed to a public aviation airport, and would experience limited use only. The current character of the area, including the local property values, would therefore not be negatively affected by the activities of the RLA. In addition, and given my understanding that Dr. Jones sometimes assists local law enforcement agencies, the property values might, in fact, increase given the greater community safety.

Thank you for the opportunity to express my opinion on this matter.

Yours very truly,



Jongin Kim Craggs

CASES 687-AM-11 and 688-S-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Regarding Real Estate Letter Submitted by Julia Hall**

In regards to the letter submitted by Julia Hall at the August 11, 2011 hearing from Dan Cothorn, of Keller Williams Real Estate, alleging the negative impact the RLA would have on the value of the Hall's home, please note that:

1. Mr. Cothorn makes no representation that he is an appraiser.
2. He rendered his opinion before petitioners shifted the proposed RLA to the south, further away from Hall and other homes.
3. He rendered his opinion before there were proposed special conditions limiting the use of the RLA in numerous ways.
4. He makes the assumption in his letter that commercial insecticide planes will land at the site and reload with chemicals and fuel. This is a false assumption.

Mr. Cothorn's letter is based on false and out of date assumptions, and he is not an appraiser. His letter should be disregarded.



RECEIVED

AUG 04 2011

CHAMPAIGN CO. P & Z DEPARTMENT

To Whom It May Concern:

This letter is in response to a request I received from Larry and Julia Hall for a professional opinion with regard to the impact that a "heliport-restricted landing area" would have on their property value and the marketability of their home located at 177 N COUNTRY Road 1600 E, which is immediately to the North of the proposed "restricted landing area" site.

On July 28th, 2011, I visited Larry and Julie's home and looked over the proposed "restricted landing area" site. Based on my observation, and my 12 years of professional experience in real estate, it is my opinion that a "heliport-restricted landing area" being constructed on the proposed property, would have a significant negative impact on the Hall's property value and significantly diminish their ability to sell their home in the future. Even though no comparables are immediately available for a similar situation in Champaign County, the negative impact, in my opinion would be considerable. In addition, I believe the Hall's have already experienced some reduction in value by the burms that have been constructed to their West and to the South. Their view of the conservation land to their West has been taken from them for no apparent reason. My other concern, after visiting with residents in the Villa Grove area, is that this site is being used and will be used for commercial insecticide planes to reload their chemicals and their fuel. With all of the concern that Champaign County residents have shown in the past several years to preserve conservation land, I would think it would be mandatory for the present owner to present a long term Environmental Impact Study to the county and it's residents. Last, but certainly not least; with the recent tragedy that occurred in Rantoul just 2 weeks ago, I would hope there would be much concern for the welfare of nearby residents and highway traffic at any and all future proposed landing area sites.

Thank-you for your considerations in this matter and I trust that common sense will prevail and a more appropriate site will be chosen in place of this site.

Sincerely,

A handwritten signature in cursive script that reads 'Daniel M. Cothern'.

Daniel M Cothern
Keller Williams Real Estate
Director/Commercial
DCothern@KW.com

9



CASES 687-AM-11 and 688-S-11. Pile of trash and yard waste, which Fishers regularly pile on Jones property and from time to time burn.

Balbach Law Offices, P.C.

S. Byron Balbach, Jr.

ATTORNEYS AT LAW
123 W Main, Suite 200
PO Box 217
Urbana, IL 61803-0217

Tel: 217-367-1011
Fax: 217-367-1335
balbachandfehr@ameritech.net

February 3, 2012

Alan Singleton, Esq.
2001 S. First St.
Champaign, IL 61820

Dear Alan:

I represent Mark Fisher. Mark owns a property in Section 27 in Crittendon Township.

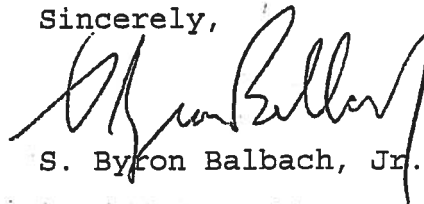
Recently, a client of yours, Philip Jones, was having an engineer survey some property boundaries. When approached by Jean Fisher, Mark's wife, to see what was going on, Philip told her to "get off of my property".

Mark understands that the adjacent property was purchased about 5 years ago by Mr. Jones, who may not have been aware of the long history of Mark's usage of the property West of the surveyor's line for running his livestock, mowing, maintaining long-standing fence lines, etc.

Mark has owned his land since 1993 and had rented it before that from 1988. He has always maintained the property West of the surveyed line including up to the fence line, dirt berm and tree lines and the mowed lane.

This will put your client on notice that Mark owns the property out to the existing fence line West of his barns and also the South pasture and the mowed lane connecting the areas.

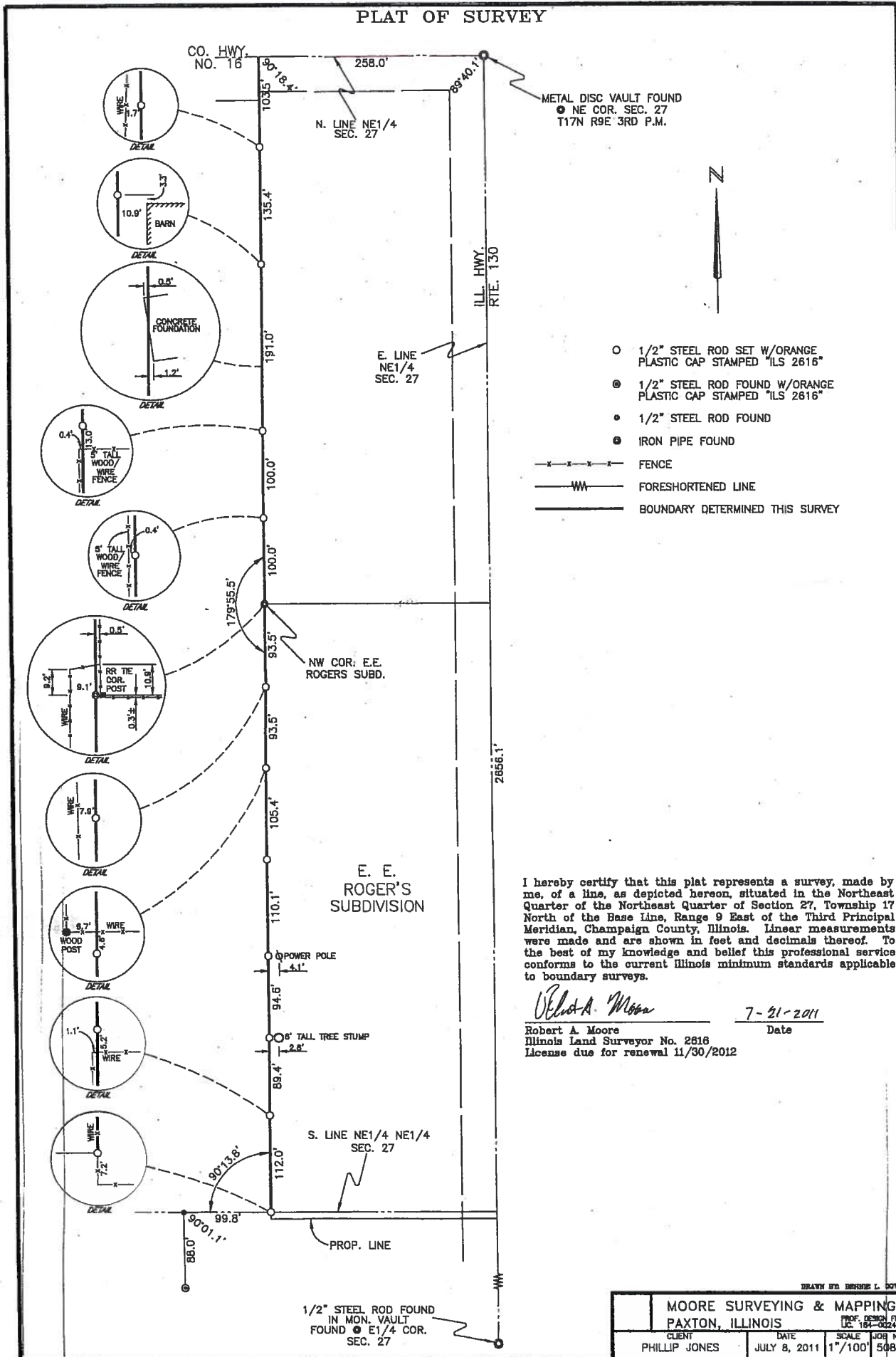
Sincerely,



S. Byron Balbach, Jr.

BB:ph
Cc: Mark Fisher

PLAT OF SURVEY



METAL DISC VAULT FOUND
 ● NE COR. SEC. 27
 T17N R9E 3RD P.M.



- 1/2" STEEL ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- 1/2" STEEL ROD FOUND W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- 1/2" STEEL ROD FOUND
- IRON PIPE FOUND
- x - x - x - x - FENCE
- W - W - W - FORESHORTENED LINE
- - - - - BOUNDARY DETERMINED THIS SURVEY

E. E. ROGER'S SUBDIVISION

I hereby certify that this plat represents a survey, made by me, of a line, as depicted hereon, situated in the Northeast Quarter of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian, Champaign County, Illinois. Linear measurements were made and are shown in feet and decimals thereof. To the best of my knowledge and belief this professional service conforms to the current Illinois minimum standards applicable to boundary surveys.

Robert A. Moore 7-21-2011
 Robert A. Moore Date
 Illinois Land Surveyor No. 2816
 License due for renewal 11/30/2012

1/2" STEEL ROD FOUND IN MON. VAULT FOUND ● E1/4 COR. SEC. 27

MOORE SURVEYING & MAPPING			
PAXTON, ILLINOIS			
CLIENT	DATE	SCALE	JOB NO.
PHILLIP JONES	JULY 8, 2011	1"=100'	5083

DRAWN BY: DENNIS L. DOWDY

10

CASE 687-AM-11 Petitioners Phillip and Sarabeth Jones

Jones' Property

Summary of Other Uses in the Surrounding Area

Existing uses of the property in the surrounding area of the proposed RLA show that the exposure to noise for the local community would not increase noticeably if an RLA was added, as the surrounding area currently includes operation of farm machinery, high volume of traffic on adjacent Illinois Route 130, use of land for dog training facility, and frequent use of guns. At the June 16, 2011 hearing before the Zoning Board of Appeals, testimony was given by several of the Jones' neighbors regarding other loud noises that repeatedly occur in the surrounding area. Ms. Jean Fisher, a neighbor to the north of the Jones' property, testified that she uses her property "for a training field for dogs and instruction to the public for class sessions or private dog training lessons." (See excerpt, lines 23-24, page 22.) Mr. Larry Hall stated that "there is not one person in attendance tonight who lives near or on the subject property who does not discharge a firearm periodically and some property owners on a regular basis." (See excerpt, lines 27-29, page 28.) In addition, the subject property is located in an area adjacent to Illinois Route 130 and across from farm land, both of which are sources of loud noise in the area.

Enclosures: (1) Page 22 of the June 16, 2011 ZBA Minutes
(2) Page 28-29 of the June 16, 2011 ZBA Minutes

6/16/11

1 of our valued conservation property.

2

3 Mr. Thorsland asked the Board if there were any questions for Mr. Fisher and there were none.

4

5 Mr. Thorsland asked if staff had any questions for Mr. Fisher and there were none.

6

7 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Fisher and there was no
8 one.

9

10 Mr. Thorsland asked the petitioner if they desired to cross examine Mr. Fisher and the petitioner
11 indicated no.

12

13 Ms. Capel requested that Mr. Fisher indicate his property location.

14

15 Mr. Fisher stated that his property is located on the northwest corner of Illinois Route 130 and
16 County Highway 16.

17

18 Mr. Thorsland called Ms. Jean Fisher to testify.

19

20 Ms. Jean Fisher, who resides at 195 CR 1600E, Villa Grove, IL, thanked the Board for taking her
21 comments. She said that she is Mark Fisher's wife and they have lived at 195 CR 1500E for
22 approximately 23 years. She said that they have approximately five acres of private farm for which
23 she has sheep and horses and a fenced grass area that she uses for a training field for dogs and
24 instruction to the public for class sessions or private dog training lessons. She said that they have
25 raised two sons on their property. She said that she and Mark have cleared the pasture land of scrub
26 brush and junk cars and have installed fencing as well as maintained the existing buildings. She said
27 that they have an abundant amount of wildlife around their property such as indigo buntings,
28 hummingbirds, goldfinches, flickers, orioles, butterflies, soft shelled turtles, bullfrogs, snakes and
29 deer.

30

31 Ms. Fisher stated that they own the original home site for the original tract, consisting of 70+ acres,
32 prior to subdivision. She said that the original tract was a sizeable dairy operation in Crittenden
33 Township and it encompassed a large area and portions on both sides of the Embarras River. She
34 said that the property that they currently own was created during the creation of the E. E. Rogers
35 Subdivision by the previous owner and was completed prior to their purchase. She said that the
36 subdivision consists of 4 separate lots. She said that the Piercy (Hood) house, located to the south of
37 their property, was an additional adjacent lot and the Lively (Hall) house which is further south was
38 the last zoned subdivision lot. She said that the remaining acreage was sold to others and to Phillip

ZBA

AS APPROVED AUGUST 11, 2011

6/16/11

1 freedom and privacy is peace and quiet.

2

3 Mr. Thorsland asked the Board if there were any questions for Mr. Joshua Fisher and there were
4 none.

5

6 Mr. Thorsland asked if staff had any questions for Mr. Joshua Fisher and there were none.

7

8 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Joshua Fisher and there
9 was no one.

10

11 Mr. Thorsland asked if the petitioner desired to cross examine Mr. Joshua Fisher and the petitioner
12 declined.

13

14 Mr. Thorsland asked the audience if anyone else desired to sign the witness register to present
15 testimony regarding Cases 687-AM-11 and 688-S-11 and there was no one.

16

17 Mr. Larry Hall requested the opportunity to present a question to the Board and staff.

18

19 Mr. Thorsland called Mr. Larry Hall.

20

21 Mr. Larry Hall stated that it is his understanding that there are a lot of restrictions around an area that
22 IDOT approved for air traffic. He asked if there were any restrictions regarding the discharge of a
23 firearm near an air facility.

24

25 Mr. Thorsland stated that he does not have an answer to Mr. Larry Hall's question.

26

27 Mr. Larry Hall stated that there is not one person in attendance tonight who lives near or on the
28 subject property who does not discharge a firearm periodically and some property owners on a
29 regular basis.

30

31 Mr. John Hall stated that the Zoning Ordinance does not regulate the discharge of firearms and such
32 a question should be presented to IDOT.

33

34 Mr. Larry Hall asked Mr. John Hall if staff would pose the question to IDOT or should he call them
35 himself.

36

37 Mr. John Hall stated that unless the Board directs him to contact IDOT about this issue he would
38 prefer that Larry Hall contact them. He said that anyone who discharges a firearm should be aware

ZBA

AS APPROVED AUGUST 11, 2011

6/16/11

1 of what the rules are because there are plenty of homes in the area and there is a State Highway
2 therefore there are a lot of reasons to be concerned about the discharge of firearms.

3
4 Mr. Larry Hall stated that there is a lot of wildlife in the area but they are not all friendly.

5
6 Mr. Thorsland asked the Board if there were any questions for Mr. Larry Hall and there were none.

7
8 Mr. Thorsland asked if staff had any questions for Mr. Larry Hall and there were none.

9
10 Mr. Thorsland asked if the Petitioner desired to cross examine Mr. Larry Hall and the petitioner
11 declined.

12
13 Mr. Thorsland stated that at this point the Board needs to give staff direction. He said that staff and
14 the Board addressed some of the concerns regarding the side transitions and IDOT did visit and
15 inspect the site. He said that unless the rest of the Board disagrees he is not going to direct staff to
16 contact IDOT in regards to the discharge of firearms. He said that no final determination will be
17 given at tonight's meeting therefore the public will have an opportunity to have additional questions
18 or concerns addressed at a later hearing.

19
20 Ms. Julia Wright Hall requested the opportunity to address the Board.

21
22 Mr. Thorsland called Ms. Wright Hall.

23
24 Mr. Wright Hall asked if IDOT has approved the RLA.

25
26 Mr. Thorsland stated that IDOT has visited and inspected the site and IDOT is waiting for the proper
27 zoning to be approved.

28
29 Mr. Wright Hall stated that it was her understanding that before anything could be approved it had to
30 be presented to the entire public with a 16 day period for input.

31
32 Mr. Thorsland stated that the 16 day approval process will not occur until the proper approvals from
33 Champaign County are completed.

34
35 Mr. Thorsland asked the Board, staff, audience and petitioner if there were any questions for Ms.
36 Wright-Hall and there were none.

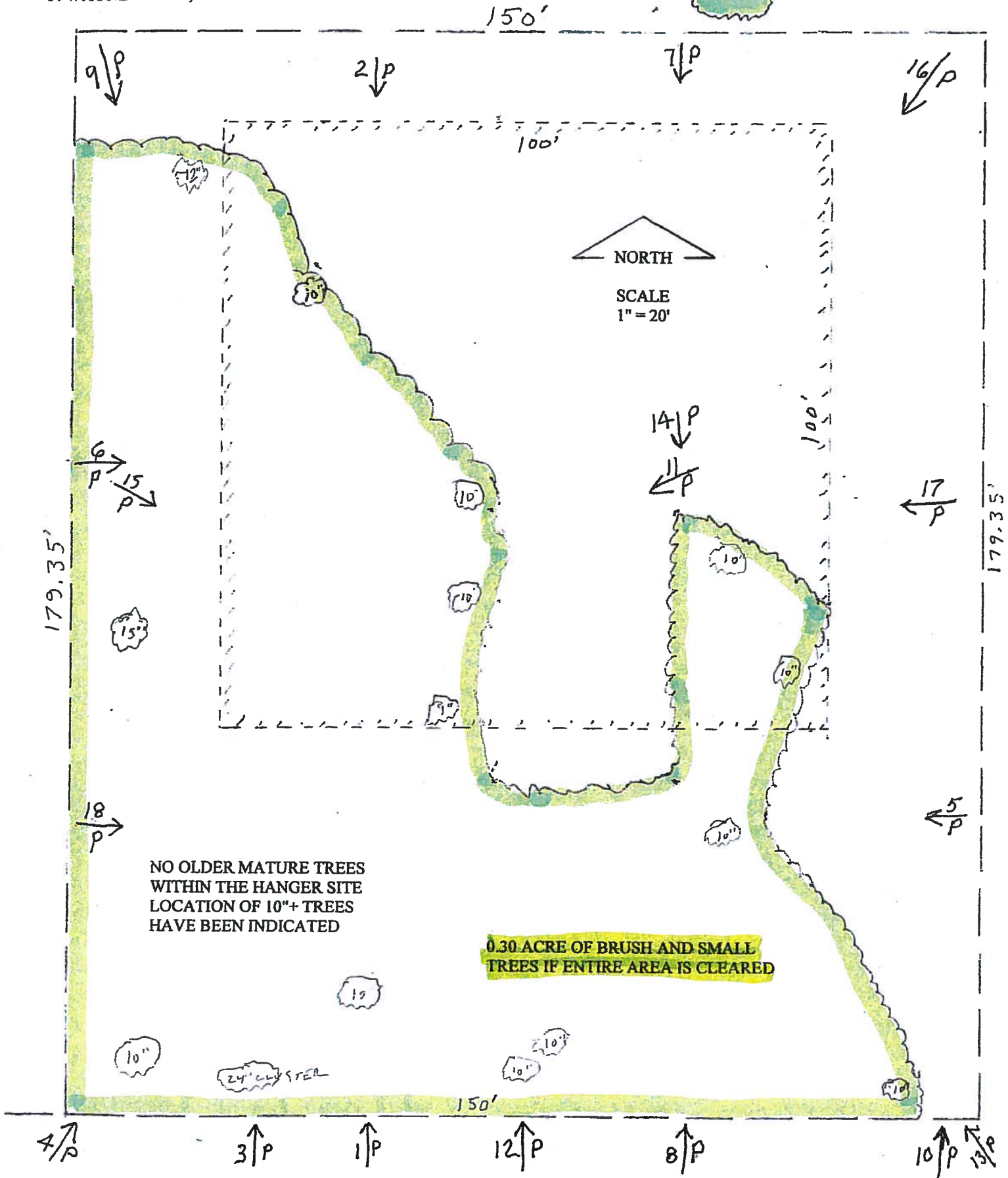
37
38 Mr. Courson stated that during the wind farm hearings there was an issue with noise pollution

11

PHILLIP JONES PROPOSED HANGER SITE

PLAT & PHOTOS PREPARED BY
F. WAYNE WARD, ENGINEER

← 10/P PICTURE NO. & DIRECTION
 10 LOCATION OF LARGER TREES
 BRUSH & SMALL TREE AREA



NO OLDER MATURE TREES
WITHIN THE HANGER SITE
LOCATION OF 10"+ TREES
HAVE BEEN INDICATED

0.30 ACRE OF BRUSH AND SMALL
TREES IF ENTIRE AREA IS CLEARED

24' CLEARANCE

12

CASE 687-AM-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Testimony from Wayne Ward**

At the May 1, 2013 hearing before the Zoning Board of Appeals, Wayne Ward, a professional engineer who surveyed the land for the proposed RLA, provided testimony that the proposed RLA would not require the cutting of any trees at the west end of the RLA. He stated that it was his opinion that the height and location of trees near the end of the area in question would currently meet any Federal and State requirements. Additionally, Mr. Ward testified that the vegetation in the proposed hangar area did not contain any older mature trees or old growth.

The minutes for the May 1, 2013 hearing are not yet available.

13

CASES 687-AM-11 Petitioners Phillip and Sarabeth Jones

**Documentation Regarding
Agricultural Use of the Property**

With respect to Petitioner's use of the property for the proposed restricted landing area, the property should be rezoned to AG-1 because Petitioner uses it for commercial agriculture.

Petitioner grows hay on the land and sells the hay to third parties, as well as enrolling the land in government agricultural programs related to subsidized hay production. Petitioner engages in many activities related to agriculture, such as pollination and crop inspection, which is currently restricted due to limitations of use in the CR district. If the land was rezoned and Petitioner was allowed an RLA, then Petitioner would use the aircraft to make crop inspections.

In addition, Petitioner also grows native grasses and switchgrass, planting those grasses on what was previously row crop. By planting grasses instead of row crop, the grass aids in conservation by serving as a buffer and helping to prevent soil erosion. Due to the land's proximity to the Embarras River, providing a grass buffer is an important conservational action.

Enclosures: (1) Petition for Zoning Amendment
(2) Articles on Grass and Erosion

Champaign County
 Department of
 PLANNING & ZONING
 1776 E. Washington Street
 Urbana, Illinois 61802
 Telephone: (217) 384-3708
 FAX: (217) 328-2426
 Hours: 8:00 a.m. - 4:30 p.m.

FOR OFFICE USE ONLY	
Township _____	Section _____
Case No. _____	Receipt No. _____
Date _____	
Current Zoning District _____	
Proposed Zoning District _____	
Circulation: _____ SCD	
_____ Village/City Clerk	

CHAMPAIGN COUNTY, ILLINOIS
 PETITION FOR ZONING AMENDMENT
 (Zoning Map)

1. Petitioner(s) Name(s)	Phone	Address
<u>Philip W. Jones</u>	<u>(217) 841-7020</u>	<u>175N CR 1600E, Villa Grove, IL 61956</u>
<u>Sarabeth F. Jones</u>	<u>(217) 832-5015</u>	<u>175N CR 1600E, Villa Grove, IL 61956</u>

[Petitioner(s) must own at least 50% of the property]

2. Location of subject parcel(s) - including township:
Part of the Northeast Quarter of Section 27, Crittenden Township 17 North, Range 9 East of the Third Principal Meridian, located in Champaign County, Illinois

3. Legal Description [NOTE: This application cannot be processed unless accurate and complete legal description of subject parcel(s) is included with this form]
Commence at the Northeast corner of said Section 27, said corner being marked by a found monument; thence along the East line of said Section 27, South 00°36'50" East a distance of 1,328.00 feet to the Point Of Beginning; thence continue with said East line of said Section 27 South 00°36'50" East a distance of 256.65 feet; thence South 89°03'10" West a distance of 2,080.00 feet; thence North 00°36'50" West a distance of 256.65 feet; thence North 89°03'10" East a distance of 557.00; thence North 00°36'50" West a distance of 190.00; thence North 89°03'10" East a distance of 100.00 feet; thence South 00°36'50" East a distance of 190.00 feet; thence North 89°03'10" East a distance of 1,423.00 feet to the Point Of Beginning and containing 12.69 acres more or less.

4. Area of subject property: 12.69 Acres or _____ Square Feet
 5. Present Zone(s) CR Proposed Zone(s) AG-1

6. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (explain fully):
The land should be rezoned to AG-1 because it is used for commercial agriculture. The applicant is growing hay on the land and then selling it to third parties, the land is also enrolled in government agricultural programs related to subsidized hay production. The applicant is engaged in many other activities related to agriculture, such as pollination and crop inspection, which are now restricted because of the limitations of use of the CR district. The property has overall elevation higher than the Base Flood Elevation of 654.5 and therefore should be excluded from the Special Flood Hazard Area.

7. Other circumstances which justify the Amendment (explain fully) _____
Even though the land is not considered best prime farmland for Champaign County, it is very suitable for agricultural activities, particularly of the type activities applicant is engaged in - growing and selling hay. This type of use prevents erosion and sedimentation. In addition, if rezoned, the land would serve the agricultural needs of the applicant's other agricultural properties and activities as the applicant will be applying for an RLA special use permit, which would not be permissible with current zoning.

8. Additional comments by Petitioner:
Commercial agriculture is the highest and best use of land in the rural areas of Champaign County. Rezoning to AG-1 allows for more efficient use of the land whether as a matter of right (plant nursery, advertising signs, trees sales lot) or with special use permit (e.g., RLA permit, among many others). Applicant would like to be able to take advantage of all of these commercially beneficial activities, encouraged by the Land Use Regulatory Policies.

9. Time schedule for development (if applicable): N/A

PLEASE COMPLETE BOTH PAGES

- 10. Include a list of the owners of all property adjacent to, or within 250 feet in all directions of the property for which this application for amendment is being prepared. The dimensions of all public roads, streets, alleys, and other public ways shall be excluded when determining the 250 feet requirement. If subject property is part of a larger tract, the 250 feet requirement shall be calculated from the boundaries of said larger tract.

NAME	ADDRESS
------	---------

SEE ATTACHED EXHIBIT A

Attach additional sheets if necessary; obtain unknown names and addresses from County Assessors Office.

- 16. Additional exhibits submitted by Petitioner:

Township map; USGS Villa Grove, IL map; neighbors map; site maps and plans; legal description; natural resource report; Illinois Department of Natural Resources action report, terminating consultation; agency response action from the Illinois State Historic Preservation Agency; letter from Champaign County Emergency Management; letter from Champaign County Sheriff's Office; letter from Douglas County Sheriff's Office.

- 17. Petitioner(s), Agent(s), or Attorney(s) Signature Date

NOTE: If signed by persons other than petitioner(s), state whether Agent or Attorney and give address and telephone number.

Grass that Grabs: Stop Erosion on Your Farm

DECEMBER 23, 2008

By: Sara Schafer, AgWeb.com Business and Crops Online Editor

Darrell Smith, Farm Journal Conservation & Machinery Editor

Planting strips of grass across slopes is a standard technique to control soil erosion. Usually, the strips are planted to cool-season grasses, and the practice is used randomly within a watershed, depending upon which farmers choose to adopt it.

Researchers at Iowa State University's (ISU) Leopold Center for Sustainable Agriculture are asking how it would affect erosion if the strips were applied more systematically, and if they were planted to native prairie grasses.

In a study, the scientists are planting strips of prairie grasses over 10% to 20% of the landscape. The study is being conducted on crop land in 14 small watersheds inside the Neal Smith Wildlife Refuge in Jasper County, Iowa.

The researchers are monitoring the amount of sediment leaving each watershed, and the early results are dramatic. From April 1 through June 30, 2008, watersheds with prairie grass strips lost an average of ½ ton of sediment per acre, compared to 8½ tons per acre in the other watersheds, which had no grass strips.

The scientists are using prairie grasses, rather than cool-season grasses such as brome, for several reasons, explains ISU ag and biosystems engineer Matt Helmers.

"Some prairie grasses are taller and stiffer-stemmed, so they stand up better during windstorms and over the winter," Helmers says. "Prairie grasses also add diversity to the landscape, providing habitat for animals and serving as hosts for insects, including those that might be beneficial for crops. In the future, there's potential for them to also become a source of biomass for renewable fuels."

Research is expected to continue for seven years. "If the results continue to be promising, strategically located prairie grass strips hopefully could be incorporated into future conservation programs," says Helmers.



For More Information

You can find more about the project, including a video, via the Leopold Center's Web site.

You can email Darrell Smith at dsmith@farmjournal.com.

.....
This article appeared in a recent issue of Farm Journal's Crop Technology Update eNewsletter. To sign up for a free subscription, click here.

See Comments

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Illinois grassed waterway
Photo courtesy of P. Buck

Part I. Planning and Design Considerations

Applicability of Practice

Grassed waterways are strips of grass and other non-woody perennial vegetation that are established in agricultural fields where water concentrates or flows off of the field. Grassed waterways established to prevent gully erosion and trap contaminants and field sediments potentially provide many benefits to onsite and offsite aquatic habitats. These improvements to aquatic habitats may include improved water quality, reduced soil erosion, improved floodplain function, and recharge of groundwater aquifers. When grassed waterways are designed and maintained to be wildlife friendly, they provide habitat for feeding, nesting, and resting wildlife. They also may serve as important travel corridors that allow animals to move safely between habitats.

Site Considerations

- Landowner objectives (types of wildlife and objectives consistent with intended function of the waterway)
- Proximity to available water
- Adjacent cropland (irrigated or non-irrigated; type of crop)
- Soil qualities (texture, depth, moisture content)
- Connectivity to other wildlife habitats
- Plant hardiness zones

- Size of the grassed waterway and ability to accommodate species life history needs
- Frequency and depth of inundation
- Width and length of grassed waterway and ability to accommodate desired wildlife species
- Special wildlife needs (e.g., threatened or endangered species)

Design Considerations

The primary purpose of grassed waterways is maintenance of soil and water quality. Depending on site characteristics and local conditions (e.g., timing and extent of runoff events), waterway design may need to be modified to enhance their value for wildlife. For example, the waterway may need to be wider to accommodate the higher retardance of the taller and unmowed grass.

If disturbance to the grassed waterway is frequent and pervasive, then opportunities to manage the buffer for wildlife are greatly limited. Attention, therefore, should focus on those situations where disturbance (e.g., mowing) can be minimized and frequency and depth of inundation reduced.

As is true for all linear or strip habitats (e.g., fencerows, roadsides, or other buffer practices such as field borders, filter strips, windbreaks-shelterbelts, or riparian forest buffers), wider buffers with diversified stands of different plant types (e.g., grass and forb), will accommodate more species of



Western meadowlark
Photo courtesy of K. Hollingsworth

wildlife than narrow buffers comprised of a single species. Whereas mixes of native grasses and forbs may be desirable from the wildlife standpoint, establishment of native plants in areas of concentrated flow may not be practical. Addition of forbs to seeding mix will generally enhance wildlife value. Note that aggressive introduced plants such as reed canarygrass and tall fescue adversely affect wildlife and should always be avoided when planning for wildlife. Refer to the table in Part II for acceptable plant species. Recommended widths of grassed waterways for use as travel corridors is 50 ft (20-ft minimum) and nesting or escape cover is 100 ft (40-ft minimum).

Maintenance Considerations

The amount of maintenance required and the method used to maintain grassed waterway vegetation depends on the engineering design, the wildlife goals, and types of vegetation established in the buffer. Within the above constraints, management should seek to maintain the viability of vegetation and minimize disturbance to wildlife especially during the reproductive period. Timing of maintenance is particularly critical if ground-nesting birds are using the waterway. Farm operations in surrounding fields should be carried out so as to minimize crossings by farm equipment during the critical reproductive period. Disturbances necessary for maintaining vegetation or buffer function such as mowing, burning, selective herbicide treatment, or grazing should be delayed until after August 1. If waterways are frequently crossed by farm equipment or if treatment before August 1 is unavoidable, then treatments should be initiated as soon as possible after spring-runoff (May 1) to minimize destruction of nests and discourage wildlife use of buffer. A flushing bar is recommended for all haying operations. Mowing at

night causes high mortality of wildlife (adults and young) and should be avoided at all times. Maintenance schedule of waterways may need to be adjusted to take into consideration activities occurring on adjacent areas. For example, if nests of ground-nesting birds are disturbed in nearby fields (e.g., pastureland or hayland), then displaced birds may attempt to renest in waterways or other buffer strips. Delaying treatments beyond conventional dates may be necessary to accommodate these late nesting birds.

Part II. List of Acceptable Plants for Grassed Waterways

Native Grasses Species	Site Suitability¹
Big bluestem	D,WD,PD
Indiangrass	D,WD,PD
Switchgrass	D,WD,PD
Non-native Grasses Species	
Smooth bromegrass	D,WD
Timothy	WD,PD
Red top	WD,PD
Birdsfoot trefoil	D,WD,PD

¹Site Suitability: D = Droughty, WD = Well Drained, PD = Poorly Drained.

Part III. Specifications Sheet

Use Specification Sheet provided with general Grassed Waterway Job Sheet. Include wildlife species desired and maintenance specifications relevant to this species or assemblage of species.

The United States Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

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Grassed Waterways

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University of
 Tennessee Extension

Developed by SERA-17,
 Minimizing Phosphorus
 Losses from Agriculture
<http://sera17.ext.vt.edu/>



This project was funded in part under an agreement with the USDA-NRCS.

Definition:

Grassed waterways are natural or constructed channels established for transport of concentrated flow at safe velocities using adequate vegetation. They are generally broad and shallow by design to move surface water across farmland without causing soil erosion.

Purpose:

Grassed waterways are used as outlets to prevent rill and gully formation. The vegetative cover slows the water flow, minimizing channel surface erosion. When properly constructed, grassed waterways can safely transport large water flows down slope. These waterways can also be used as outlets for water released from contoured and terraced systems and from diverted channels. This best management practice can reduce sedimentation of nearby water bodies and pollutants in runoff. The vegetation improves the soil aeration and water quality (impacting the aquatic habitat) due to its nutrient removal (nitrogen, phosphorus, herbicides and pesticides) through plant uptake and sorption by soil. The waterways can also provide a wildlife habitat.

How Does This Practice Work?

Due to the entrapment of sediment and the establishment of vegetation, phosphorus sorbed to the sediment remains on the field landscape rather than being deposited into nearby water bodies. Vegetation in conservation buffers recycles entrapped nutrients in the harvested material and provides permanent habitat for many types of fauna. The grassed waterways also decrease flow velocity, thereby minimizing erosion.

Where This Practice Applies and Its Limitations:

Grassed waterways can be applied anywhere that sufficiently sized land areas contribute contaminants to a water body and necessi-

tate flow reduction velocity. They can be applied to agricultural areas where both point and nonpoint source pollution occur, particularly in areas with sediment erosion, leaching and runoff potential.

Advantages of these best management practices include flood damage prevention; erosion control; aesthetic value; water quality improvement; design based on landowner's/farmer's experience; soluble contaminant flow retardation; and dispersion of concentrated flow, thereby minimizing gully erosion and the availability of assistance from federal, state and local programs. Lastly, farm machinery can generally cross the grassed waterways.

Limitations of these practices include the cost of



Grassed Waterway.
 Photo by Ontario Ministry of Agriculture and Food.

installation (e.g., grading slopes and vegetation establishment), loss of acreage for pasture or crops and the variability of effectiveness due to the uncertainty of runoff rate and frequency. Disadvantages of a grassed waterway include working around it with farm equipment, vegetative growth may be troublesome and the depth of the waterway limits it as a tile drainage outlet. The construction of the waterway will depend on the soil's erosive potential. For example, a shallower waterway will result in an area with more erodible soil. The vegetation should not be overgrown, since tall growth could trap snow, thereby blocking runoff. Vegetation could also bend, thereby not reducing flow velocity and its erosive potential.

Effectiveness:

The effectiveness of the grassed waterways depends on soil characteristics, land slope/topography impacting drainage into them, the vegetation, area for establishment and the correct construction and maintenance. A wider grassed waterway with established vegetation will be more effective at trapping sediment and reducing pollutants, due to greater surface contact area and greater contact time with runoff. As an old adage says, "Something is better than nothing, and bigger is always better."

The shape of the waterway greatly impacts the flow velocity and its erosive force, so proper construction and maintenance must occur for it to be effective. The waterway should be constructed when there is sufficient time to attain good grass growth, before the season of high runoff occurs. The vegetation selected will also impact the effectiveness of the waterway. The vegetation should provide a suitable cover and should

be able to establish quickly and form a deep-rooted sod. Seeding should occur perpendicular to the flow of water to further reduce the velocity. The waterway should be assessed after large runoff events. Bare or eroded spots should be repaired or reseeded.

Cost of Establishing and Putting the Practice in Place:

As previously stated, depending on the equipment and labor costs, grading, seed and fertilizer selected, the cost of establishing grassed waterways will vary. Potential returns include revenue from harvesting and marketing grassed-waterway hay. The landowner/farmer may be eligible for CRP and EQIP programs and may receive both technical and financial assistance from federal, state and local levels.

Additional factors to consider before installing grassed waterways include:

- types and concentrations of pollutants for which they are being designed
- soil characteristics, such as clay content, organic material and infiltration rate
- size of contributing area
- previous or existing vegetation
- steepness of slope/irregularity of topography
- dimensions of the watershed that will be draining into the grassed waterway
- types of vegetation adaptable to the area
- climatic conditions at planting times
- possible combinations of conservation practices to reduce erosion and chemical loss
- dominant wind direction

Operation and Maintenance:

The operation and maintenance of this best management

practice is minimal once the vegetation is established. The vegetation must receive sufficient moisture and nutrients. However, the waterway should not be so wet as to impede vegetative growth. A wet waterway will also inhibit accessibility by farm machinery. Drainage tiles may need to be installed to remove water.

Maintenance for grassed waterways includes harvesting and marketing forage, repairing rills and gullies and removing accumulation of deposited sediment. Grassed waterways should be mowed regularly to encourage dense sod establishment.

Grassed waterways are considered effective at natural field grade. However, 1 to 5 percent has proven to be the most acceptable grade. The contract life for grassed waterways is 10 years.

References:

Franti, T.G. May 1997. *Vegetative Filter Strips for Agriculture*. Nebraska Cooperative Extension NF 97-352.

Pfost, D.L. and L. Caldwell. 1993. *Maintaining Grassed Waterways*. University of Missouri Extension. Report No. G1504.

Stone, R. March 1994. *Grassed Waterways*. Ontario Ministry of Agriculture and Food. Order #94-039.

University of Illinois Extension. July 2003. *Plant Vegetative Filter Strips or Make Critical Area Plantings*. 60 Ways.

For Further Information:

Contact your local conservation district, USDA-NRCS or Cooperative Extension Service office.

Read the [magazine story](#) to find out more.

Grass Strips Help Curb Erosion, Herbicide Transport

By [Alfredo Flores](#)
January 28, 2009



Grass filter strips in riparian zones have been found to not only curb soil erosion, they also reduce problems from the herbicide atrazine. *Photo courtesy of Natural Resources Conservation Service.*

Grass filter strips placed in riparian zones not only curb soil erosion, but can help block and degrade the widely used herbicide atrazine, [Agricultural Research Service](#) (ARS) scientists report.

Atrazine has been used extensively to suppress weeds in corn production for decades, but because it's applied directly to soil it's especially prone to losses in surface runoff. The contamination of surface water by atrazine and its less-toxic breakdown components has raised ecological concerns.

Riparian zones are transitional areas between upland areas, such as crop fields, and water bodies. The grasses and other vegetation in these zones help reduce pollution in streams and lakes.

[Bob Lerch](#), a soil scientist in the ARS [Cropping Systems and Water Quality Research Unit](#) in Columbia, Mo., is working with colleagues in the unit and with [University of Missouri](#) research assistant professor for forestry [Chung-Ho Lin](#) to study the effect of different grass species on herbicide transport and degradation in field and growth chamber studies.

In the growth chamber, the grasses studied were orchardgrass, smooth brome grass, tall fescue, Illinois bundle flower, ryegrass, switchgrass, and eastern gamagrass. Plants were allowed to grow for 3 months, to maturity. The rhizosphere soil--the soil zone that surrounds and is influenced by the roots of plants--was then separated from the plants and roots. Atrazine was then added to the rhizosphere soils and incubated in the dark for 100 days at 77° F. The researchers then measured atrazine degradation and mineralization--the conversion of atrazine to carbon dioxide.

Among the plant species, eastern gamagrass showed the highest capacity for promoting atrazine degradation. More than 90 percent of applied atrazine was degraded to less-toxic forms, compared to 24 percent in the control. Rhizosphere soil of orchardgrass, smooth brome grass, and switchgrass also enhanced atrazine degradation.

The studies have shown that grass buffers reduced the transport of herbicides to shallow groundwater and in runoff. These buffers can reduce herbicide transport through trapping of sediment and by increased infiltration of water into the soil.

[Read more](#) about the research in the January 2009 issue of Agricultural Research magazine.

ARS is the principal intramural scientific research agency of the [U.S. Department of Agriculture](#).

[\[Top\]](#)

For further reading

- [Markers for rice blast resistance discovered](#)
- [Rice collection identifies valuable traits](#)
- [ARS scientists collaborate to increase irrigation accuracy](#)

Last Modified: 04/23/2013

14

March 12, 2013

Zoning Board of Appeals
c/o John Hall
1776 East Washington Street
Urbana, Illinois 61802

Durst Tree Service
1207 Mary Drive
Mahomet, IL 61853

Re: *Tree Trimming on the Jones Requested RLA*

Dear Chair and Members of the Board:

This letter relates to Phillip and Sara Jones' request for a special use permit and rezoning in order to operate a Restricted Landing Area (RLA) on their property. It is based upon my professional opinion as an arborist with over 18 years of experience. I own and operate Durst Tree Service. During this time I have cut and/or trimmed thousands of trees.

I have personally examined the trees near the west end of the proposed restricted landing area on the Phillip and Sara Jones property, as well as those trees to the west of the Jones property and to the west of the river on neighboring land. I have reviewed the proposed site plan for the RLA. I am familiar with these species of trees, as well as their growth patterns, based upon my years of experience as an arborist. While the species in question, according to reference books, have a theoretical height taller than their current height, I believe it is unlikely that they will grow taller in height at this point. Specifically the trees at the edge of the wooded area are unlikely to increase in height because they are fully exposed to the sun on their eastern side and hence do not need to grow taller to compete for additional sunlight.

Given the required angles and required area to be free from trees for the proposed RLA, I believe that it is unlikely that any trimming of the trees to the west of the proposed RLA would ever need to occur.

In the unlikely event that some trimming of the trees on the Jones property were needed due to growth, the trimming would be minimal and would not affect the overall health of any specific tree or the forest as a whole. Due to the angles involved, I cannot ever envision the trees to the west of the Jones property, including those to the west of river, ever needing to be trimmed.

Also, I noted that numerous seedlings have been planted in the area surrounding the pond. As these seedlings mature, the area will become much more of a forested one over time.

In the event the runway area were to be shifted to the south (with the runway still on the Jones' property but the side transition area shifted to the Bragg property to the south), any possible impact of the RLA on the trees near the west end would be mitigated even further because the trees would be further away from the west end of the RLA in that case.

To summarize, the proposed restricted landing area, in my professional opinion, would not have any negative effect on the trees or forest on or near the Jones' property.

With best regards.

Sincerely,


Greg Durst