



**CHAMPAIGN COUNTY BOARD**  
**ENVIRONMENT and LAND USE COMMITTEE (ELUC)**  
County of Champaign, Urbana, Illinois  
Thursday, May 9, 2013 - 6:00 p.m.

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Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington St., Urbana

**Committee Members:**

Ralph Langenheim – Chair  
Aaron Esry – Vice-Chair  
Astrid Berkson  
Stan Harper

Alan Kurtz  
Patti Petrie  
Jon Schroeder

## **AGENDA**

	<u>Pages</u>
I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. ELUC Committee meeting – April 4, 2013	1-4
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <b><u>Item to be Approved by ELUC Committee</u></b>	
A. Recreation & Entertainment License – Eastern Illinois A.B.A.T.E. Inc. for live bands at Rolling Hills Campground in Penfield, June 7-9, 2013	5-15
B. Recreation & Entertainment License – Lake of the Woods Bar & Liquors for outside bands or outside DJ	16-20
VIII. <b><u>Items to be Approved by ELUC Committee for Recommendation to the County Board</u></b>	
A. <b>Case 687-AM-11</b> - Recommendation to <b>Deny</b> Zoning Map Amendment to change the Zoning District from CR Conservation Recreation to AG-1 Agriculture to establish a Restricted Landing Area pursuant to Zoning Case 688-S-11	21-30
B. <b>Case 741-AM-13</b> – Recommendation to <b>Approve</b> Zoning Map Amendment to change the Zoning District from I-1 Light Industry to B-4 General Business to establish a firearm sales store and indoor shooting range	31-39
C. <b>Case 734-AT-12</b> - Final Recommendation to Approve Zoning Ordinance Text Amendment to change requirements for “Contractor Facility”	40-41
D. <b>Case 743-AT-13</b> – Final Recommendation to Approve Zoning Ordinance Text Amendment to allow Variances from Municipal Subdivision Regulations for Rural Water District Water Treatment Plant & Related Facilities	42-48

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E.	Recommendation to Approve Compliance Commitment Agreement with the Illinois Environmental Protection Agency (IEPA) for the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit	49-54
IX.	<b><u>Provided for Information Only</u></b>	
A.	C-U Area Medicine Take-Back Program	55
B.	Notice from the Illinois Department of Natural Resources regarding the Biggert-Waters Flood Insurance Reform Act of 2012	56-57
X.	Monthly Reports	58-64
A.	March 2013	
XI.	Other Business	
XII.	Chair's Report	
XIII.	Designation of Items to be Placed on the Consent Agenda	
XIV.	Adjournment	



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

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**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

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DATE: Thursday, April 4, 2013  
TIME: 6:00 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**Committee Members**

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
	Alan Kurtz
Pattsi Petrie	
Jon Schroeder	

**County Staff:** John Hall (Director of Planning & Zoning), Deb Busey (County Administrator), Beth Brunk (Recording Secretary)

**Others Present:** Susan Monte (Ch Co Regional Planning Commission), John Jay (Champaign Co Board)

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**MINUTES**

**I. Call to Order**

Committee Chair Langenheim called the meeting to order at 6:03 p.m.

**II. Roll Call**

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

**III. Approval of Minutes**

A. ELUC Committee meeting – March 7, 2013

Ms. Berkson noted that her last name was misspelled: Bergson should be Berkson.

**MOTION** by Ms. Berkson to approve the minutes for the March 7, 2013 meeting as amended; seconded by Mr. Harper. Upon vote, **the MOTION CARRIED unanimously.**

**IV. Approval of Agenda**

**MOTION** by Mr. Esry to approve the agenda as distributed; seconded by Ms. Berkson. Upon vote, **the MOTION CARRIED unanimously.**

**V. Public Participation**

Susan Forsyth, Suzanne Smith and Scott Dossett spoke in opposition to the proposed Bulldog Coal Mine near Homer, IL.

1 **VI. Communications**

2 Mr. Esry asked for an update on Al Kurtz. Ms. Busey responded that Mr. Kurtz is recuperating well and  
3 should be back in the office on Monday, 4/8/13.  
4

5 **VII. Items to be Approved by ELUC Committee for Recommendation to the County Board**

6  
7 A. Final – Minor Amendments to Land Resource Management Plan (LRMP)  
8

9 **MOTION** by Mr. Esry to approve three minor Amendments to the Land Resource Management Plan  
10 (LRMP); seconded by Ms. Berkson.

11 Upon vote:

12 Yes: 5 – Langenheim, Berkson, Esry, Schroeder, Harper

13 No: 1 – Petrie

14 **MOTION CARRIED.**

15  
16 B. Case 733-AT-12 – Final Recommendation for Zoning Ordinance Text Amendment to add  
17 requirements for “Agricultural Drainage Contractor Facility”  
18

19 **MOTION** by Ms. Petrie to approve a Text Amendment to the Champaign County Zoning Ordinance in  
20 Zoning Case 733-AT-12 to add “Agricultural Drainage Contractor” as a principal use; seconded by Ms.  
21 Berkson. Upon vote, **the MOTION CARRIED unanimously.**

22  
23 C. Annual Update of Activities 4/1/12-3/31/13 for the National Pollutant Discharge Elimination  
24 System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit  
25 with Illinois Environmental Protection Agency (IEPA)  
26

27 **MOTION** by Mr. Esry to approve the Annual Update of Activities from 4/1/12 through 3/31/13 for the  
28 National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4)  
29 Storm Water Discharge Permit with Illinois Environmental Protection Agency (IEPA); seconded by Ms.  
30 Berkson.

31 Mr. Hall affirmed that submission of this document will bring the County in compliance with IEPA  
32 regulations.  
33

34 Upon vote, the **MOTION CARRIED unanimously.**  
35

36 **VIII. Items to Receive & Place on File by ELUC Committee to allow for 30 day review period**

37 *Preliminary Recommendation from Zoning Board of Appeals (ZBA) for Zoning Ordinance Text Amendment*

38 A. Case 734-AT-12 – Change requirements for “Contractor Facility”  
39

40 **MOTION** by Mr. Harper approve a Text Amendment to the Champaign County Zoning Ordinance in  
41 Zoning Case 733-AT-12 to change the requirements for “Contractor Facility”; seconded by Ms. Berkson.

42 Upon vote, **the MOTION CARRIED unanimously.**  
43

44 B. Case 743-AT-13 –Allow Variances from Municipal Subdivision Regulations for Rural Water District Water  
45 Treatment Plant & Related Facilities  
46

47 **MOTION** by Mr. Schroeder for preliminary approval of a Text Amendment to the Champaign County  
48 Zoning Ordinance in Zoning Case 743-AT-13 to allow for a County Board approved variance when the  
49 requirement for annexation is a requirement for plat approval by a municipality involving the expansion  
50 and/or construction of a water treatment plant or related facilities owned and operated by a  
51 predominately rural water district, when the municipality has its own water treatment plant and related  
52 facilities; seconded by Ms. Berkson.  
53



1 Ms. Petrie inquired if there was any movement between the two entities involved to come to an  
2 agreement. Mr. Hall responded that he did not know of any change. He noted that the ZBA  
3 unanimously recommended enactment of this case at their meeting on 3/28/13.  
4

5 Upon vote, **the MOTION CARRIED unanimously.**  
6

7 **IX. Monthly Reports**

8 A. February 2013  
9

10 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Report for February 2013;  
11 seconded by Ms. Berkson. Upon vote, **the MOTION CARRIED unanimously.**  
12

13 **X. Other Business**

14 Mr. Langenheim stated that the three items on the agenda for Other Business were for discussion only.  
15

16 A. Amending the Champaign County Zoning Ordinance to add Post-Construction Noise Assessment of  
17 Wind Farms

18 Ms. Petrie wanted to find a way to move toward amelioration on the post-construction noise with  
19 wind farms. She has been reading that it is hard to do testing once the project has been completed  
20 because of the time required to measure the variations of noise under different circumstances (wind  
21 speed, direction, etc.). Ms. Petrie noted that some of the documents stress the importance of the  
22 wind turbine location in relationship to any living unit. The current ordinance setback is 1,200'. The  
23 reading material of Ms. Petrie would suggest a greater setback is needed to reduce the noise. If  
24 there is an interest in making an amendment, it would be prudent to do so before more wind farms  
25 are developed in the County.  
26

27 Mr. Schroeder thought that moving the turbine even up to .5 mile away from a residential home will  
28 not appreciably change the noise level. Mr. Esry agreed that noise travels a long way in the country.  
29 These wind farms are relatively new to Champaign and Vermilion counties so maybe over time  
30 people will adapt and get used to the sound. Mr. Harper commented that he lives less than 2.5  
31 miles from a wind farm and has not heard any complaints from neighbors about the noise level.  
32

33 B. Appropriateness of a Supportive Resolution concerning Environmental Issues connected to a Possible  
34 Coal Mine in Vermilion County

35 Ms. Petrie thought that a supportive resolution from the Champaign County Board may be  
36 appropriate which would express concerns about the negative impact from the coal mine both  
37 environmentally on the Salt Fork River and economically for Champaign County. A precedent for a  
38 resolution of this kind was enacted by the County Board in relation to the Clinton Landfill and  
39 potential PCB contamination.  
40

41 Ms. Berkson commented that she attended the first meeting in Homer and understood that Sunrise  
42 Coal LLC could transfer ownership to a subsidiary with no assets at the end of the coal operation to  
43 avoid the clean up expenses. At that point, maybe the County would be responsible for the cleanup.  
44 Mr. Esry thought that all the surface-related facilities would be located in Vermilion County so did  
45 not see how Champaign County would be responsible for any clean up. Suzanne Smith from the  
46 audience confirmed that the slurry pond and the surface facility would be located in Vermilion  
47 County according to the permit filed by Sunrise Coal.  
48

49 Mr. Schroeder felt that the coal mine situation is different from the non-impact resolution for the  
50 Clinton landfill because the County's LRMP encourages mineral extraction if it is done properly. Ms.  
51 Petrie pointed out that the LRMP also encourages the protection of farmland.  
52

53 Mr. Harper had been contacted by farmers in Champaign County located one mile from the  
54 proposed mine that are worried about their wells drying up or being contaminated. Most of the

1 wells are shallow dug wells (20-30 ft deep) south of Homer. Mr. Harper felt that this issue needs to  
2 be monitored. Mr. Langenheim stated the County jurisdiction is limited – the County Board cannot  
3 do much.  
4

5 Ms. Petrie hoped that this discussion will continue as the coal mine project progresses to monitor its  
6 impact on the land.  
7

8 C. Consideration of Amending the Champaign County Zoning Ordinance to work with HB 2615 – Illinois  
9 Hydraulic Fracturing Regulatory Act

10 At a recent meeting of the Illinois Association of County Board Members (IACBM) for Zone 3, Kelly  
11 Murray, Executive Director of IACBM discussed HB 2615 which is currently moving through the  
12 Illinois House of Representatives. Ms. Murray stated that County Boards should be watching the  
13 progress of this legislation and be ready to put forth amendments to the County Zoning Ordinance  
14 to handle what comes out of this bill.  
15

16 Mr. Esry thought that if this act does get passed at the state level then it would take precedence  
17 over any County regulation. Ms. Petrie clarified that the key points were that 1) County Zoning  
18 Ordinance could make it more stringent (not less) than the bill and 2) make certain the County  
19 Zoning Ordinance parallels the bill.  
20

21 **XI. Chair's Report**

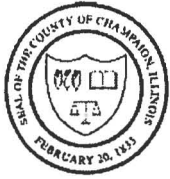
22 None  
23

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

25 Mr. Langenheim stated that VII B and VII C should be placed on the Consent Agenda.  
26

27 **XIII. Adjournment**

28 There being no further business, Mr. Langenheim adjourned the meeting at 6:55 p.m.  
29  
30  
31  
32



**FILED**

STATE OF ILLINOIS  
Champaign County  
Application for:  
Recreation & Entertainment License  
*Gordy Hulten*  
CHAMPAIGN COUNTY CLERK

APR 09 2013

For Office Use Only *2013-020*

License No. \_\_\_\_\_  
Date(s) of Event(s) *June 6/7-9*  
Business Name: *Eastern Abate*  
License Fee: \$ *30.00*  
Filing Fee: \$ *4.00*  
TOTAL FEE: \$ *34.00*  
Checker's Signature: \_\_\_\_\_

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

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

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

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

- A.
1. Name of Business: Eastern Illinois A.B.A.T.E.
  2. Location of Business for which application is made: \_\_\_\_\_  
Rolling Hills Campground
  3. Business address of Business for which application is made: \_\_\_\_\_  
3151 CR 2800 E Penfield IL 61862
  4. Zoning Classification of Property: 1306-28-400-002
  5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
  6. Nature of Business normally conducted at this location: Camping
  7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live bands, rodeo
  8. Term for which License is sought (specifically beginning & ending dates): \_\_\_\_\_  
June 7-9, 2013
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? no
  10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Chuck and Cora Massey  
3151 CR 2800 E Penfield IL 61862
  11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

Recreation & Entertainment License Application  
Page Two

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

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

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

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

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

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

C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Melissa Wilson  
Date of Birth: \_\_\_\_\_ Place of Birth: Champaign  
Social Security Number: \_\_\_\_\_ Citizenship: U.S.  
If naturalized, state **place** and **date** of naturalization: \_\_\_\_\_  
2. Residential Addresses for the past three (3) years: 113 Ennis Ln, Urbana, IL 61802  
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: \_\_\_\_\_

217-841-8434

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

D. Answer **only** if applicant is a Corporation:  
1. Name of Corporation exactly as shown in articles of incorporation and as registered:  
Eastern Illinois A.B.A.T.E.  
2. Date of Incorporation: 12/3/86 State wherein incorporated: Illinois

Recreation & Entertainment License Application  
Page Three

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

\_\_\_\_\_

\_\_\_\_\_

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

311 E. Main St. #418, Galesburg, IL 61401

\_\_\_\_\_

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

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

Name of Officer: \_\_\_\_\_ Title: \_\_\_\_\_  
Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Place of Birth: \_\_\_\_\_  
Citizenship: \_\_\_\_\_  
If naturalized, **place** and **date** of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

**AFFIDAVIT**

(Complete when applicant is an **Individual or Partnership**)

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

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

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Manager or Agent

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

\_\_\_\_\_  
Notary Public

**AFFIDAVIT**

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

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

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

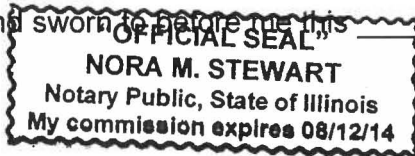
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

\_\_\_\_\_  
Signature of President

\_\_\_\_\_  
Signature of Secretary

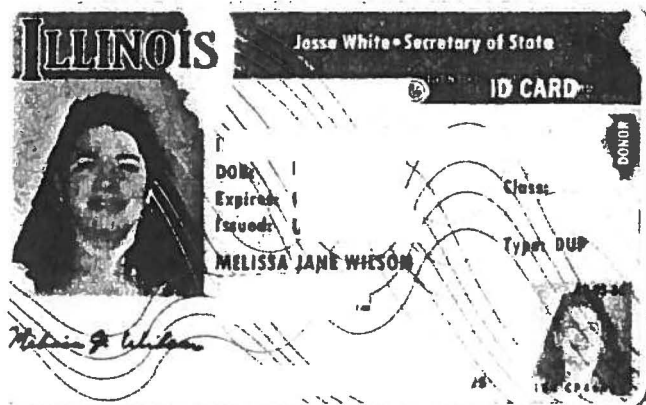
*Melissa G. Wilson*  
\_\_\_\_\_  
Signature of Manager or Agent

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.



*Nora M. Stewart*  
\_\_\_\_\_  
Notary Public

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





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/28/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Chuck Hay Insurance Agency, Inc. 1865 N. Henderson St. Suite #2 Galesburg, IL 61401	Phone: (309)344-3646 Fax: (309)344-2924	<b>CONTACT NAME:</b> Lora Hanson <b>PHONE (A/C, No, Ext):</b> (309)344-3646 <b>FAX (A/C, No):</b> (309)344-2924 <b>E-MAIL ADDRESS:</b> lhanson@chuckhayins.com
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURER A:</b> Scottsdale Insurance Company		<b>NAIC #</b> 41297
<b>INSURED</b> A.B.A.T.E. of Illinois, Inc. 311 East Main Street Suite 418 Galesburg, IL 61401-4834		
<b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		

**COVERAGES**

CERTIFICATE NUMBER: 216

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY		CPS1673576	11/1/2012	11/1/2013	EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person)	\$ 1,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO					BODILY INJURY (Per person)	\$	
	ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$	
	HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	\$	
							\$	
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE	\$	
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE	\$	
	DED	RETENTION \$					\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STATUTORY LIMITS	OTHER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A			E.L. EACH ACCIDENT	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE	\$	
						E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

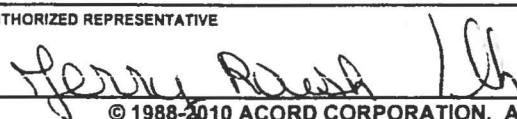
CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED AS THEIR INTERESTS MAY APPEAR WITH RESPECT TO EVENTS HELD AT THE ROLLING HILLS CAMPGROUND, 3151 COUNTY RD 2800E, PENFIELD, IL 61862 ON JUNE 7th - 9th 2013, BY EASTERN IL CHAPTER ABATE "SUMMER BOOGIE", P O BOX 6132, CHAMPAIGN, IL 61826-6132

**CERTIFICATE HOLDER****CANCELLATION**

Holder's Nature of Interest : Additional Insured  
  
 Rolling Hills Campground  
  
 6151 County Road 2800E, #A  
 Penfield, IL 61862

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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# Rental Agreement

## 1. Parties

The parties to this Agreement are Rolling Hills Campground, hereinafter called "Owner" and Eastern Illinois ABATE Inc., hereinafter called "Tenant".

The owner's name and address

is: Chuck & Cora Massey, 3151 Co. Rd. 2800 E, Penfield IL, 61862

## 2. Property

Owner hereby lets the following property to Tenant for the term of this Agreement: the real property known as:

Rolling Hills Campground

## 3. Term

June 7th 2013 to June 9th 2013.

This agreement shall run for the period from ~~June 5<sup>th</sup> 2008 to June 8<sup>th</sup> 2008.~~

## 4. Rent

The rental for said property shall be \$ 1000<sup>00</sup>, due and payable by check on the 6/09/2013

## 5. Utilities

Landlord agrees to furnish the following services and/or utilities:

Electricity, Garbage Collection, Water

## In Addition It Is Agreed:

1. Owner may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, prospective tenants.
2. Tenant agrees to occupy the premises and shall keep the same in good condition; reasonable wear and tear excepted, and shall not make any alterations thereon without the consent of the Owner.
3. Tenant shall, upon termination of this Agreement, vacate and return property in the same condition that it was received, less reasonable wear and tear, and other damages beyond the Tenant's control.
4. In a dispute between the owner and Tenant which gives rise to any action in court, the losing party will pay the court costs and reasonable attorney fees of the successful party.
5. Tenant agrees that according to the wishes of the owners and pursuant to applicable law no one under 21 years of age will be allowed past the front gate

Chuck & Cora Massey

We, the undersigned, agree to this Rental Agreement:

Owner: Chuck Massey

Tenant:

Cora Massey  
Name

Jim Hamilton  
Name

Activities Coordinator  
Eastern Illinois Abate

Signature

Signature

12-29-12  
Date

12/29/2012  
Date

WWW.CYBERDRIVEILLINOIS.COM

JESSE WHITE  
SECRETARY OF STATE



### CORPORATION FILE DETAIL REPORT

<b>Entity Name</b>	EASTERN ILLINOIS A.B.A.T.E.	<b>File Number</b>	54463685
<b>Status</b>	ACTIVE		
<b>Entity Type</b>	CORPORATION	<b>Type of Corp</b>	NOT-FOR-PROFIT
<b>Incorporation Date (Domestic)</b>	12/03/1986	<b>State</b>	ILLINOIS
<b>Agent Name</b>	PAULA A WARD	<b>Agent Change Date</b>	11/29/2000
<b>Agent Street Address</b>	311 E MAIN ST #418	<b>President Name &amp; Address</b>	
<b>Agent City</b>	GALESBURG	<b>Secretary Name &amp; Address</b>	
<b>Agent Zip</b>	61401	<b>Duration Date</b>	PERPETUAL
<b>Annual Report Filing Date</b>	12/04/2012	<b>For Year</b>	2012

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(One Certificate per Transaction)

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Eastern Illinois ABATE, Inc.  
P.O. Box 6132  
Champaign, IL 61826



**2013 Eastern Illinois Chapter Officers:**

President: Kelly Dillard, 700 CR 2175 N, Champaign, IL 61821 217)840-3120  
[kelly@digitexcavation.com](mailto:kelly@digitexcavation.com)

Vice-President: Matt 'Forrest' Ruhnow, 1716 Nancy Beth Dr., Champaign, IL 61822  
217)841-4882 [djforrest@comcast.net](mailto:djforrest@comcast.net)

Secretary: Ramona Dillard, 700 CR 2175 CR 2175N Champaign, IL 61821 217)390-7335  
[mona@digitexcavation.com](mailto:mona@digitexcavation.com)

Treasurer: Deanna Zehr, 1532 B CR 2300 N, Urbana, IL 61802 217)643-7374  
[zehrtrucking@wigi.us](mailto:zehrtrucking@wigi.us)

State Board of Directors Rep: Ken 'Woody' Wittrock, 1364 Treasure Ln., White Heath, IL 61884  
217)369-5862 [woodywittrock@gmail.com](mailto:woodywittrock@gmail.com)

Alternate BOD Rep: Dan Walton, 1115 W. John St., Champaign, IL 61821 217)356-5449

Legislative Coordinator: : Ken 'Woody' Wittrock, 1364 Treasure Ln., White Heath, IL 61884  
217)369-5862 217-687-2868 [woodywittrock@gmail.com](mailto:woodywittrock@gmail.com)

Activity Director: Jim Hamilton, 2122 Ivy Court Champaign, IL, 217)480-7259 [jhamilt@yahoo.com](mailto:jhamilt@yahoo.com)

Safety and Education: Michael E. Mahorney, P.O. Box 253, Rossville, IL 60963, [mem1949@yahoo.com](mailto:mem1949@yahoo.com)

Public Relations: Vicki McGinness, 501 Dogwood Drive, Champaign, IL 61821, 217)417-1920  
[easternillinoisabate@gmail.com](mailto:easternillinoisabate@gmail.com)

Asst. PR: Lance McGinness, 501 Dogwood Drive, Champaign, IL 61821  
[easternillinoisabate@gmail.com](mailto:easternillinoisabate@gmail.com)

Products: John "Romeo" Weigel, 1614 Golfview, Rantoul, IL 61866 217)766-5003  
[Kyromeo@aol.com](mailto:Kyromeo@aol.com)

Membership: Brian Gregory, 807 W. Bristow, Monticello. IL 61856 217)202-2849  
[b.gregory87@yahoo.com](mailto:b.gregory87@yahoo.com)





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

**FOR ELUC USE ONLY**

County Clerk's Office

1. Proper Application Date Received: 4-9-13
2. Fee Amount Received: 34.00

Sheriff's Department

1. Police Record Approval:  Date: 4/11/13
2. Credit Check Disapproval: \_\_\_\_\_ Date: \_\_\_\_\_

Remarks: \_\_\_\_\_ Signature: [Signature]  
NO LOCAL POLICE RECORD

Planning & Zoning Department

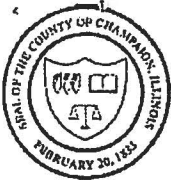
1. Proper Zoning Approval: \_\_\_\_\_ Date: \_\_\_\_\_
2. Restrictions or Violations Disapproval: \_\_\_\_\_ Date: \_\_\_\_\_

Remarks: \_\_\_\_\_ Signature: \_\_\_\_\_

Environment & Land Use Committee

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

Remarks and/or Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**FILED**  
APR 19 2013

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

*Gordy Hulten*  
CHAMPAIGN COUNTY CLERK

For Office Use Only

License No. \_\_\_\_\_  
Date(s) of Event(s) ANNUAL  
Business Name: LAKEWOOD BAR LIQUOR  
License Fee: \$ 75.00  
Filing Fee: \$ 4.00  
TOTAL FEE: \$ 79.00  
Checker's Signature: [Signature]

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

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

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

- A.
1. Name of Business: LAKE OF THE WOODS BAR LIQUORS
  2. Location of Business for which application is made: 204 S. PRAIRIEVIEW RT. MAHOMET, ILL. 61853
  3. Business address of Business for which application is made: SAME AS ABOVE
  4. Zoning Classification of Property: \_\_\_\_\_
  5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
  6. Nature of Business normally conducted at this location: PACKAGE LIQUOR STORE AND BAR
  7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): DJ, 2-3 pc BAND (BAR) OUTSIDE BANDS SUMMER
  8. Term for which License is sought (specifically beginning & ending dates): APRIL - 2013 DEC - 2013

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? NO
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: PARKHILL ENTERPRISES RR#3, CHAMPAIGN, ILL. 61820 1 MONTH TO MONTH
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: BRENDA KEANS Date of Birth: \_\_\_\_\_  
Place of Birth: CHAMPAIGN, ILLINOIS Social Security No.: \_\_\_\_\_  
Residence Address: 424 KENDALL, MAHOMET, IL. 61853  
Citizenship: YES If naturalized, place and date of naturalization: \_\_\_\_\_

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): GARRY ZINDARS

Date of Birth: \_\_\_\_\_ Place of Birth: CHAMPAIGN, ILL.  
Social Security Number: \_\_\_\_\_ Citizenship: YES  
If naturalized, state place and date of naturalization: \_\_\_\_\_

2. Residential Addresses for the past three (3) years: 2102 FOGEL RD  
MAHOMET, ILL. 61853

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

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

- D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:  
LAKE OF THE WOODS BAR LIQUOR, ILL

2. Date of Incorporation: 1-29-1982 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

204 S. PRAIRIEVIEW RD

MAHOMET, ILL. 61853

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

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

Name of Officer: GARRY ZINDARS Title: PRESIDENT & SECRETARY

Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Place of Birth: CHAMPAIGN, ILL.

Citizenship: \_\_\_\_\_

If naturalized, **place** and **date** of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years: 2102 FOGEL RD

MAHOMET, ILL. 61853

Business, occupation, or employment for four (4) years preceding date of application for this license: OWNER - LAKE OF WOODS BAR LIQUOR, LLC

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



**AFFIDAVIT**

(Complete when applicant is an **Individual or Partnership**)

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

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

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Manager or Agent

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

\_\_\_\_\_  
Notary Public

**AFFIDAVIT**

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

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

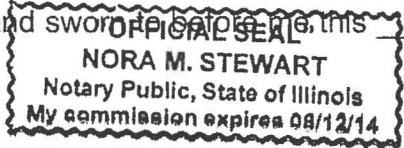
We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

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

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of President

*SAME*  
\_\_\_\_\_  
Signature of Secretary  
*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Manager or Agent

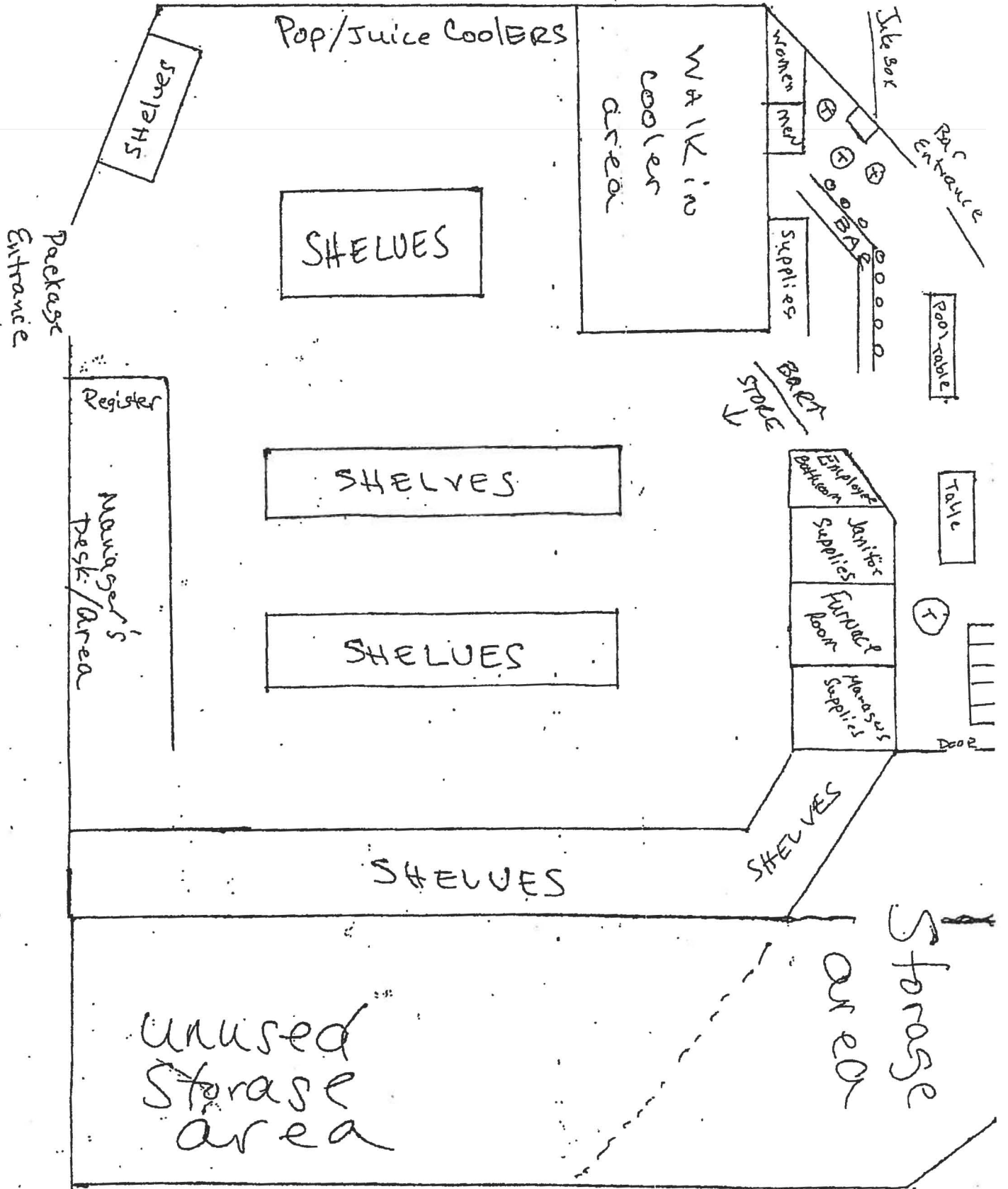
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



*19th* day of *April*, 20*13*.  
*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

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

April 2004



back of the Woods Bar & Liquor, Inc.

Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Andy Kass**, Associate Planner

Date: **May 1, 2013**

RE: **Zoning Ordinance Map Amendment Case 687-AT-11**

Request: **Amend the Zoning Map to change the zoning district designation from CR Conservation Recreation to AG-1 Agriculture for the purpose of establishing a Restricted Landing Area pursuant to related Case 688-S-11**

Petitioner: **Dr. Phillip W. Jones and Sarabeth F. Jones**

---

### ***STATUS***

On a vote of 5 to 1 the Zoning Board of Appeals (ZBA) voted to “NOT RECOMMEND ENACTMENT (DENY)” of this amendment at their April 25, 2013, meeting.

The ZBA found that the proposed map amendment will “NOT HELP ACHIEVE” the Champaign County Land Resource Management Plan and is not consistent with the *LaSalle* and *Sinclair* factors. The Summary Finding of Fact is attached.

This case and the related case have been at the ZBA for a long time and there are numerous Documents of Record for both Case 687-AM-11 and related Case 688-S-11 that Board members may find helpful. The most important documents are listed below.

In making the Finding of Fact, the ZBA overlooked the overall assessment regarding the Purpose of the Zoning Ordinance. See Item 3 in the Summary Finding of Fact. The State’s Attorney may recommend that the Case be remanded so that the ZBA can complete that particular item. A recommendation should be available at the meeting. Pending that recommendation by the State’s Attorney, the case may or may not be ready for a final recommendation to the County Board for the meeting on May 23, 2013.

---

### **OTHER IMPORTANT DOCUMENTS OF RECORD NOT INCLUDED HERE**

The public hearing was conducted on June 16, 2011; August 11, 2011; November 10, 2011; May 31, 2012; August 16, 2012; December 13, 2012; March 14, 2013; and April 25, 2013. The webpage for the Zoning Board of Appeals contains all of the handouts and memoranda from the public hearing. The only documents included as attachments herewith are the Case Maps and the final Site Plan.

The following documents were included as attachments to the Supplemental Memorandum dated April 17, 2013, (included in the 4/25/13 Agenda Packet on the website) and illustrate most of the issues considered by the ZBA:

**Case 687-AM-11**

Dr. Phillip and Sarabeth Jones Rezoning CR to AG-1

APRIL 30, 2013

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- Attachment D Phil Jones Property Management Plan received March 22, 2013
- Attachment E Site map of trees planted by Jones Family received March 14, 2013
- Attachment G Revised Plan And Profile Of Landing Area received March 12, 2012,  
Annotated To Illustrate Proposed Separations
- Attachment H Revised Plan And Profile Of Landing Area received March 12, 2012,  
Annotated To Illustrate Likely Impacts To CR District Habitat
- Attachment I ( Illustration of extent of Affected Woodlands under the Western Approach  
Area. Annotated Excerpt from the *Soil Survey of Champaign County, Illinois*.  
United States Department of Agriculture Natural Resources Conservation  
Service. 2003.
- Attachment K Revised Plan And Profile Of Landing Area received March 12, 2012,  
Annotated To Illustrate Areas Proposed for Rezoning That Are Best Suited For  
CR District

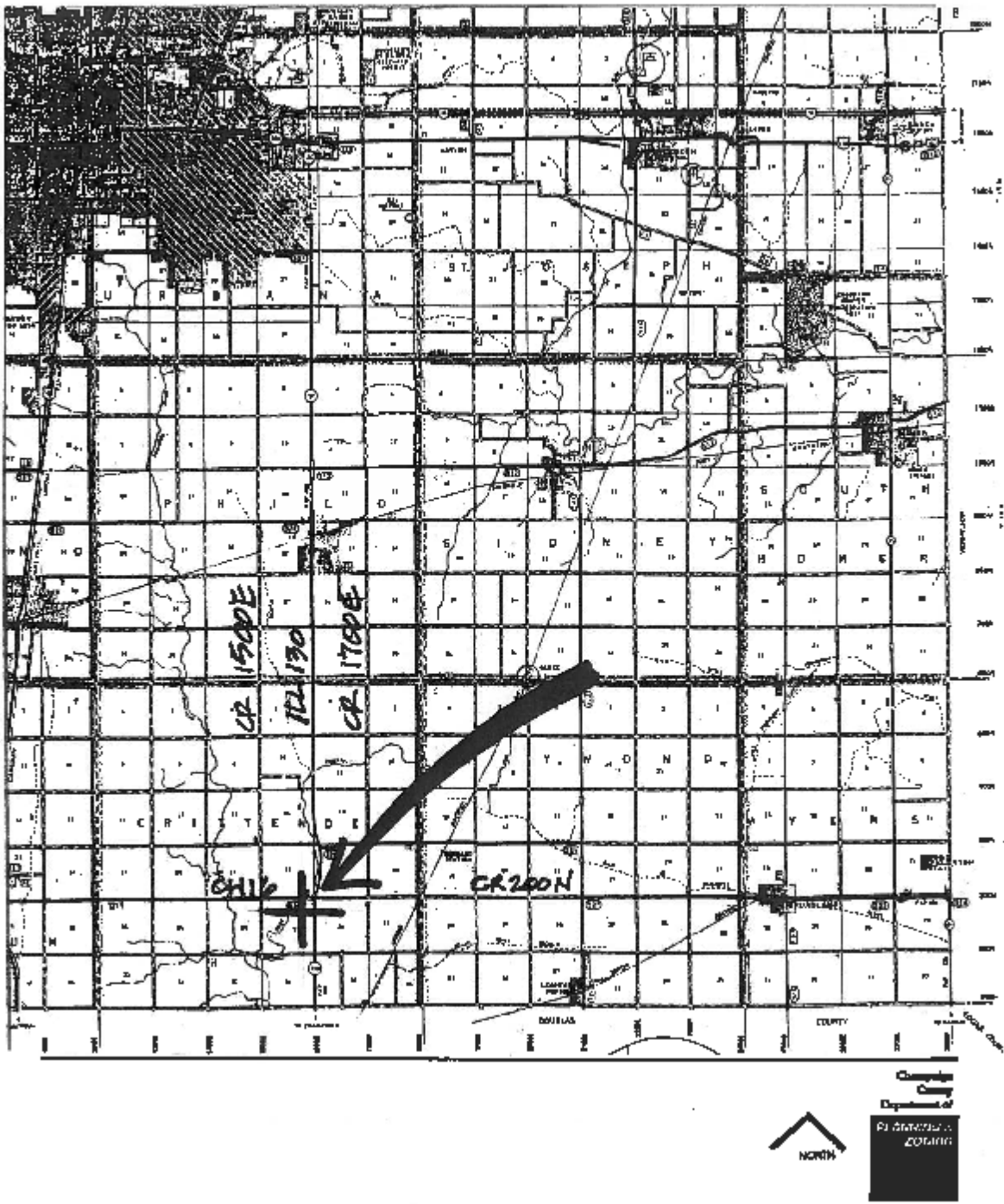
Also at the April 25, 2013, public hearing the Petitioner's attorney, Alan Singleton, submitted a handout (Petitioners Handout) that was a plat and photos of the proposed hangar area prepared by Illinois Professional Engineer Wayne Ward.

**ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan (Plan and Profile of Landing Area Revised 3/12/13)
- C Summary Finding of Fact

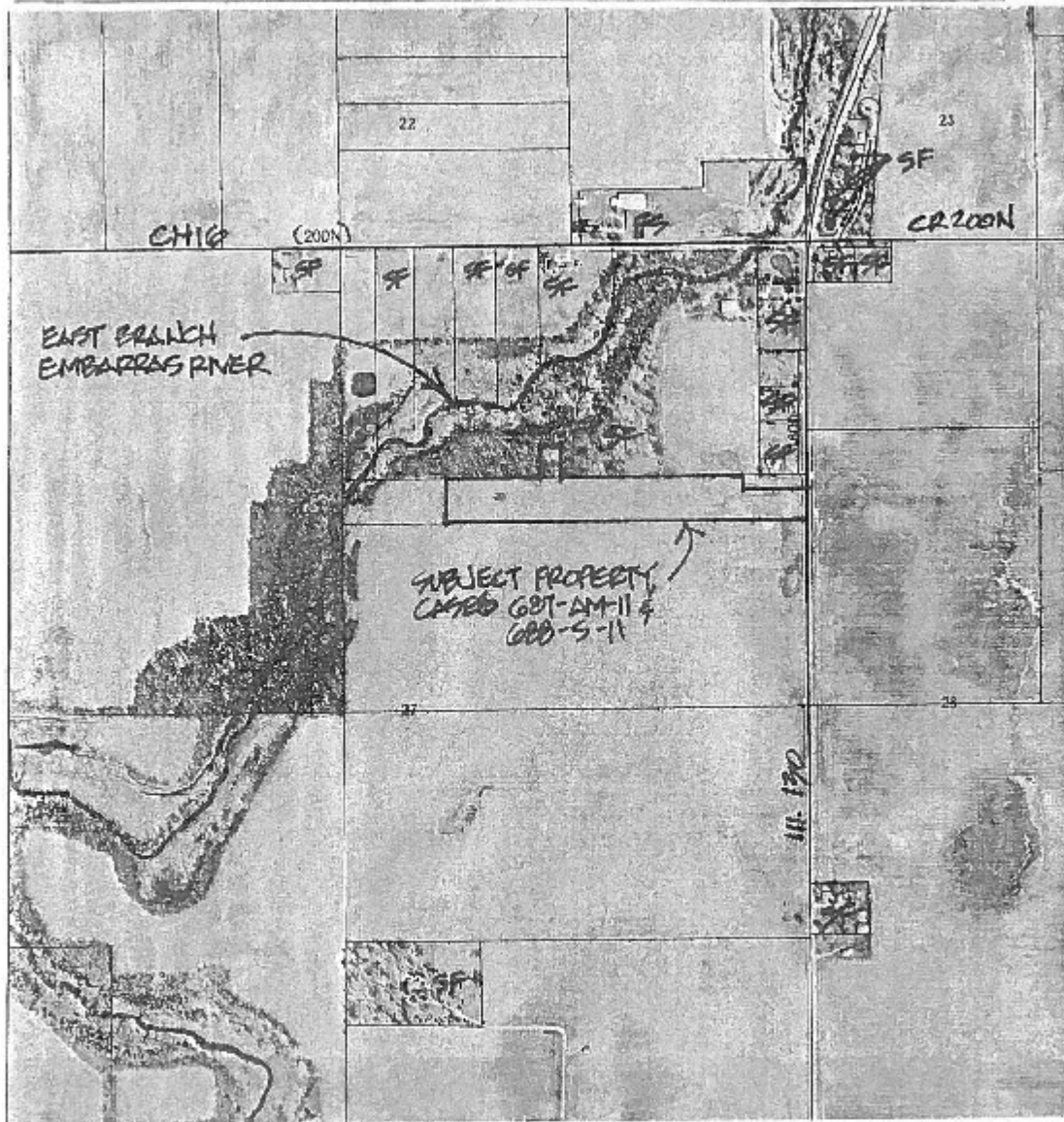
Attachment A. Case Maps (Location, Land Use, Zoning)  
APRIL 30, 2013

Attachment A Location Map  
Cases 687-AM-11 & 688-S-11  
JUNE 9, 2011



**Attachment A. Case Maps (Location, Land Use, Zoning)**  
 APRIL 30, 2013

**Attachment A Land Use Map**  
 Cases 687-AM-11 & 688-S-11  
 JUNE 9, 2011

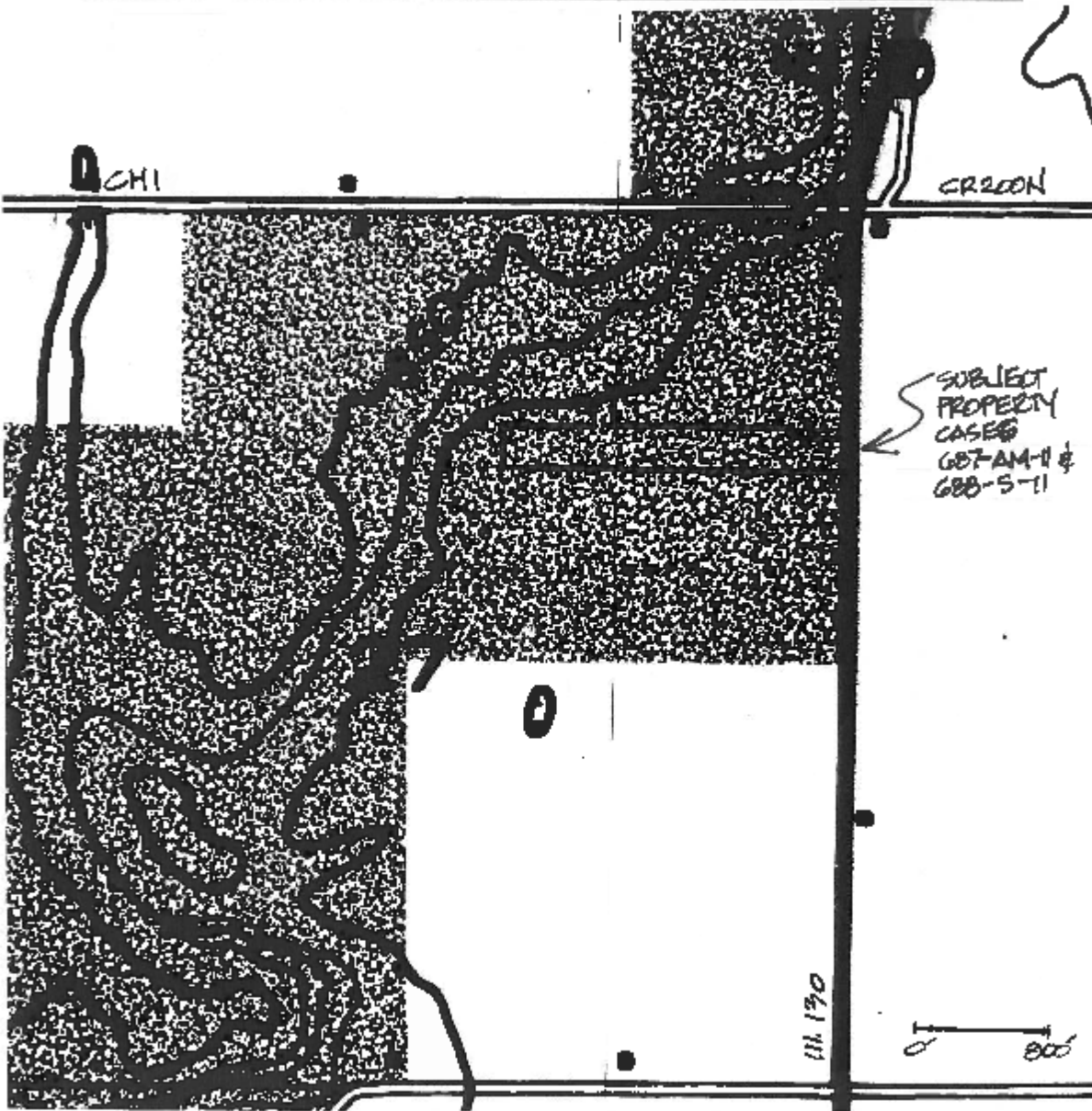


SF	Single Family	
FS	Farmstead	

Champaign County  
 Department of  
**PLANNING & ZONING**

**Attachment A. Case Maps (Location, Land Use, Zoning)**  
 APRIL 30, 2013

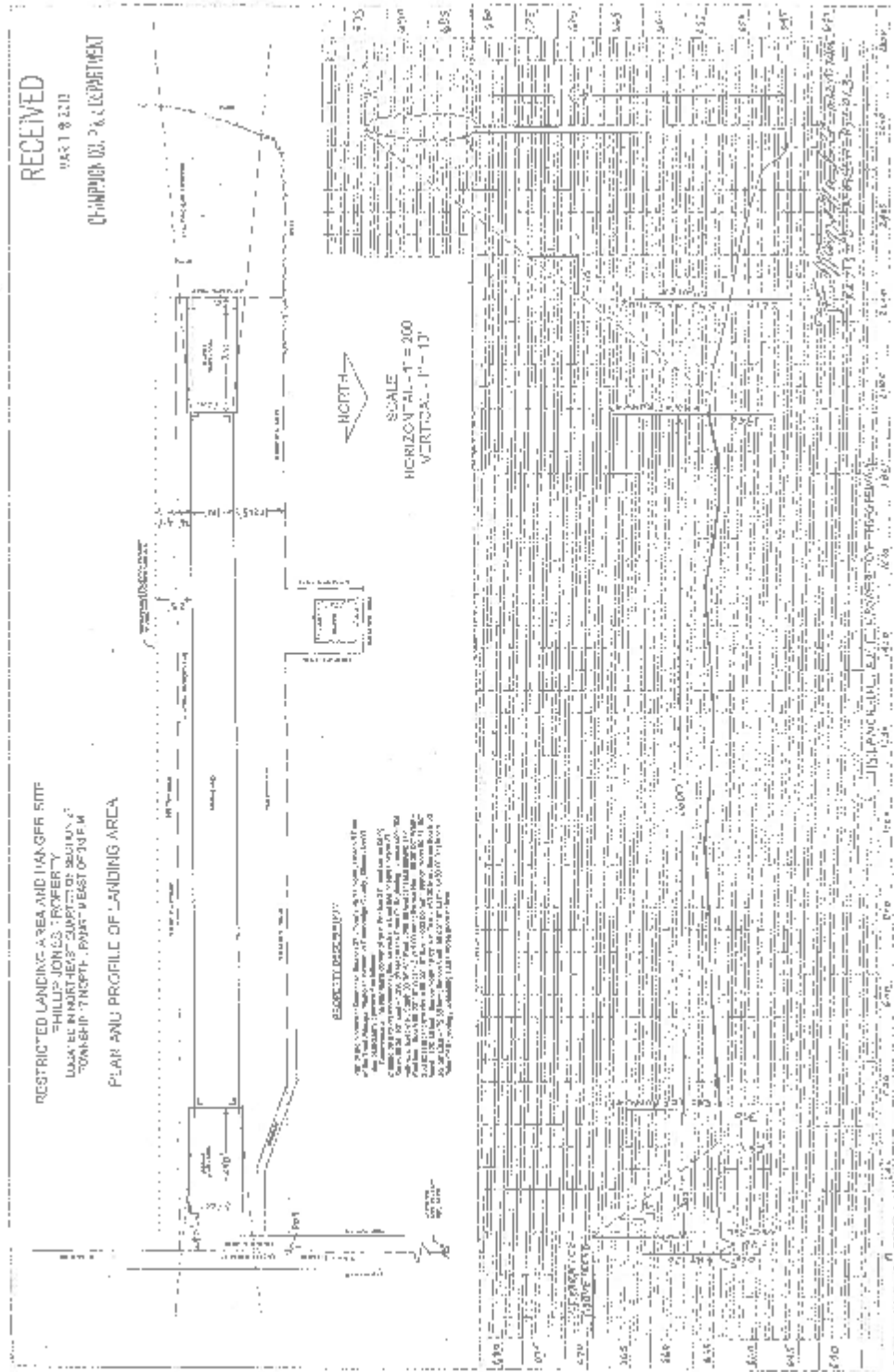
Attachment A Zoning Map  
 Cases 687-AM-11 & 688-S-11  
 JUNE 9 2011



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-5 Central Business
AG-2 Agriculture	R-2 Single Family Residence	R-5 Public Home Park	B-3 Highway Business	I-1 Light Industry
CR Conservation-Recreation	R-3 Two-Family Residence	R-1 Rural Trade Center	B-4 General Business	I-2 Heavy Industry

NORTH  
 Chicago City Department of Planning & Zoning







## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 16, 2011, August 11, 2011, November 10, 2011, May 31, 2012, August 16, 2012, December 13, 2012, March 14, 2013, and April 25, 2013**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed amendment will **NOT HELP ACHIEVE** the Land Resource Management Plan because of the following (objectives and policies are very briefly summarized):
  - A. The proposed amendment will **NOT HELP ACHIEVE Goal 4 Agriculture** because of the following:
    - It will **NOT HELP ACHIEVE Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland** because the only relevant policies are the following:
      - It will **HELP ACHIEVE Policy 4.1.1 requiring that other land uses only be accommodated under very restricted conditions or in areas of less productive soils (see Item 14.A.(2)).**
      - It **DOES NOT conform to Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 14.A.(3)).**
    - It will **HELP ACHIEVE Objective 4.2 requiring discretionary development to not interfere with agriculture** because it will **HELP ACHIEVE** all of the subsidiary policies under 4.2.
    - It will **NOT HELP ACHIEVE Objective 4.3 requiring any discretionary development to be on a suitable site** because it will **NOT HELP ACHIEVE** the following:
      - It will **NOT HELP ACHIEVE Policy 4.3.1 requiring on other than best prime farmland that County may authorize a discretionary review development if the site is suited overall (see Item 14.C.(1)).**

**And will HELP ACHIEVE the following:**

- **Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(3)).**
- **Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.C.(4)).**

- B. The proposed amendment will **NOT HELP ACHIEVE Goal 8 Natural Resources** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal, it will **NOT HELP ACHIEVE** the following:
- Objective **8.5 requiring the County to encourage the maintenance and enhancement of aquatic and riparian habitats** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal it, will **NOT HELP ACHIEVE** the following:
    - Policy **8.5.1 requiring discretionary development to preserve existing habitat, enhance degraded habitat and restore habitat (see Item 18.A.(2)).**
    - Policy **8.5.2 requiring discretionary development to cause no more than minimal disturbance to the stream corridor environment (see Item 18.A.(3)).**
  - Objective **8.6 that avoids loss or degradation of habitat** because it will **NOT HELP ACHIEVE** the following:
    - Policy **8.6.2 requiring new development to minimize the disturbance of habitat or to mitigate unavoidable disturbance of habitat (see Item 18.B.(2)).**

**And will HELP ACHIEVE the following:**

    - Policy **8.6.3 requiring the County to use credible sources of information to identify priority areas for protection, restoration, preservation or enhancement (see Item 18.B.(3)).**
    - Policy **8.6.4 requiring implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species (see Item 18.B.(4)).**
- C. The proposed amendment will **HELP ACHIEVE Goal 10 Cultural Amenities** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal, it will **HELP ACHIEVE** the following:
- Objective **10.1 requiring the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal it, will **HELP ACHIEVE** the following:
    - Policy **10.1.1 requiring the County to work to identify historic structures, places and landscapes (see Item 20.A.(1)).**
- D. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- **Goal 6 Public Health and Safety**
  - **Goal 7 Transportation**
- E. The proposed amendment is **NOT RELEVANT** to the following LRMP goal(s):
- **Goal 1 Planning and Public Involvement**
  - **Goal 2 Governmental Coordination**
  - **Goal 3 Prosperity**
  - **Goal 5 Urban Land Use**

- **Goal 9 Energy Conservation**

2. The proposed Zoning Ordinance map amendment **IS NOT** consistent with the *LaSalle* and *Sinclair* factors because of the following:
  - There have been conflicting reports on the effect of neighboring property values and no formal study has been conducted regarding property values.
  - The proposed use could not be established without the proposed map amendment.
  - The subject property is **SUITABLE** for the current zoned uses and is **NOT SUITABLE** for the proposed Special Use Permit.
  - The proposed map amendment, on the basis of the proposed Special Use Permit, is **INCOMPATIBLE** with the existing uses and zoning of nearby property.
  - There **IS** a need and demand for the use.
  - The proposed use **DOES NOT CONFORM** to the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will *{HELP ACHIEVE / PREVENT ACHIEVEMENT OF}* the purpose of the Zoning Ordinance because:
  - The proposed map amendment on the basis of the proposed Special Use Permit is either fully consistent with or will not impede the achievement of 10 of the 18 Purpose statements .
  - The proposed map amendment on the basis of the proposed Special Use Permit **DOES** secure adequate light, pure air, and safety from fire and other dangers (Purpose 2.0 (a) see Item 23.A.).
  - The proposed map amendment on the basis of the proposed Special Use Permit *{DOES / DOES NOT}* conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY (Purpose 2.0 (b) see Item 23.B.).
  - The proposed map amendment on the basis of the proposed Special Use Permit **DOES NOT** promote the public health, safety, comfort, morals, and general welfare (Purpose 2.0 (e) see Item 23.E.).
  - The proposed map amendment on the basis of the proposed Special Use Permit **DOES NOT** protect natural features such as forested areas and watercourses (Purpose 2.0 (o) see Item 23.O.).
  - The proposed map amendment on the basis of the proposed Special Use Permit **DOES NOT** do the following:
    - it adequately restricts the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified land USES; and
    - it is consistent with the existing division of the COUNTY into DISTRICTS and different classes according to the USE of land, BUILDINGS, and STRUCTURES,

**Attachment C. Summary Finding of Fact**

APRIL 30, 2013

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intensity of the USE of LOT AREA, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and

- it is consistent with the regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and
- it is consistent in its prohibition on USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT. (Purposes 2.0 (i) (j.) (k) and (l); see Items 23.I., J., K. and L).

Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Andy Kass**, Associate Planner

Date: **April 20, 2013**

RE: **Zoning Ordinance Map Amendment Case 741-AT-13**

Request: **Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District for the purpose of establishing a firearm sales store and indoor shooting range as a “Sporting Goods Sales and Service” store**

Petitioner: **Marcus Harris**

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#### *STATUS*

The Zoning Board of Appeals (ZBA) voted unanimously to “RECOMMEND ENACTMENT” of this amendment at their April 25, 2013, meeting.

The ZBA found that the proposed map amendment will help achieve the Champaign County Land Resource Management Plan; is consistent with the *LaSalle* and *Sinclair* factors; and will help achieve the Purpose of the Zoning Ordinance. The Summary Finding of Fact is attached.

Three special conditions were recommended and are briefly reviewed below.

The subject property is located within the mile-and-a-half extraterritorial jurisdiction of the City of Urbana. In an email dated April 9, 2013, Robert Myers, Planning Manager, City of Urbana, wrote that (1) commercial zoning at this location generally conforms with the City of Urbana’s Comprehensive Plan future land use maps, and the proposed location seems like a good fit in terms of adjacent uses, potential impacts, and convenience for customers and (2) City of Urbana staff would recommend to the Urbana Plan Commission and the City Council to not protest the proposed amendment. This case will be at the City Plan Commission on May 9<sup>th</sup> and the City Council on May 20<sup>th</sup>.

This amendment is ready for a final recommendation to the County Board for the meeting on May 23, 2013.

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#### **RECOMMENDED SPECIAL CONDITIONS OF APPROVAL**

**A. A Change of Use Permit shall be applied for within 30 days of the approval of Case 741-AM-13 by the County Board.**

The above special condition is required to ensure the following:

**The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.**

- B. No Zoning Use Permit for expansion of building area or parking area and no Change of Use Permit authorizing a different use with a greater wastewater load shall be approved without documentation that the Champaign County Health Department has determined the existing or proposed septic system will be adequate for that proposed use.**

The above special condition is required to ensure:

**That the existing septic system is adequate and to prevent wastewater runoff onto neighboring properties.**

- C. The smaller building on the subject property shall only be used as an accessory use to the uses and activities in the larger building unless a Special Use Permit is authorized for two principal buildings.**

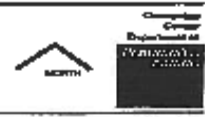
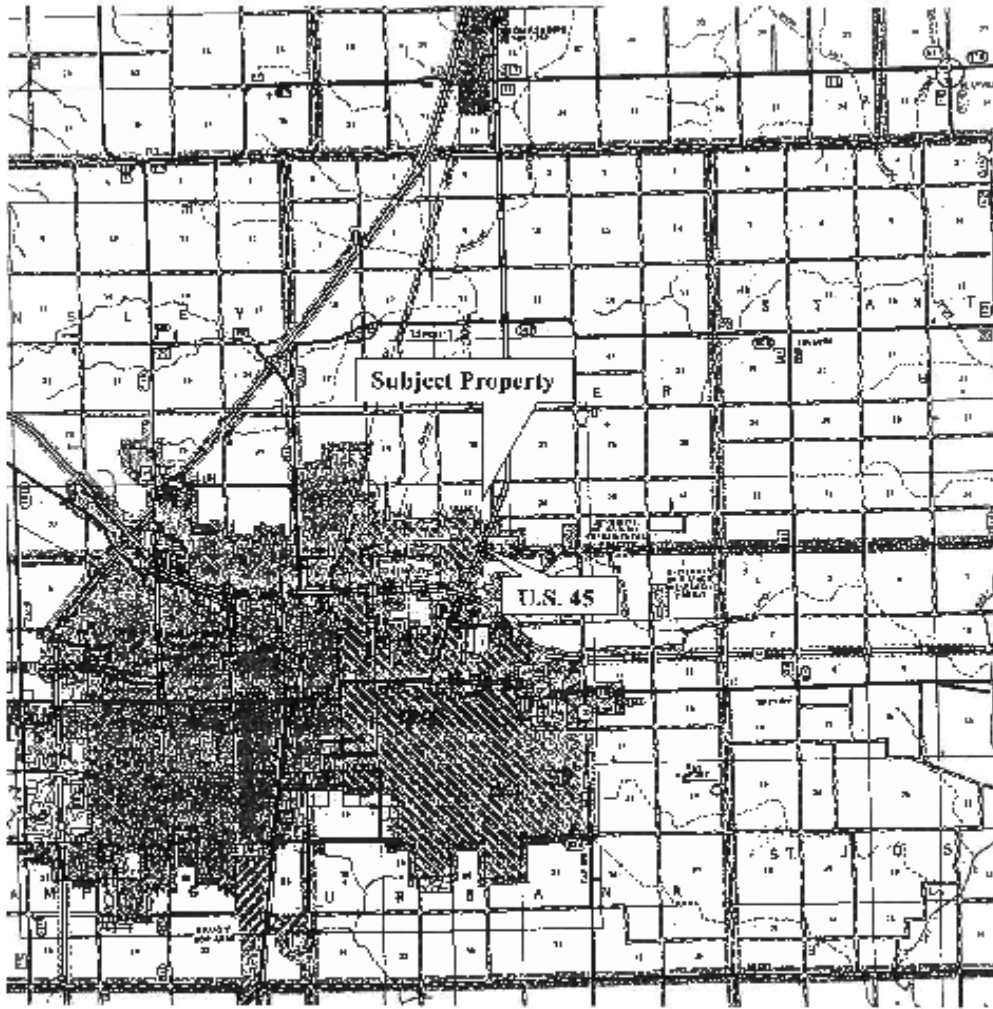
The special condition above is required to ensure the following:

**The use of the smaller building shall be in compliance with the Zoning Ordinance.**

**ATTACHMENTS**

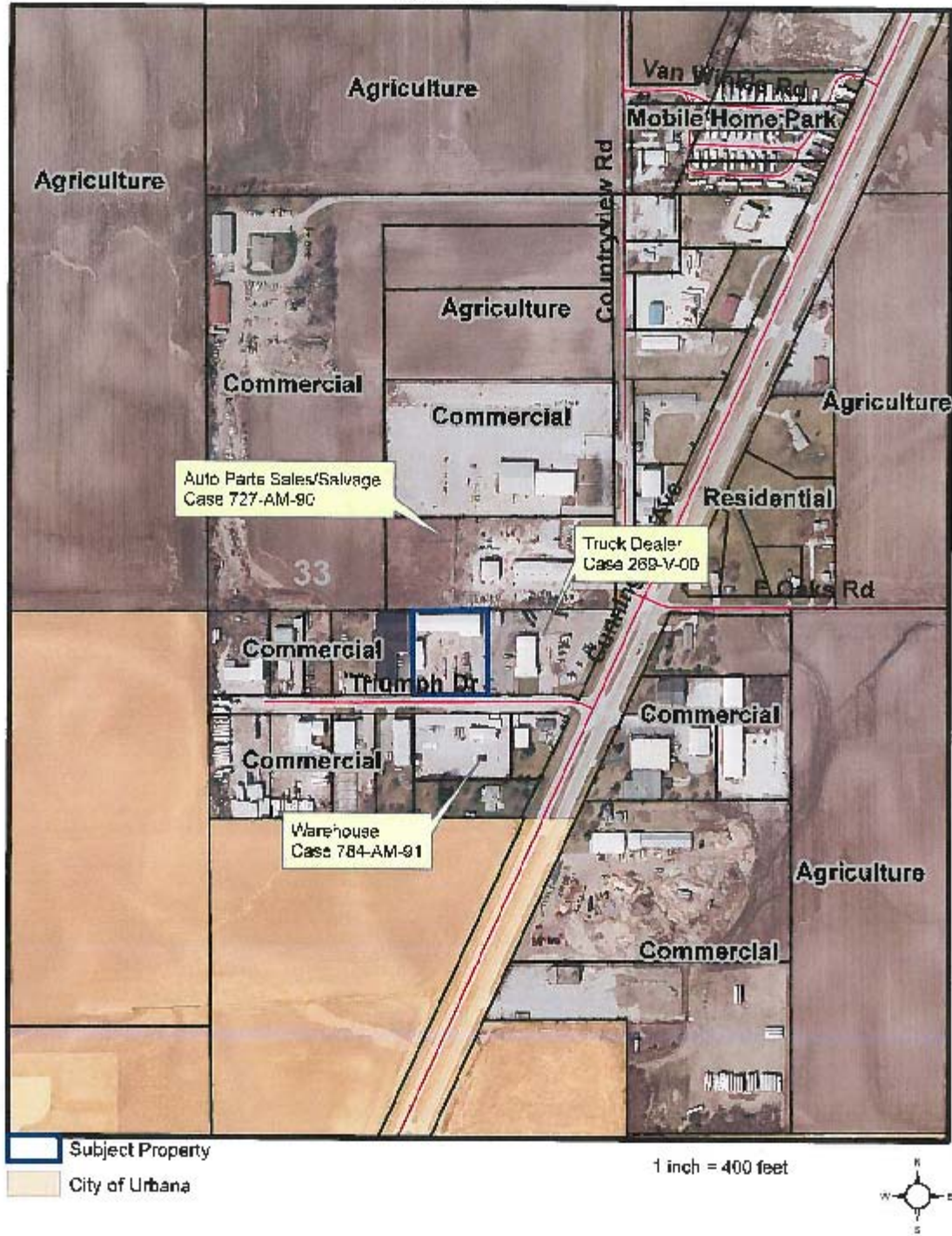
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received January 25, 2013
- C Building Floor Plan received April 19, 2013
- D Summary Finding of Fact

ATTACHMENT A. LOCATION MAP  
Case 741-AM-13  
April 18, 2013



Attachment A: Case Maps (Location, Land Use, Zoning)  
APRIL 30, 2013

Attachment A: Land Use Map  
Case 741-AM-13  
April 18, 2013



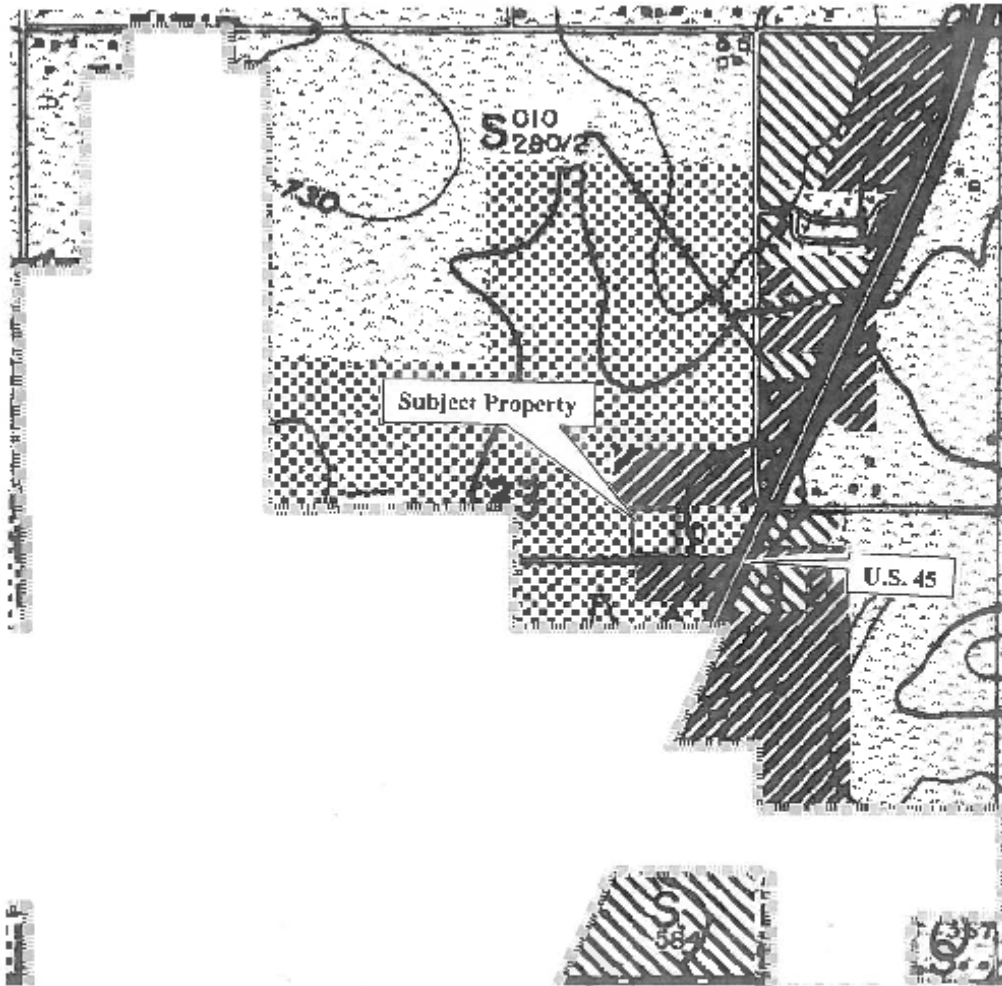


**Attachment A: Case Maps (Location, Land Use, Zoning)**  
**APRIL 30, 2013**

**ATTACHMENT A. ZONING MAP**

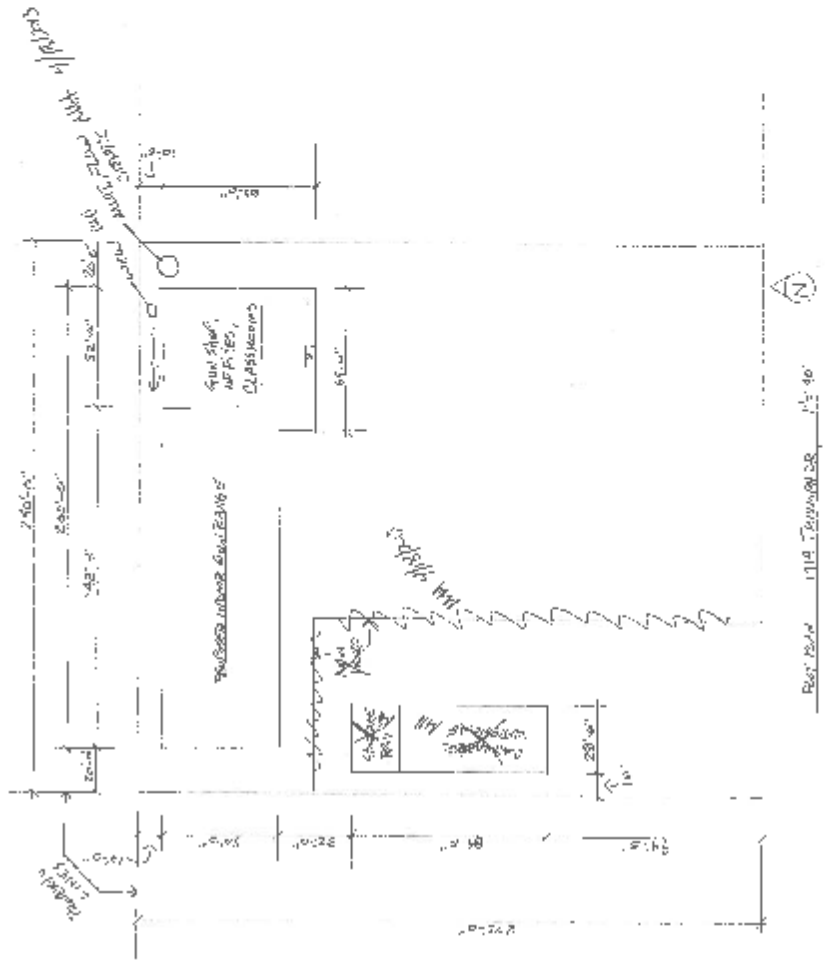
Case: 741-AM-13

April 18, 2013



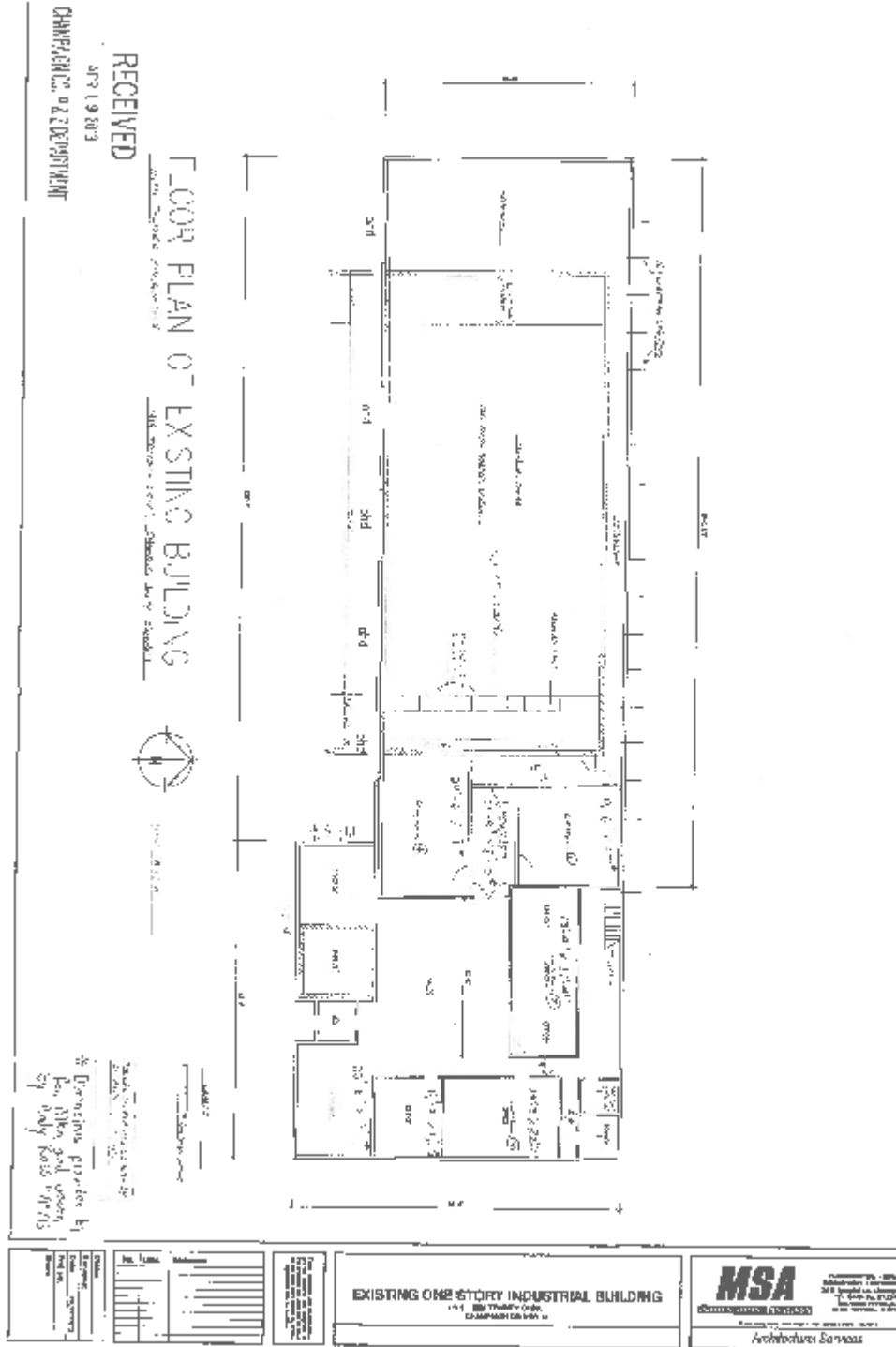
	A-1 Agriculture		R-2 Single Family Residence		R-4 Multiple Family Res.		B-2 Neighborhood Business		C-2 Central Business	HOME 
	A-2 Agriculture		R-1 Single Family Residence		R-5 Mobile Home Park		B-1 Office Business		I-1 Light Industry	
	C-1 Conservation/Recreation		R-3 Two-Family Residence		R-3 Rural Trade Center		B-4 General Business		I-2 Heavy Industry	

**Attachment B: Site Plan**  
**APRIL 30, 2013**



**RECEIVED**  
 JAN 8 6 2013  
 CHARLOTTE, N.C. DEPARTMENT

**Attachment C: Building Floor Plan**  
**APRIL 30, 2013**



## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **April 25, 2013**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed amendment will **HELP ACHIEVE** the Land Resource Management Plan because of the following (objectives and policies are very briefly summarized):
  - A. The proposed map amendment will **HELP ACHIEVE** the following LRMP goals:

**Goal 5 Urban Land Use** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal, it will **HELP ACHIEVE** the following:

- Objective **5.1 ensure that the population growth and economic development is accommodated by new urban development in or adjacent to existing population centers** because it will **HELP ACHIEVE** the following:
  - Policy **5.1.3 consider municipal ETJ areas that are served or that are planned to be served by sanitary sewer as contiguous urban growth areas (Item 15.A.(1)).**
- Objective **5.2 encourage any urban development to demonstrate good stewardship of natural resources** because it will **HELP ACHIEVE** the following:
  - Policy **5.2.1 encourage the reuse and redevelopment of older and vacant properties within urban land (Item 15.B.(1)).**
  - Policy **5.2.2 ensure that urban development on best prime farmland is efficiently designed to avoid unnecessary conversion and encourage other jurisdictions to do the same (Item 15.B.(2)).**
- Objective **5.3 requiring the County to oppose new urban development unless adequate utilities infrastructure, and public services are provided** because it will **HELP ACHIEVE** the following:
  - Policy **5.3.1 require new urban development in unincorporated areas to be sufficiently served by available public services without undue public expense and encouraging other jurisdictions to do the same (Item 15.C.(1)).**
  - Policy **5.3.2 require new urban development to be adequately served by public infrastructure without undue public expense and encouraging other jurisdictions to do the same (Item 15.C.(2)).**

**Goal 6 Public Health and Public Safety** because while it will either not impede or is not relevant to the other Objectives and Policies under this goal, it will **HELP ACHIEVE** the following:

- Objective **6.1 ensure that development does not endanger public health or safety** because it will **HELP ACHIEVE** the following:
  - Policy **6.1.2 ensure that wastewater disposal and treatment will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality (Item 16.C.(1)).**

- B. The proposed amendment will **PARTIALLY ACHIEVE** the following LRMP goal(s):
    - **Goal 3 Prosperity**
  
  - C. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
    - **Goal 1 Planning and Public Involvement**
    - **Goal 2 Governmental Coordination**
    - **Goal 4 Agriculture**
    - **Goal 7 Transportation**
  
  - D. The proposed amendment is **NOT RELEVANT** to the following LRMP goal(s):
    - **Goal 9 Energy Conservation**
    - **Goal 10 Cultural Amenities**
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because:
- The subject property is suitable for the proposed use and will allow a vacant property to be put to productive use. There is adequate building area for the proposed use and there is adequate area for the required parking.
  
  - The proposed map amendment is in general conformance with the City of Urbana's Comprehensive Plan as reported by Robert Myers in an email dated April 9, 2013.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE the purpose of the Zoning Ordinance** because it is consistent with all of the purposes of the Zoning Ordinance.
4. Regarding the error in the present Ordinance that is to be corrected by the proposed change:
- Everything around it is a retail use site, and to some extent not an industrial use.

Champaign County  
Department of



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www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Andy Kass**, Associate Planner

Date: **April 30, 2013**

RE: **Zoning Ordinance Text Amendment Case 734-AT-12**

Request: **Request Final Recommendation for Approval of a Text  
Amendment to the Champaign County Zoning Ordinance in  
Zoning Case Zoning Case 734-AT-12 to change the  
requirements for “contractor facility”**

Petitioner: **Zoning Administrator**

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***STATUS***

The Committee made a preliminary recommendation for approval of this recommended text amendment at the April 4, 2013, meeting.

No comments have been received from municipalities or townships.

This text amendment is ready for a final recommendation to the County Board for the meeting on May 23, 2013.

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**ATTACHMENTS**

**A Proposed Amendment**

**Attachment A. Proposed Amendment**  
MARCH 26, 2013

**1. Revise Section 5.2 to read as follows:**

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES**

Principal USES	Zoning DISTRICTS										Zoning DISTRICTS				
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Contractors Facilities (with No Outdoor STORAGE Nor Outdoor OPERATIONS)		S	S						*						
Contractors Facilities with Outdoor STORAGE and/or Outdoor OPERATIONS		S	S						*			5	S		
												S			

= Permitted by right    
S = Permitted on individual LOTS as a SPECIAL USE    
B = COUNTY BOARD Special Use Permit

**Footnotes**

5. Outdoor STORAGE as an ACCESSORY USE is allowed by right when all OUTDOOR STORAGE is located in the REAR YARD and is completely screened by a Type D SCREEN meeting the provisions of Sec. 7.6.3.

**2. Add the following to Section 6.1.3:**

**SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES**

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR		
						MAJOR	COLLECTOR	MINOR				
Contractors Facilities with or without Outdoor STORAGE and/or Outdoor OPERATIONS	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		*See below
		1. In all DISTRICTS other than the B-5 DISTRICT, outdoor STORAGE and/ or outdoor OPERATIONS allowed as an ACCESSORY USE subject to subsection 7.6. 2. In the B-5 DISTRICT, Outdoor STORAGE and/ or outdoor OPERATIONS allowed as an ACCESSORY USE provided as follows: A. No outdoor STORAGE and/ or outdoor OPERATIONS shall be visible from any second floor DWELLING UNIT. B. Outdoor STORAGE and/ or outdoor OPERATIONS may be located at the property line but shall be screened by a Type D SCREEN consistent with 4.3.3 H.1.										

**Footnotes**

1. Standard same as applicable zoning DISTRICT.

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To: **Environmental and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Andy Kass**, Associate Planner

Date: **April 30, 2013**

RE: **Zoning Ordinance Text Amendment Case 743-AT-13**

Request: **Request Final Recommendation to County Board to Amend the Zoning Ordinance to allow for a County Board approved variance when the requirement for annexation is a requirement for plat approval by a municipality involving the expansion and/or construction of a water treatment plant or related facilities owned and operated by a predominately rural water district, when the municipality has its own water treatment plant and related facilities.**

Petitioner: **Zoning Administrator**

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### *STATUS*

The Committee made a preliminary recommendation for approval of this recommended text amendment at the April 4, 2013, meeting.

No comments have been received from municipalities or townships.

This text amendment is ready for a final recommendation to the County Board for the meeting on May 23, 2013.

---

### **ATTACHMENTS**

A Proposed Amendment



**1. Revised Subsection 9.1.9 to read as follows:**

**9.1.9 VARIANCES**

A. Table of VARIANCE Classifications and Presiding Authority

VARIANCE Classification	Presiding Authority
<p><b>ADMINISTRATIVE VARIANCE:</b></p> <p>Deviation of 10 percent or less from regulation or standard of this ordinance related to the location of STRUCTURES or to bulk requirements</p>	<p>May be authorized by the Zoning Administrator in accordance with Section 9.1.10</p>
<p><b>Minor VARIANCE:</b></p> <p>Contested ADMINISTRATIVE VARIANCE</p> <p>Deviation of 10 percent or less from numerical regulations or standard of this ordinance not related to the location of STRUCTURES or to bulk requirements</p> <p>Deviation of more than 10 percent but not exceeding 25 percent from numerical regulation or standard of this ordinance</p>	<p>May be granted by the Hearing Officer or by the BOARD in accordance with Paragraph 9.1.5B and the requirements of this Section.</p>
<p><b>Major VARIANCE:</b></p> <p>Deviation exceeding 25 percent from numerical regulation or standard of this ordinance.</p> <p>Waiver from nonnumerical regulation or standard of this ordinance.</p> <p>Deviation from numerical regulation or standard of the <i>Champaign County Stormwater Management Policy</i> or <i>Champaign County Special Flood Hazard Areas Ordinance</i>.</p> <p>Waiver from nonnumerical regulations or standard of the <i>Champaign County Stormwater Management Policy</i> or <i>Champaign County Special Flood Hazard Ordinance</i>.</p>	<p>May be granted by the BOARD in accordance with the requirements of this Section.</p>
<p><b>County Board VARIANCE:</b></p> <p>Waiver from compliance with municipal subdivision regulations for the expansion and/or construction of a water treatment plant owned and operated by a rural water district.</p>	<p>May be granted by the GOVERNING BODY in accordance with the requirements of this Section.</p>

**Attachment A. Proposed Amendment**  
APRIL 30, 2013

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B. Prohibited VARIANCES

At no time shall the BOARD, ~~or~~ the Hearing Office or the GOVERNING BODY grant a VARIANCE in the following instances:

1. To grant a VARIANCE to allow a USE not permissible under the terms of this ordinance in the DISTRICT involved, or any USE expressly or by implication prohibited by the terms of this ordinance in said DISTRICT.
2. To waive compliance with any municipal, state, or federal regulation incorporated into this ordinance except as authorized in Section 13.
3. To waive compliance with any procedural requirement contained in this ordinance.
4. To waive compliance with regulations pertaining to NONCONFORMING LOTS, STRUCTURES, or USES, except as specifically authorized in Section 8.
5. To authorize any USE or CONSTRUCTION prohibited by Section 13.2.1.
6. To authorize a SMALL WIND TURBINE TOWER rotor diameter larger than 75 feet.

C. VARIANCE Criteria

1. A VARIANCE from the terms of this ordinance shall not be granted by the BOARD, ~~or~~ the Hearing Officer or the GOVERNING BODY unless a written application for a VARIANCE is submitted demonstrating all of the following:
  - a. that special conditions and circumstances exist which are peculiar to the land or STRUCTURE involved which are not applicable to other similarly situated land or STRUCTURES elsewhere in the same zoning DISTRICT;
  - b. that practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and

**Attachment A. Proposed Amendment**  
APRIL 30, 2013

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otherwise permitted USE of the land or STRUCTURES or CONSTRUCTION on the LOT;

- c. that the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant;
  - d. that the granting of the VARIANCE is in harmony with the general purpose and intent of this ordinance;
  - e. that the granting of the VARIANCE will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
2. No NONCONFORMING USE of the neighboring lands or STRUCTURES in the same DISTRICT, and no permitted USE of lands or STRUCTURES in other DISTRICTS shall be considered grounds for the issuance of a VARIANCE.

D. Findings

- 1. The BOARD, ~~or~~ the Hearing Officer or the GOVERING BODY shall make findings that the requirements of Section 9.1.9C have been met by the applicant for a VARIANCE, and justify the granting of the VARIANCE.
- 2. The BOARD, ~~or~~ the Hearing Officer or the GOVERING BODY shall further make a finding that the VARIANCE is the minimum variation that will make possible the reasonable use of the land or STRUCTURE.

E. Conditions

- 1. In granting any VARIANCE, the BOARD, ~~or~~ the Hearing Officer or the GOVERING BODY may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of conditions under which the VARIANCE is granted shall be deemed a violation of this ordinance and punishable as provided in Section 11.2.3 of this ordinance.

F. Action of the GOVERNING BODY

- 1. In the case of a written protest against a VARIANCE on land which is located within a township with a plan commission, and the plan commission objects to the VARIANCE, the township board of trustees shall submit its written objections to the GOVERNING BODY within 15 days after the public

hearing at the Zoning Board of Appeals, and such VARIANCE shall not be approved except by the favorable vote of three-fourths of all members of the GOVERNING BODY.

**2. Revise Section 9.2.2 to read as follows:**

**9.2.2 Action of the GOVERNING BODY**

- A. In case of a written protest against any such action:
  - 1. signed by the OWNER or OWNERS of at least 20% of the land to be rezoned; or
  - 2. signed by the OWNER or OWNERS of land immediately touching, or immediately across the street, alley, or public right-of-way from, at least 20% of the perimeter of the land to be rezoned; and filed with the County Clerk, such action shall not be passed except by the favorable vote of three-fourths of all the members of the GOVERNING BODY.
- B. In the case of a written protest against any such action concerning the alteration of the Zoning classifications of land which lies within one and one-half miles of the limits of a ZONED MUNICIPALITY such written protest signed and acknowledged by the city/village council or president and board of trustees of a ZONED MUNICIPALITY nearest adjacent, and filed with the County Clerk, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the GOVERNING BODY.
- C. In the case of a written protest against any such text amendment or map amendment affecting an unincorporated area of a township with a plan commission, the township board of trustees shall submit its written objections to the GOVERNING BODY within 30 days after the public hearing at the Zoning Board of Appeals, and such amendment shall not be approved except by the favorable vote of three-fourths of all members of the GOVERNING BODY.

**3. Revised Section 13 to read as follows:**

***SECTION 13 NON-INTERFERENCE WITH GREATER RESTRICTIONS OTHERWISE IMPOSED***

- 13.1** It is not intended by this ordinance to interfere with, or abrogate or annul any easements, restrictions, covenants, or other agreements between parties, nor to

interfere with, or abrogate or annul any ordinances other than expressly repealed hereby. Rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this ordinance, or which shall be adopted or provided shall remain in full force and effect except that where this ordinance imposes a greater restriction upon the USE of land or STRUCTURES, or upon the HEIGHT of STRUCTURES, or BUFFER STRIPS, COURTS, LOT AREA, LOT AREA per DWELLING UNIT or LODGING UNIT, BUILDING AREA, LOT COVERAGE, PARKING SPACES, SETBACK LINE, LOT width, or LOT depth, or any similar restrictions, than are required by or imposed by such ordinances, rules, regulations, or permits, the provisions of this ordinance shall control.

**13.2.1** The BOARD or the GOVERNING BODY shall not approve VARIANCES or SPECIAL USE Permits, and the Zoning Administrator shall not issue Zoning Use Permits or Zoning Compliance Certificates when:

- A. The CONSTRUCTION or USE would violate:
1. the *Champaign County Special Flood Hazard Area Development Ordinance* (Ord. No 209, as amended);
  2. the *Illinois Plat Act* (765 ILCS 205/0.01 *et seq.*);
  3. the *Champaign County Subdivision Regulations* (Ord. No. 44, as amended);
  4. the SUBDIVISION regulations of a municipality where the LOT is within the jurisdiction of a municipality which has enacted SUBDIVISION regulations except for the following:
    - a. The requirement for annexation to a municipality pursuant to or as a requirement for plat approval by that municipality involving the expansion and/or construction of a water treatment plant or related facilities or a sewage treatment plant and related facilities owned and operated by a predominately rural water district, when the municipality has it's own water treatment plant and related facilities. If no plat approval shall be considered without the requirement for annexation then a VARIANCE from the requirement for compliance with the municipal SUBDIVISION regulations may be considered by the GOVERNING BODY.
  5. the *Champaign County Health Ordinance* (Ord. No. 573);
  6. the *Champaign County Public Nuisance Ordinance* (Ord. No. 468, as amended): or

7. any license ordinance of Champaign County.
- B. The CONSTRUCTION or USE is located on a LOT or LOTS created in violation of said *Illinois Plat Act, Champaign County Subdivision Regulations* or municipal SUBDIVISION regulations except as provided for in 13.2.1A.4.a.
- C. An outstanding violation of the *Zoning Ordinance* or any regulation listed in Section 13.2.1A exists on the LOT except when:
1. the Zoning Use Permit or Zoning Compliance Certificate is the sole impediment to correcting the violation;
  2. the BOARD finds that granting a VARIANCE or SPECIAL USE Permit will facilitate correction of any non-*Zoning Ordinance* violations;
  3. the VARIANCE, SPECIAL USE Permit, Zoning Use Permit or Compliance Certificate is required to effect any stipulation, agreement or court order resolving the violation; or
  4. a municipality or the Champaign County Health Department has the legal authority to waive compliance with a regulation and stipulates in writing that it has no objection to issuing the VARIANCE, SPECIAL USE Permit, Zoning Use Permit or Zoning Compliance Certificate.

**13.2.2** The above provisions notwithstanding, no VARIANCE, SPECIAL USE Permit, Zoning Use Permit or Zoning Compliance Certificate shall be denied for USE or CONSTRUCTION on LOTS created prior to May 21, 1991 solely because such LOTS were created in violation of the *Illinois Plat Act* or *Champaign County Subdivision Regulations* provided that such LOTS conform to all other applicable regulations and standards of this ordinance and the creation of such LOTS did not violate any applicable municipal SUBDIVISION ordinance in effect at the time such LOTS were created.

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To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator  
**Andrew Levy**, RPC Planner

Date: **April 30, 2013**

RE: **Recommendation to County Board for Approval of Compliance Commitment Agreement with the Illinois Environmental Protection Agency (IEPA) regarding Champaign County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Permit**

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## **BACKGROUND**

The Committee is aware that on February 6, 2013, Champaign County received a Notice of Violation of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) requirements from the Illinois Environmental Protection Agency (IEPA). The Notice cited the failure to renew the MS4 Permit in a timely manner (lack of an updated NOI) and failure to submit the Annual Reports.

The County Board subsequently approved both an updated NOI and the Annual Report for 4/1/11 through 3/31/12 on March 21, 2013, and those documents were mailed to the IEPA on March 22. The County Board also approved the Annual Report for 4/1/12 through 3/31/13 on April 18, 2013, and that was mailed to the IEPA on April 22.

However, on April 22, 2013, Champaign County received a proposed "Compliance Commitment Agreement" (CCA) from the IEPA (see attached).

## **COMPLIANCE COMMITMENT AGREEMENT**

The Compliance Commitment Agreement (CCA) is a statutory requirement of the Environmental Protection Act (415 ILCS 5/31(a)(5)). Thus, even though the County has provided everything requested in the Notice of Violation, a signed CCA is still required. The proposed CCA was forwarded to the State's Attorney upon receipt.

Section III of the proposed CCA includes a list of four "compliance activities" and three of those activities (5.a), 5.b), 5.c)) have already been completed. The fourth required activity is for the County to certify that it is in compliance. A Compliance Statement is included as the last page of the CCA. Approval by the County Board of the proposed CCA will allow the County Board Chair to sign both the CCA and the Statement. After the IEPA receives the signed CCA, a signed copy will be returned for County files and that should bring closure to the Notice of Violation.

The Environmental Protection Act also establishes a 30 day time limit for response to a proposed CCA (415 ILCS 5/31(a)(7)). Note that item 11.a) of the proposed CCA requires the County to execute the CCA and submit it via certified mail within 30 days of receipt, which in this case will be May 22, 2013. I have discussed the County Board meeting schedule and specifically, the May 23, 2013, County Board meeting date with Mr. Roger Callaway of the IEPA Bureau of Water Compliance Assurance Section. Mr. Callaway assures there is no need for a special County Board meeting prior to May 23 so long as the CCA is approved on May 23, 2013, and placed in the mail that evening.

## **ATTACHMENT**

**A Draft Compliance Commitment Agreement**

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

IN THE MATTER OF: )  
 )  
Champaign County )  
Champaign County, Illinois )  
ILR400546 )  
 )  
 ) ILLINOIS EPA VN W-2013-50003  
 ) BUREAU OF WATER  
 )

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**COMPLIANCE COMMITMENT AGREEMENT**

**I. Jurisdiction**

1. This Compliance Commitment Agreement ("CCA") is entered into voluntarily by the Illinois Environmental Protection Agency ("Illinois EPA") and Champaign County's Municipal Separate Storm Sewer System (MS4) ("Respondent") (collectively, the "Parties") under the authority vested in the Illinois EPA pursuant to Section 31(a)(7)(i) of the Illinois Environmental Protection Act ("Act"), 415 ILCS 5/31(a)(7)(i).

**II. Allegation of Violations**

2. Respondent hold the Champaign County's MS4 NPDES permit located in Champaign County, Illinois.
3. Pursuant to Violation Notice ("VN") W-2013-50003, issued on February 4, 2013, the Illinois EPA contends that Respondent has violated the following provisions of the Act and Illinois Pollution Control Board ("Board") Regulations:
  - a) Section 12(a) and (f) of the Act, 415 5/12(a) and (f) (2010)
  - b) 35 Ill. Adm. Code 309.102(a), NPDES Permit ILR400256



**III. Compliance Activities**

4. On March 22, 2013, the Illinois EPA received Respondent's response to VN W-2013-50003 which included proposed terms for a CCA. The Illinois EPA has reviewed Respondent's proposed CCA terms, as well as considered whether any additional terms and conditions are necessary to attain compliance with the alleged violations cited in the VN.
5. Respondent agrees to undertake, complete and continue to maintain the following actions, which the Illinois EPA has determined are necessary to attain compliance.
  - a) The Notice of Intent for the renewal of the MS4 permit has been received by the Illinois EPA on March 26, 2013.
  - b) The Annual Inspection report for the time period of April 1, 2011 to March 31, 2012, has also been submitted on March 26, 2013.
  - c) Submit an annual inspection report for the period April 1, 2012 to March 31, 2013 by June 1, 2013.
  - d) Once all violations are corrected in items a.) through c.) and currently in compliance, the Champaign County must submit certification (or a statement) of compliance. You may submit the attached "Illinois EPA Compliance Statement" or other similar writing to satisfy the statement of compliance.

**IV. Terms and Conditions**

6. Respondent shall comply with all provisions of this CCA, including, but not limited to, any appendices to this CCA and all documents incorporated by reference into this CCA. Pursuant to Section 31(a)(10) of the Act, 415 ILCS 5/31(a)(10), if Respondent complies with the terms of this CCA, the Illinois EPA shall not refer the alleged violations that are the subject of this CCA, as described in Section II above, to the Office of the Illinois Attorney General or the State's Attorney of the county in which the alleged violations occurred. Successful completion of this CCA or an amended CCA shall be a factor to be weighed, in favor of the Respondent, by the Office of the Illinois Attorney General in determining whether to file a complaint on its own motion for the violations cited in VN W-2013-50003.
7. This CCA is solely intended to address the violations alleged in Illinois EPA VN W-2013-50003. The Illinois EPA reserves and this CCA is without prejudice to, all rights of the Illinois EPA against Respondent with respect to noncompliance with any term of this CCA, as well as to all other matters. Nothing in this CCA is intended as a waiver, discharge, release, or covenant not to sue for any claim or cause of action, administrative or judicial, civil or criminal, past or future, in law or in equity, which the Illinois EPA may have against Respondent, or any other person as defined by Section 3.315 of the Act, 415 ILCS 5/3.315. This CCA in no way affects the responsibilities of Respondent to comply with any other federal, state or local laws or regulations, including but not limited to the Act, the Board Regulations and NPDES permit IIR400256.
8. Pursuant to Section 42(k) of the Act, 415 ILCS 5/42(k), in addition to any other remedy or penalty that may apply, whether civil or criminal, Respondent shall be liable for an additional civil penalty of \$2,000 for violation of any of the terms or conditions of this CCA.
9. This CCA shall apply to and be binding upon the Illinois EPA, and on Respondent and Respondent's officers, directors, employees, agents, successors, assigns, heirs, trustees, receivers, and upon all persons, including but not limited to contractors and consultants, acting on behalf of Respondent, as well as upon subsequent purchasers of Respondent's facility.
10. In any action by the Illinois EPA to enforce the terms of this CCA, Respondent consents to and agrees not to contest the authority or jurisdiction of the Illinois EPA to enter into or enforce this CCA, and agrees not to contest the validity of this CCA or its terms and conditions.

**Attachment A**  
**APRIL 30, 2013**

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11. This CCA shall only become effective:
- a) If, within 30 days of receipt, Respondent executes this CCA and submits it, via certified mail, to the Illinois EPA, Susan Lee, Bureau of Water, MC#19, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62702. If Respondent fails to execute and submit this CCA within 30 days of receipt, via certified mail, this CCA shall be deemed rejected by operation of law; and
  - b) Upon execution by all Parties.
12. Pursuant to Section 31(a)(7.5) of the Act, 415 ILCS 5/31(a)(7.5), this CCA shall not be amended or modified prior to execution by the Parties. Any amendment or modification to this CCA by Respondent prior to execution by all Parties shall be considered a rejection of the CCA by operation of law. This CCA may only be amended subsequent to its effective date, in writing, and by mutual agreement between the Illinois EPA and Respondent's signatory to this CCA, Respondent's legal representative, or Respondent's agent.

**AGREED:**

**FOR THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:**

BY: \_\_\_\_\_  
Roger Callaway  
Compliance Assurance Section  
Division of Water Pollution Control  
Bureau of Water

DATE: \_\_\_\_\_

**FOR RESPONDENT:**

BY: \_\_\_\_\_  
Champaign County

DATE: \_\_\_\_\_

### Illinois EPA Compliance Statement

You are required to state that you have returned to compliance with the Act and the regulations that were the subject of the violation notice (VN) (415 ILCS 5/31). The owner of the facility must acknowledge compliance and/or that all compliance commitment agreement (CCA) interim measures/events have been successfully completed and compliance has been achieved.

Please complete, sign, and return.

I \_\_\_\_\_, (prints name), hereby certify that all violations addressed in Violation Notice (VN) number \_\_\_\_\_ have been addressed and that compliance was achieved on \_\_\_\_\_ (date).

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Telephone Number*

\_\_\_\_\_  
*Date*

Be sure to retain copies of this document for your files. Should you need additional notification forms, please contact this office at (217)785-0561. Return this completed form to:

Illinois Environmental Protection Agency  
Compliance Assurance Section #19  
Bureau of Water  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276

*"Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Agency,.....related to or required by this Act, a regulation adopted under this Act, any federal law or regulation for which the Agency has responsibility, or any permit, term, or condition thereof, commits a Class A felony..." (415 ILCS 5/44(b) (3))*

DATE: April 26, 2013  
TO: Environment and Land Use Committee  
FROM: Susan Monte  
RE: C-U Area Medicine Take-Back Program  
ACTION REQUEST: Information Only

Residents of Champaign County will soon be able to safely dispose of their expired or unwanted medicines year-round. Beginning May 24, all prescription and over-the-counter medications, including controlled substances and pet medications, may be dropped off at the Urbana, Champaign, or University of Illinois police departments. The C-U Area Medicine Take-Back program is sponsored by Illinois-Indiana Sea Grant (IISG), the local police departments, Champaign County Sheriff's Office, the cities of Champaign and Urbana, and other community partners.

Participants will be informed that all medicines should be kept in their original containers. Personal information may be crossed out from the container labels, but all information pertaining to the medication should remain intact and readable. Illicit drugs, syringes, needles or thermometers will be not be accepted. The program is for consumers only; it is not intended for commercial use. The collected medications will be safely destroyed at a licensed incinerator, in accordance with state and federal regulations.

Questions regarding the program can be directed to Laura Kammin, IISG Pollution Prevention Program Specialist, at 217-333-1115 or [lkammin@illinois.edu](mailto:lkammin@illinois.edu).



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

Pat Quinn, Governor  
Marc Miller, Director

April 17, 2013

Dear Local Floodplain Manager:

The Illinois Department of Natural Resources/Office of Water Resources coordinates the National Flood Insurance Program (NFIP) within Illinois. Therefore, we would like to inform you and your staff about recent changes to the NFIP that will likely impact residents in your community.

The Office of Water Resources has chosen to notify you based simply on the number of potentially impacted flood insurance policy holders within your community.

In the coming months, some of your property owners may see flood insurance premiums increase substantially as certain classes of buildings are re-rated based on the true cost of the flood risk. These changes to the NFIP are designed to make the program financially stronger by removing artificially low (subsidized) premiums.

On the back of this letter, I have attached a short summary of the changes so that you and your staff can better answer questions you may receive.

There are some steps you can take to potentially minimize these impacts. If you have further questions, please don't hesitate to contact either of us.

Respectfully,

Paul A. Osman  
Manager,  
Statewide Floodplain Programs  
217/782-4428  
[Paul.osman@illinois.gov](mailto:Paul.osman@illinois.gov)

Brian A. Eber  
Coordinator,  
N.E. IL Floodplain Program  
847/608-3100 ext 32059  
[brian.eber@illinois.gov](mailto:brian.eber@illinois.gov)

**RECEIVED**

APR 19 2013

CHAMPAIGN CO. P & Z DEPARTMENT

## **Biggert Waters Flood Insurance Reform Act of 2012 Summary Points:**

### **History/Background:**

- The National Flood Insurance Program (NFIP) was created to allow affordable flood insurance for citizens.
- Premiums are subsidized on older structures which were built before the date of your community's first FEMA floodplain map (called pre-FIRM rates). These policies do not reflect the true cost of flooding risks.
- Flood insurance premiums for structures built after the date of your community's first floodplain map are rated actuarially (called post-FIRM rates). These premiums do reflect the true flood risk; elevated structures (less flood prone) are cheaper and lower structures (more flood prone) are more expensive.
- The risk and cost of flooding has increased as more Americans move into coastal areas or as new development occurs in flood prone areas.
- The NFIP is no longer sustainable as it currently exists. The NFIP is nearly \$25 billion in debt (estimated).
- In July 2012, Congress passed the Biggert-Waters Flood Insurance Reform Act. The law was designed to make NFIP stronger financially by removing the artificially low rates.
- Some of your property owners will soon be required to pay for the true cost of the flood risk on their home and/or property and they will see flood insurance rates increase.

### **Changes Ahead:**

- Over the coming months and years, flood insurance policies will be adjusted to reflect the true cost of flood risk. Subsidized premiums will disappear on some types of structures.
- Secondary or vacation homes will lose their federal subsidy, and in January, began to see higher rates as their policies are being renewed.
- In October, federal subsidies will begin to disappear for business properties and structures which have a history of repetitive or expensive flood claims.
- Actuarial premiums will now be used for all new policies or when a home is sold. Subsidized rates can no longer be assigned to a new owner.
- Policy holders with existing subsidized rates on their primary residence will continue to pay the cheaper premiums unless they: 1) sell their home, 2) let their policy lapse, or 3) purchase a new flood insurance policy.

### **Illinois Specific:**

- The NFIP is administered in Illinois by the IDNR Office of Water Resources.
- Illinois is a national leader in strong floodplain management. Most new structures are properly elevated and won't be severely impacted.
- Many communities in Illinois have joined the Community Rating System (CRS) which provides discounted flood insurance premiums for exemplary floodplain management. Nearly 30% of Illinois' flood insurance premiums are discounted via the CRS program. All communities in Illinois are eligible for a 10% premium reduction simply by joining.
- Using state and Federal funds, Illinois has bought-out, elevated, or otherwise mitigated nearly 5,000 flood prone structures. Consider mitigation on flood prone structures.
- More information can be obtained from IDNR or FEMA. Just ask!



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

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

## **MONTHLY REPORT for MARCH 2013<sup>1</sup>**

### **Zoning Cases**

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in March and four were filed in March 2012. The average number of cases filed in March in the preceding five years was 3.4.

Two ZBA meetings were held in March and three cases were finalized. Two ZBA meetings were held in March 2012 and four cases were finalized. The average number of cases finalized in March in the preceding five years was 1.6.

By the end of March there were 20 cases pending. By the end of March 2012 there were 14 cases pending.

**Table 1. Zoning Case Activity in March 2013 & March 2012**

Type of Case	March 2013 2 ZBA meetings		March 2012 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	1	2	1
SFHA Variance	0	0	0	0
Special Use	2	1	0	2
Map Amendment	1	0	0	0
Text Amendment	0	1	2	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>4</b>
Total cases filed (fiscal year)	14 cases		8 cases	
Total cases completed (fiscal year)	10 cases		4 cases	
Case pending*	20 cases		14 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 80% or the equivalent of 4.0 staff members (of the 5 authorized) present for each of the 19 work days in March.



## **Subdivisions**

There was no County subdivision application, review, or recording in March.

No municipal subdivisions were reviewed for compliance with County zoning in March.

## **Zoning Use Permits**

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

- 8 permits for 6 structures were received in March compared to 8 permits for 8 structures in March 2012. The five-year average for permits in March in the preceding five years is 13.4.
- 11 months out of the last 30 months have equaled or exceeded the five-year average for number of permits (including December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 4.8 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$709,518 was the reported value for the permits in March compared to a total of \$552,000 in March 2012. The five-year average reported value for authorized construction in March is \$971,217.
- 17 months in the last 50 months have equaled or exceeded the five-year average for reported value of construction (including February 2013, January 2013, November 2012, September 2012, August 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, February 2011, August and May 2010 and March 2009).
- \$1,777 in fees were collected in March compared to a total of \$1,959 in March 2012. The five-year average for fees collected in March is \$3,120.
- 13 months in the last 46 months have equaled or exceeded the five-year average for collected permit fees (including February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, August 2010, and December and March 2009).
- There were also 10 lot split inquiries and 216 other zoning inquiries in March.
- Two rural addresses were issued in March
- Minutes were prepared for two ZBA meetings

**Planning & Zoning Monthly Report**  
MARCH 2013

**Table 2. Zoning Use Permit Activity in MARCH 2013**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential		N.A.			N.A.	
Other	2	N.A.	102,000	9	N.A.	710,955
SINGLE FAMILY Residential:						
New - Site Built	2	1130	550,000	5	3,575	1,516,662
Manufactured						
Additions	1	65	27,418	6	502	59,518
Accessory to Residential				4	372	14,900
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>			4.8 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood		N.A.		1	N.A.	0
COMMERCIAL: New	1	293	30,000	3	2,229	1,230,000
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	2	289	100	6	583	24,100
<b>TOTAL</b>	<b>8/6</b>	<b>\$1,777</b>	<b>\$709,518</b>	<b>34/27</b>	<b>\$7,331</b>	<b>\$3,556,135</b>

\*8 permits were issued for 6 structures during March, 2013

◇34 permits have been issued for 27 structures since December 1, 2012 (FY2013)

NOTE: Home occupations and other permits (change of use, temporary use) total 7 since December, 2012, (this number is not included in the total # of structures).

**Zoning Compliance Inspections**

**Planning & Zoning Monthly Report**  
MARCH 2013

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- 2 compliance inspections were made in March for a total of 35 compliance inspections so far in FY2013.
- No compliance certificates were issued in March so the total remains 21 compliance certificates so far in FY2013. The FY2013 budget anticipated a total of 510 compliance inspections for an average of 9.8 inspections per week.

**Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for March 2012 and can be summarized as follows:

- 2 new complaints were received in March compared to 6 new complaints in March 2012. No complaints were referred to another agency in March and 1 complaint was referred in March 2012.
- 29 enforcement inspections were conducted in March compared to 71 in March 2012. Two of the March inspections were for the 2 new complaints received in March.
- No contacts were made prior to written notification in March and three were made in March 2012.
- 29 initial investigation inquiries were made in March for an average of 7.3 per week in March and 8.7 per week for the fiscal year. The FY2013 budget had anticipated an average of 8.4 initial investigation inquiries per week.
- Two First Notices and no Final Notice were issued in March compared to 4 First Notices and no Final Notice in March 2012. The FY2013 budget anticipates a total of 30 First Notices.
- No cases were referred to the State's Attorney in March and 1 case was referred in March 2012.
- 2 cases were resolved in March (1 of the resolved cases were received in March) and 15 cases were resolved in March 2012.
- 439 cases remain open at the end of March compared to 426 open cases at the end of March 2012.

**APPENDICES**

**A Zoning Use Permits Authorized**

**Planning & Zoning Monthly Report**  
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**Table 3. Enforcement Activity During March 2013**

	FY2012 TOTALS <sup>1</sup>	Dec. 2012	Jan. 2013	Feb. 2013	March 2013	April 2013	May 2013	June 2013	July 2013	Aug. 2013	Sep. 2013	Oct. 2013	Nov. 2013	TOTALS <sup>1</sup> FY2013
Complaints Received	80	1	9	6	2									18
Initial Complaints Referred to Others	10	0	0	1	0									1
Inspections	515	35	49	29	29 <sup>4</sup>									142 <sup>5</sup>
Phone Contact Prior to Notice	13	0	0	0	0									0
First Notices Issued	24	0	7	1	2									10
Final Notices Issued	8	0	1	2	0									3
Referrals to State's Attorney	5	2	0	0	0									2
Cases Resolved <sup>2</sup>	69	0	8	9	2 <sup>6</sup>									19 <sup>7</sup>
Open Cases <sup>3</sup>	440	441	442	439	439									439 <sup>8</sup>

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 29 performed were for the 2 complaints received in March 2013.
5. 20 inspections of the 142 inspections performed in 2013 were for complaints received in 2013.
6. 1 of the resolved cases for March 2013 was received in March 2013.
7. 6 of the 19 cases resolved in FY 2013 were for complaints that were also received in FY 2013.
8. Total open cases include 31 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

**Planning & Zoning Monthly Report**  
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**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH, 2013**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
292-12-01  AG-2	A tract of land being the South 10 acres of the SW ¼ of the NW ¼ of Section 14, Hensley Township; 2510 CR 1000E, Champaign, Illinois PIN: 12-14-14-100-005	LA Gourmet Catering LLC c/o Annie Murray	10/18/12 03/21/13	Construct a Foundation Only for the LA Gourmet Event Center  CASE: 700-S-11
63-13-01  B-4	A tract of land located in the SW Corner of the SW ¼ of Section 14, Hensley Township; 1710 W. Hensley Road, Champaign, Illinois PIN: 12-14-14-300-003	James North/Sarah's Landscaping Inc.	03/04/13 03/14/13	Change the Use to authorize a Contractor's Facility with no Outdoor Storage or Activities, dba <i>Sarah's Landscaping, Inc.</i> , in a portion of the existing building, and to place a wall sign on the building
63-13-02  AG-1	A tract of land being the SE ¼ of the Fractional Section 31, Scott Township; 30 CR 1200N, White Heath, Illinois PIN: 23-19-31-300-003	Gregory Magsamen	03/04/13 03/12/13	Construct a detached agricultural storage shed
63-13-03	Under review			
64-13-01  R-1	Lot 10, O.L. Johnson's 4 <sup>th</sup> Subdivision, Section 3, Urbana Township; 2405 Marylou Drive, Urbana, IL PIN: 30-21-03-328-008	Kirk Zymkiewicz	03/05/13 03/12/03	Construct a sunroom addition to an existing single family home
71-13-01  CR	Tracts 2 and 3 of a Plat of Survey of Part of the SE ¼ of Section 35, Sadorus Township; 478 CR 0N, Sadorus, Illinois PIN: 22-31-35-400-027 & 028	Greg Presson	03/12/13 03/22/13	Construct a single family home with attached garage
77-13-01  AG-1	A tract of land located in the N ½ of the N ½ of the SW ¼ of Section 30, Crittenden Township; 142 CR 1200E, Pesotum, IL PIN: 08-33-30-300-010	Stephen Reinhart	03/18/13 03/22/13	Construct a detached agriculture storage shed
78-13-01  R-1	Lot 2 of Rasche's Replat of Lots 2 & 3 in D.W. Pearson's Midway Acres, Section 29, Hensley Township; 4203 Lindsay Road, Champaign, Illinois PIN: 12-14-29-176-014	David and Connie Burnett	03/19/13 03/28/13	Construct a single family home with attached garage and authorize a previously constructed detached storage shed and an addition to a detached garage

**Planning & Zoning Monthly Report**  
MARCH 2013

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MARCH, 2013**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
80-13-01  AG-1	A tract of land located in the SW Corner of the NW ¼ of the NW ¼ of Section 17, Pesotum Township; 378 CR 700E, Pesotum, IL PIN: 18-32-17-100-006	Terry Plampin	03/21/13 03/28/13	Change the Use to establish a Riding Stable /Therapeutic Riding Stable and erect a freestanding sign  CASE: 738-S-12
86-13-01	Under review			
87-13-01	Under review			