



**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)**

County of Champaign, Urbana, Illinois
Thursday, December 5, 2013 - 6:00 p.m.

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 – November 7, 2013	1-4
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <u>Presentation</u>	
Sustainable Water Management Plan by Scott Tess from Urbana Public Works	
VIII. <u>For Information Only</u>	
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B. Public Hearing and Public Comment Period for Proposed Illinois Department of Natural Resources Administrative Guidelines for Hydraulic Fracturing (“fracking”)	6-7
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-
- X. **Item to be Approved by ELUC for Referral to ZBA**
 - A. Direction to Zoning Administrator regarding a proposed text amendment to the Zoning Ordinance to implement Land Resource Management Plan (LRMP) Policy 8.6.4 implementing Illinois Department of Natural Resources recommended management practices for discretionary development sites that contain endangered or threatened species 14-23

 - XI. Monthly Reports
 - A. October 2013 24-33

 - XII. Other Business

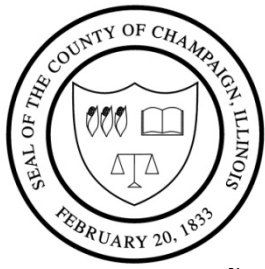
 - XIII. Chair's Report

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

 - XV. Adjournment

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

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, November 7, 2013
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

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

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

Others Present: John Jay (Champaign Co Board), Susan Monte & Andrew Levy (CCRPC)

MINUTES

I. Call to Order

Committee Chair Langenheim called the meeting to order at 6:01 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 – October 3, 2013

MOTION by Mr. Kurtz to approve the minutes of the October 3, 2013 meeting as distributed; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Agenda

Mr. Langenheim requested to move Item IX. to immediately follow Item VII A. so the interested public will not have to wait to hear the Committee’s discussion of this issue. The Committee agreed with this change.

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

1 **V. Public Participation**

2 Kay Busboom supported changing the zoning district at 2501 CR 2100E, Thomasboro to R-1 Single Family
3 Residence – Case 762-AM-13.

4
5 Larry Hall supported the proposed additions to the zoning ordinance regarding future approvals of
6 Restricted Landing Areas (RLAs).

7
8 **VI. Communications**

9 None

10
11 **VII. Items to be Approved by ELUC for Recommendation to the County Board**

- 12 A. **Case 762-AM-13** – Recommendation to Approve a Zoning Map Amendment for Edgar Busboom to
13 change the zoning district from B-5 Central Business to R-1 Single Family Residence on a property
14 located at 2501 CR 2100E, Thomasboro (Flatville)

15
16 **MOTION** by Mr. Schroeder to recommend for approval a map amendment to change the zoning district
17 from B-5 Central Business to R-1 Single Family Residence for Edgar Busboom’s property located at 2501 CR
18 2100E, Thomasboro; seconded by Mr. Kurtz.

19
20 Ms. Petrie noted that page 11, under #3, B-1 should be R-1. Ms. Petrie asked what the
21 implications of this zoning change would be beyond this building project. Mr. Hall responded that
22 there would be none. This will allow a replacement home to be built, and it is consistent with the
23 Land Resource Management Plan (LRMP).

24
25 Upon vote, the **MOTION CARRIED** unanimously.

- 26
27 B. **Case 732-AT-12** – Recommendation to Amend the Zoning Ordinance Requirements of Section 7.1.2
28 for Rural Home Occupations

29
30 **MOTION** by Mr. Esry to recommend for approval a zoning ordinance text amendment to the requirements
31 of Section 7.1.2 for Rural Home Occupations; seconded by Mr. Schroeder.

32
33 Ms. Petrie would like a more detailed explanation of the Hensley Township protest. Mr. Hall
34 could not explain the protest. He indicated that the Zoning Board of Appeals (ZBA) had actually
35 relaxed some of the existing requirements including the screening of equipment. The protest was
36 filed after the public hearing process. It will take a ¾ majority - 17 affirmative votes - to override
37 the protest.

38
39 Upon vote:

40 Aye: 6 – Langenheim, Berkson, Esry, Kurtz, Schroeder, Harper

41 Nay: 1 – Petrie

42 **MOTION CARRIED.**

- 43
44 C. **Case 756-AT-13** – Recommendation to Amend a Zoning Ordinance by adding a Requirement to
45 Section 7.1.2 that any new Exterior Lighting of a Rural Home Occupation must be Full-Cutoff

46
47 **MOTION** by Mr. Esry to recommend for approval a zoning ordinance text amendment to Section 7.1.2
48 to add that any new exterior lighting of a Rural Home Occupation must be full-cutoff; seconded by Mr.
49 Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

- 50
51 D. **Comments on Proposed Update to the Champaign County Greenways & Trails Plan by CUUATS**

52 Mr. Hall explained that this is included as a reminder to Committee members if they wanted to
53 make a comment.

1 **VIII. Item to be Approved by ELUC for Referral to ZBA**

- 2 A. Direction given to Zoning Administrator to amend the Zoning Ordinance to add Standard Conditions for
3 minimum separation of Restricted Landing Area (RLA) & Heliport Restricted Landing Area (HRLA) from
4 1. Dwelling under Other Ownership
5 2. Property under Different Ownership
6 3. Conservation Recreation (CR) District
7

8 Ms. Berkson believed that the standards from Larry Hall's proposal were excessively restrictive
9 such as the 2,000' from a residential dwelling. Willard Airport would probably not be able to
10 meet these criteria.

11 Ms. Petrie requested permission to ask Larry Hall a few questions. The Chair agreed. Ms. Petrie
12 inquired if the Kane County Zoning Director indicated how the 2,000' minimum distance between
13 the RLA and a residential dwelling not related to the activities of the RLA was established in their
14 ordinance. Larry Hall replied that the Zoning Director, Mark VanKerhoff, said that it was on the
15 books when he came there, and there was no reason to change it. Ms. Petrie was curious how
16 that 2,000' distance was feasible in such a populous area. Ms. Petrie inquired if Larry Hall was
17 satisfied with Mr. John Hall's proposal. Larry Hall indicated that he did not have an objection with
18 the Planning & Zoning proposal. He noted that his proposal had public highway setback for safety
19 reasons which was not in Mr. John Hall's proposal. Mr. John Hall commented that as long as the
20 RLA meets IDOT standards, he did not see the necessity for the County to require a greater
21 separation from the highway.
22

23 Ms. Petrie asked how 1,320' was formulated as the minimum distance from the RLA or HRLA to
24 the nearest adjacent dwelling under different ownership. Mr. Hall explained that the typical
25 separation in existing Champaign County RLAs from adjacent homes is approximately ¼ mile.
26
27

28 Mr. Schroeder thought the 1,500' setback from the CR District was too restrictive. Mr. Hall
29 pointed out that this is a standard condition that could be waived. The petitioner for the RLA has
30 to prove that less than 1,500' will not be a significant problem or will be mitigated somehow. Mr.
31 Kurtz stated that this agenda item is not an action item but rather an opportunity to give Mr. Hall
32 comments on the proposed amendment. Mr. Hall suggested a separation of 500' from the CR
33 District if it is parallel with the RLA. Mr. Schroeder stated that the change would take care of his
34 concern. Ms. Berkson thought there needs to be a reasonable separation to preserve the wildlife
35 in Conservation Districts.
36

37 Mr. Hall stated that he had adequate direction from the Committee. Mr. Esry noted that one of
38 the conditions of this amendment if adopted would be to see how it goes for one year then
39 decide to continue it or let it go back the previous standards.
40

41 **IX. Item to Receive & Place on File by ELUC to allow for 30-day Review Period**

- 42 A. Preliminary review of proposed **Storm Water Management and Erosion Control**
43 **Ordinance** to comply with Champaign County's MS4 Obligations
44

45 With the upcoming holidays, Ms. Petrie would like to request a 60-day review period to look
46 over the materials.
47

48 **MOTION** by Ms. Petrie to receive and place on file the proposed **Storm Water Management and Erosion**
49 **Control Ordinance** for a 60-day review; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**
50 **unanimously.**
51

52 Ms. Petrie asked what models were used for this ordinance. The County already has a Stormwater
53 Management Policy which was combined with the erosion sediment control component from the City of

1 Urbana. Ms. Petrie appreciated the sustainable aspects found on page 56. However, she would like to see
2 some development on capturing potable water. Mr. Levy will discuss that topic with Ms. Petrie.
3

4 **X. Monthly Reports**

5 A. September 2013
6

7 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for September
8 2013; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.
9

10 **XI. Other Business**

11 Mr. Hall announced that Andy Kass, Associate Planner, has accepted another job in Iowa and will be
12 leaving. He has been a very valuable employee.
13

14 **XII. Chair's Report**

15 None
16

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

18 VII.A, VII.C
19

20 **XIV. Adjournment**

21 There being no further business, Mr. Langenheim adjourned the meeting at 6:42 p.m.



DATE: November 21, 2013
TO: Environment and Land Use Committee
FROM: Susan Monte
RE: Public Review Period
Draft Active Choices (Champaign County Greenways & Trails) Plan
ACTION
REQUEST: Information Only

The ***Draft Active Choices (Champaign County Greenways & Trails) Plan*** is available for public review at these two locations:


Online at <http://www.cuuats.org/documents/active-choices-champaign-county-greenways-trails-plan-2013>

For in-house review at:

Champaign County Regional Planning Commission (see RPC receptionist)
Brookens Administrative Center, 1776 E. Washington Street, Urbana


The public comment period ends **Wednesday, December 18, 2013**. Please submit comments to Gabe Lewis, CCRPC Transportation Planner, by email glewis@ccrpc.org or phone (217-328-3313).

Please share this information with your colleagues and constituents.



ILLINOIS
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Public Hearings

Public hearings regarding the proposed Hydraulic Fracturing Regulatory Act administrative rules have scheduled on the following dates at the following locations:

Updated November 20, 2013

Tuesday, November 26, 2013
6:30pm-8:30pm (Doors open at 5:30pm)
University of Illinois at Chicago (UIC)
726 S. Halsted Street, Student Center East, Room 302
Chicago, IL 60607
[View Map](#)

Tuesday, December 3, 2013
6:30pm-8:30pm (Doors open at 5:30pm)
Rend Lake College Theater
468 North Ken Gray Parkway
Ina, IL 62846
[View Map](#)

Thursday, December 5, 2013
6:30pm-8:30pm (Doors open at 5:30pm)
Holiday Inn Effingham, Hotel Ballroom
1301 Avenue of MidAmerica
Effingham, IL 62401
[View Map](#)

Tuesday, December 17, 2013
6:30pm-8:30pm (Doors open at 5:30pm)

Decatur Civic Center, Auditorium
#1 Gary K. Anderson Plaza
Decatur, IL 62523
[View Map](#)

Thursday, December 19, 2013

6:00pm-8:00pm (Doors open at 5:00pm)
Southern Illinois University at Carbondale (SIUC)
Student Center, Ballroom B
1255 Lincoln Drive
Carbondale, IL 62901
[View Map](#)

Procedures for the Public Hearings:

- The purpose of the public hearings is to facilitate the submission of views, and comments, regarding specific of the proposed administrative rules implementing the Hydraulic Fracturing Regulatory Act. The [Public Administrative Rules](#) are available on this website for your review.
- The hearing will be conducted by a Hearing Officer. Staff from IDNR will be present to listen to comments, but probably will not be able to respond to each comment due to time limitations.
- The Department will have a sign-up sheet at each location for people who would like to make a public comment. The Hearing Officer will use a lottery system to determine the order of the speakers.
- In order to listen to as many comments as possible, the Hearing Officer will limit each person to **four minutes**. The Department recommends that commenters reference the section of the proposed rules that relates to their comment so that the Department can better understand the recommendation.
- Each person who intends to provide comments should bring a **written copy** of his or her remarks so that the Department has a record of the testimony. If anyone is unable to speak due to time constraints, the Department will accept written comments at the end of the hearing.
- If you cannot attend either public hearing, the Department will continue to accept comments through **January 3, 2014**, via mail to the Department's Headquarters in Springfield, or through an [online submission](#). Written comments carry the same weight as oral testimony at a hearing, and IDNR staff will consider them equally during the rulemaking process.
- If you have questions regarding the rulemaking process, please visit the website of the Joint [Committee on Administrative Rules of the General Assembly](#).

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator

Date: **November 25, 2013**

RE: **Zoning Ordinance Map Amendment Case 763-AM-13**

Request: **Approve a Zoning Map Amendment to change the zoning district designation from the B-1 Rural Trade Center Zoning District to the AG-2 Agriculture Zoning District on one acre commonly known as the house and building at 2270 CR 1300N, St. Joseph.**

Petitioner: **David Anderson**

STATUS

The Zoning Board of Appeals voted 5 to 0 (with one member absent) to RECOMMEND ENACTMENT of this amendment at the November 14, 2013, public hearing.

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

This amendment is ready for a final recommendation to the County Board for the meeting on December 19, 2013.

BACKGROUND

The subject property is approximately an acre in area and is triangular in shape with a railroad on the west and a public street on the south.

The property is considered best prime farmland with an LE of 100 but has not been in production since long before the Ordinance was adopted.

The subject property has been in the B-1 District since the adoption of the Zoning Ordinance in 1973 but has been in residential use for more than 20 years. The existing buildings are very old. The owner intends to sell the property and prospective buyers intend to demolish the existing home and construct a new home.

The area being proposed for rezoning will be contiguous with the existing AG-2 District on the east and west and will be large enough to accommodate a new septic system and meet all other Zoning Ordinance requirements.

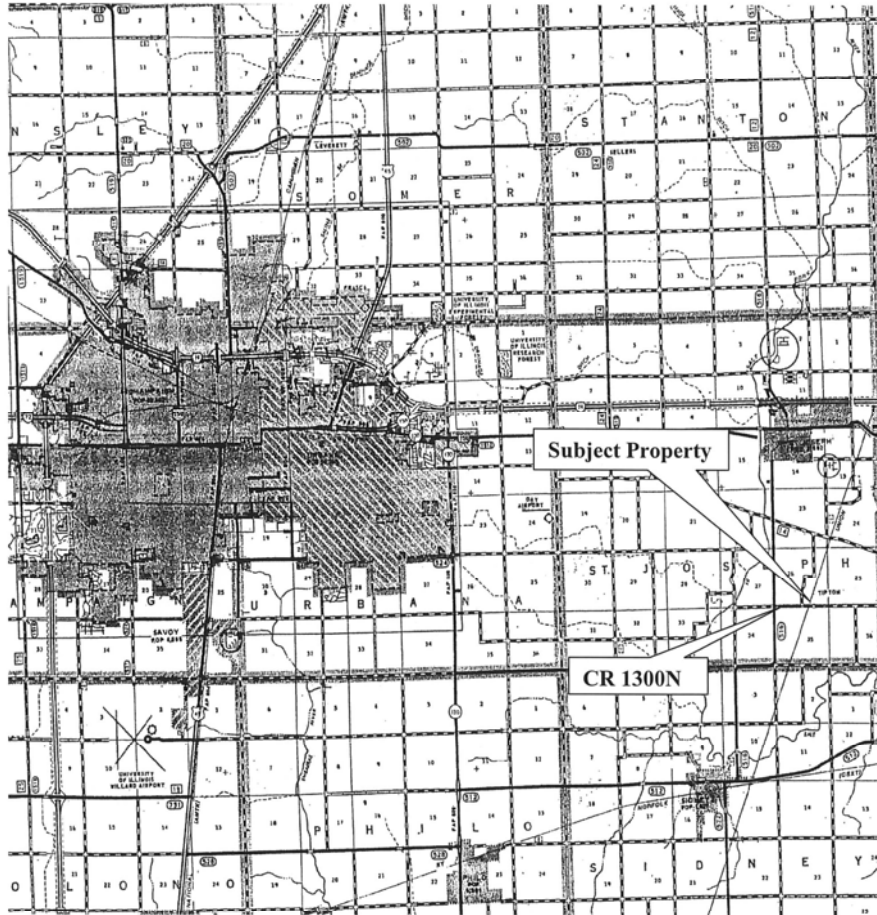
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Summary Finding of Fact

Attachment A. Case Maps (Location, Land Use, Zoning)
November 25, 2013

ATTACHMENT A. LOCATION MAP

Case: 763-AM-13
November 8, 2013



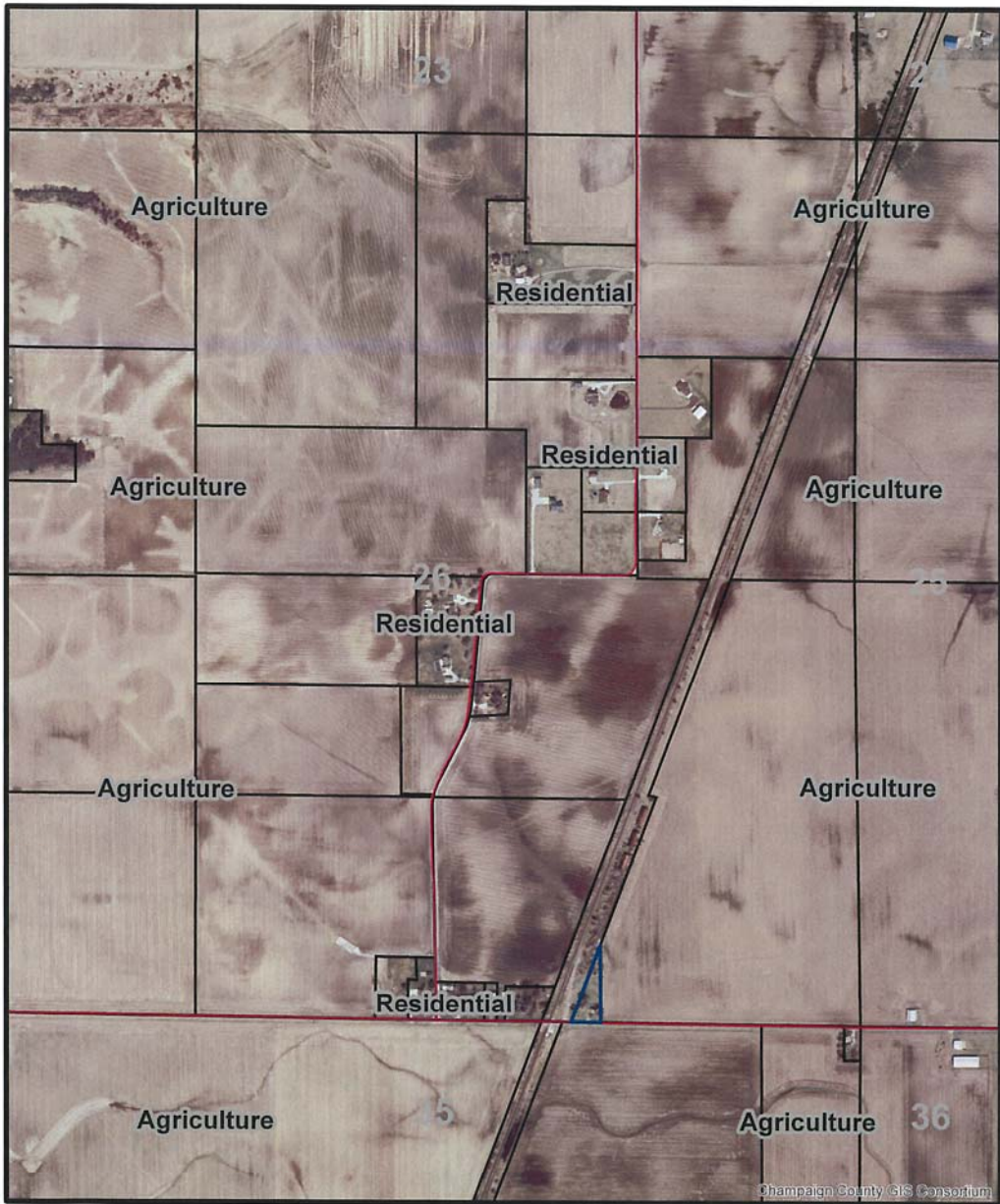
Attachment A. Case Maps (Location, Land Use, Zoning)

November 25, 2013

Attachment A: Land Use Map

Case 763-AM-13

November 8, 2013



 Subject Property

1 inch = 800 feet



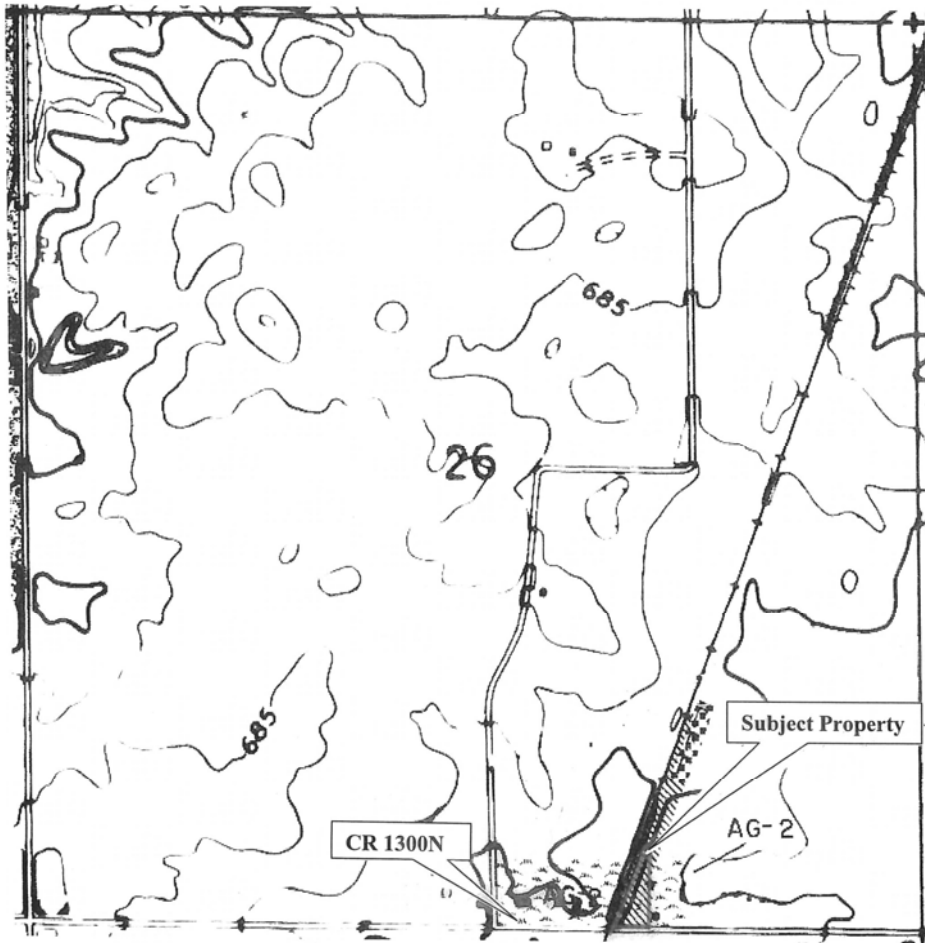
Attachment A. Case Maps (Location, Land Use, Zoning)

November 25, 2013

ATTACHMENT A. ZONING MAP

Case: 763-AM-13

November 8, 2013



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-5 Central Business	NORTH Campaign County Department of PLANNING & ZONING
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-3 Highway Business	I-1 Light Industry	
CR Conservation- recreation	R-3 Two-family Residence	B-1 Purel Trade Center	B-4 General Business	I-2 Heavy Industry	

Attachment B. Summary Finding of Fact

November 25, 2013

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **November 14, 2013**, the Zoning Board of Appeals of Champaign County finds:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):
 - A. **Regarding Goal 4 Agriculture:**
 - Objective 4.3 requiring any discretionary development to be on a suitable site because it will *HELP ACHIEVE* the following:
 - Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(3)).
 - Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(2)).
 - Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.C.(1)).
 - Objective 4.2 requiring discretionary development to not interfere with agriculture because it will *HELP ACHIEVE* the following:
 - Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(1)).
 - Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it will *HELP ACHIEVE* the following:
 - 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 13.A.(2)).
 - 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 13.A.(1)).
 - Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will *HELP ACHIEVE* Goal 4 Agriculture.
 - B. **Regarding Goal 6 Public Health and Safety:**
 - Objective 6.1 ensuring that development does not endanger public health or safety because it will *HELP ACHIEVE* the following:
 - Policy 6.1.1 establishing minimum lot dimensions for rural residential development to provide adequate area for wastewater systems (see Item 15.A.(1)).

Attachment B. Summary Finding of Fact

October 25, 2013

- Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE Goal 6 Public Health and Public Safety.**
- C. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- **Goal 1 Planning and Public Involvement**
 - **Goal 2 Governmental Coordination**
 - **Goal 3 Prosperity**
 - **Goal 5 Urban Land Use**
 - **Goal 7 Transportation**
 - **Goal 8 Natural Resources**
 - **Goal 9 Energy Conservation**
 - **Goal 10 Cultural Amenities**
- D. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
- The amendment will allow the subject property to be redeveloped.
 - The subject property is suitable for the existing and proposed use.
 - The proposed amendment will help improve the condition of the property and the surrounding area.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE the purpose of the Zoning Ordinance** because:
- Establishing the AG-2 District at this location will help classify, regulate, and restrict the location of the uses authorized in the AG-2 District (Purpose 2.0 (i) see Item 21.I.).
 - Establishing the AG-2 District at this location will help divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification (Purpose 2.0 (j) see Item 21.J.).
 - Establishing the AG-2 District at this location will help fix regulations and standards to which buildings, structures, or uses therein shall conform (Purpose 2.0 (i) see Item 21.K.).
 - Establishing the AG-2 District at this location will help prohibit uses, buildings, or structures incompatible with the character of such districts (Purpose 2.0 (i) see Item 21.L.).
 - Establishing the AG-2 District at this location will help protect the most productive farmland from unplanned intrusions of urban uses (Purpose 2.0 (i) see Item 21.N.).
4. Regarding the error in the present Ordinance that is to be corrected by the proposed change:
- The subject property has been zoned as it is since 1973 and the long term use of the property has been residential instead of commercial.

DATE: November 26, 2013
 TO: Environment and Land Use Committee
 FROM: Susan Monte
 John Hall
 RE: Proposed zoning ordinance text amendment to include provisions of
 Champaign County Land Resource Management Plan (LRMP) Policy 8.6.4
 ACTION Authorize Proposed Text Amendment to proceed to a Public Hearing at the
 REQUEST: Zoning Board of Appeals

This request is provided toward completion of FY2013 County Planning Contract Work Plan Item 8, “Amend *Champaign County Zoning Ordinance* to include provisions of LRMP Policies 8.6.3 and 8.6.4.”

Staff recommends a proposed text amendment to implement only Policy 8.6.4 at this time. A request to consider inclusion of Policy 8.6.3 provisions is forthcoming.

The intent of the proposed Zoning Ordinance text amendment is to implement LRMP Policy 8.6.4:

Policy 8.6.4	The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.
--------------	---

Attachment A describes the context of LRMP Policy 8.6.4 under LRMP’s Natural Resource Goal.

Background

The *Illinois Endangered Species Protection Act* (520 ILCS 10/11(b)) and the *Illinois Natural Areas Preservation Act* (525 ILCS 30/17) require units of local government to consider the potential adverse effects of proposed actions on the Illinois endangered and threatened species and sites listed on the Illinois Natural Areas Inventory. (Attachment B contains excerpts of these Acts.)

Illinois Department of Natural Resources (IDNR) is the state agency responsible for updating and maintaining the Illinois Natural Areas Inventory.

Ecological Compliance Assessment Tool (EcoCAT)

In 2006, IDNR implemented EcoCAT, an online system designed to facilitate the consultation process that provides information regarding potential for adverse effects of proposed actions on a property.

Ecological Compliance Assessment Tool (EcoCAT) (continued)

Using EcoCAT, an applicant submits an online inquiry to IDNR to initiate an Endangered Species Protection and Natural Areas Preservation consultation. In response, IDNR staff provides an Endangered Species and Natural Areas Preservation consultation report to the applicant. The report is intended for use by local government or other decision makers to assist with evaluation of a proposed project or request. An initial consultation report will:

- 1) terminate consultation if no listed resources are in the vicinity; or
- 2) list resources that may be in the vicinity and identify the IDNR staff who will review the proposed action.

In most cases (approximately 90% of the time on a statewide basis), the IDNR reviewer provides a follow-up report to the applicant to terminate consultation because adverse effects are unlikely. If resource conditions warrant, the IDNR reviewer may request additional information, or recommend methods to minimize potential adverse effects.

The State has authorized IDNR to assess a fee for processing of EcoCAT inquiries. The fee is not yet in place, but is planned to be implemented.

Related Existing Zoning Ordinance Provisions

Related existing Zoning Ordinance provisions are as follows:

- Item 5.4.3(C).2 requires the ZBA to review 12 environmental factors as it makes findings regarding a Rural Residential Overlay District request. One of the 12 environmental factors is “the amount of disturbance to wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat.”
- Paragraph 5.4.5(D) requires each RRO application to include “... a copy of the Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources.”
- Paragraph 6.1.4 (J) for a wind farm County Board special use permit, includes a standard condition that the applicant shall apply for consultation with the Endangered Species Program of the IDNR and provide a copy of the consultation report from IDNR with the application.

Proposed Zoning Ordinance Text Amendment

The proposed text amendment is intended to apply to discretionary development requests which include new development on a previously undeveloped site.

‘Discretionary Development’ is defined in the LRMP as: “A non-agricultural land use that may occur only if a Special Use Permit or Zoning Map Amendment is granted by the County.”

The proposed text amendment will:

1. Update terms used from ‘Agency Action Report’ to ‘Endangered Species Protection and Natural Areas Preservation consultation report.’

Proposed Zoning Ordinance Text Amendment (continued)

2. Require an Endangered Species Protection and Natural Areas Preservation consultation report from IDNR as part of all eligible discretionary development applications, not just for Rural Residential Overlay District applications.
3. Require the applicant to be responsible for paying the fee required by IDNR to request a consultation for 'Endangered Species Protection and Natural Areas Preservation' for an eligible discretionary development application.
4. Require the application include documentation to demonstrate the proposed implementation of recommendations in the Endangered Species Protection and Natural Areas Preservation consultation report from IDNR.

Attachments

- A Policy Basis for LRMP Priority Item 8
- B Excerpts of *Illinois Endangered Species Protection Act* and *Illinois Natural Areas Preservation Act*
- C Threatened and Endangered Species Listed in Champaign County
- D Strikeout Version of Proposed Text Amendment

Policy Basis for LRMP Priority Item 8

Amend Champaign County Zoning Ordinance to include provisions of LRMP Goal, Objectives, and Policies for Policies 8.6.3 and 8.6.4

Champaign County Land Resource Management Plan, adopted 4/22/2010

⋮

Goal 8	Champaign County will strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use.
Objectives	
8.1	Groundwater Quality & Availability
8.2	Soil
8.3	Underground Mineral & Energy Resource Extraction
8.4	Surface Water Protection
8.5	Aquatic & Riparian Ecosystems
8.6	Natural Areas & Habitat
8.7	Parks & Preserves
8.8	Air Pollutants
8.9	Natural Resources Assessment System

Objective 8.6 Natural Areas and Habitat	
Champaign County will encourage resource management which avoids loss or degradation of areas representative of the pre-settlement environment and other areas that provide habitat for native and game species.	
Policy 8.6.1	The County will encourage educational programs to promote sound environmental stewardship practices among private landowners.
Policy 8.6.2	<p>a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.</p> <p>b. With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.</p>
Policy 8.6.3	For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.
Policy 8.6.4	The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.
Policy 8.6.5	The County will continue to allow the reservation and establishment of private and public hunting grounds where conflicts with surrounding land uses can be minimized.
Policy 8.6.6	The County will encourage the purchase, donation, or transfer of development rights and the like, by public and private entities, of significant natural areas and habitat for native and game species for the purpose of preservation.

Excerpt of *Illinois Endangered Species Protection Act (520 ILCS 10/11(b))*

(b) It is the public policy of all agencies of State and local governments to utilize their authorities in furtherance of the purposes of this Act by evaluating through a consultation process with the Department whether actions authorized, funded, or carried out by them are likely to jeopardize the continued existence of Illinois listed endangered and threatened species or are likely to result in the destruction or adverse modification of the designated essential habitat of such species... “

Illinois Natural Areas Preservation Act (525 ILCS 30/17)












Sec. 17. All public agencies shall recognize that the protection of nature preserves, buffer areas and registered areas is the public policy of the State and shall avoid the planning of any action that would adversely affect them.

It shall be the public policy of each agency of State or local government to utilize its authority in furtherance of the purposes of this Act, and to evaluate, through a process of consultation with the Department, whether the actions, including capital projects, that are authorized, funded, or carried out by the agency of State or local government are likely to result in the destruction or adverse modification of any natural area that is registered under this Act or identified in the Illinois Natural Areas Inventory.

The evaluation shall be conducted early in the planning of a proposed action. If the proposed action is found likely to have an adverse impact on a natural area, the agency shall study the proposed action to determine possible methods of eliminating or mitigating the adverse impact. Before implementing any action, the agency shall attempt to mitigate or eliminate any adverse impacts in a manner consistent with the planned action. The Department, Commission, or any affected person may seek a writ of mandamus to compel an agency of State or local government to engage in the evaluation and study required by this Section. (Source: P.A. 88-139.)

Champaign County: Threatened and Endangered Species List

Attachment C

		State Protection	# of Occurances	Last Observed
FISH				
	<u>Bigeve Chub</u> <i>(Hybopsis amblop)</i>	Endangered	4	8/29/2012
	<u>Bluebreast Darter</u> <i>(Etheostoma camurum)</i>	Endangered	1	8/13/2012
	<u>Eastern Sand Darter</u> <i>(Ammocrypta pellucidum)</i>	Threatened	2	8/27/2012
	<u>Pallid Shiner</u> <i>(Hybopsis amnis)</i>	Endangered	2	8/18/1928
MOLLUSCA				
	<u>Little Spectaclecase</u> <i>(Villosa lienosa)</i>	Threatened	3	8/19/2011
	<u>Northern Riffleshell</u> <i>(Epioblasma rangiana)</i>	Endangered	1	8/8/2012
	<u>Purple Wartback</u> <i>(Cyclonaias tuberculata)</i>	Threatened	2	8/24/2011
	<u>Salamander Mussel</u> <i>(Simpsonaias ambigua)</i>	Endangered	1	8/16/2000
	<u>Slippershell</u> <i>(Alasmidonta virdis)</i>	Threatened	2	10/12/2010
	<u>Spike</u> <i>(Elliptio dilatata)</i>	Threatened	2	8/20/1988
	<u>Wavy-rayed Lampmussel</u> <i>(Lampsilis fasciola)</i>	Endangered	3	7/25/2006

	Common Name	State Protection	# of Occurances	Last Observed
--	-------------	------------------	-----------------	---------------

AMPHIBIANS



Mudpuppy
(Necturus maculosus)

Threatened 3 6/4/2012

REPTILES



Blanding's Turtle
(Emydoidea blandingii)

Endangered 1 5/1/1953

PLANTS



Ear-leafed Foxglove
(Tomanthera auriculata)

Threatened 1 9/19/1933



Sangamon Phlox
(Phlox pilosa
ssp. Sangamonensis)

Endangered 5 7/5/2012

MAMMALS



Franklin's Ground Squirrel
(Spermophilus franklinii)

Threatened 4 6/22/2010








Indiana Bat
(Myotis sodalis)

Endangered 1 2010/07

Champaign County: Threatened and Endangered Species List

Attachment C

	Common Name	State Protection	# of Occurances	Last Observed
BIRDS				
	<u>Barn Owl</u> <i>(Tyto alba)</i>	Endangered	1	8/2/2005
	<u>Least Bittern</u> <i>(Ixobrychus exilis)</i>	Threatened	1	8/1/1993
	<u>Loggerhead Shrike</u> <i>(Lanius ludovicianus)</i>	Endangered	1	5/23/1990
	<u>Northern Harrier</u> <i>(Circus cyaneus)</i>	Endangered	1	1994-SUM
	<u>Upland Sandpiper</u> <i>(Bartramia longicauda)</i>	Endangered	2	1999

Definitions:

Threatened Species means any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. Protected by law.

Endangered Species means any species of fish, plant life, or wildlife which is in danger of extinction throughout all or a significant part of its range. Protected by law.

Strikeout Version of Proposed Text Amendment

1. **Amend paragraph 5.4.5 D (relevant to submittals required for the Rural Residential Overlay Zoning District) as follows:**
 - D. A copy of the ~~Agency Action Report~~ Endangered Species Protection and Natural Areas Preservation consultation report from the Illinois Department of Natural Resources, consistent with the requirements and procedures of paragraph 6.1.2 B.

2. **Add new paragraph 6.1.2 B as a standard condition for all SPECIAL USES, as follows:**
 - B. An application for a SPECIAL USE permit that does not involve land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes, shall include a copy of an Endangered Species Protection and Natural Areas Preservation consultation report from the Illinois Department of Natural Resources (IDNR), as follows:
 1. The applicant shall apply for, on behalf of the COUNTY, an Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR.
 2. The applicant shall pay the fee required by the IDNR for the Endangered Species Protection and Natural Areas Preservation consultation report.
 3. The application shall include sufficient documentation to demonstrate the proposed implementation of recommendations in the Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR with regard to avoiding or mitigating potential adverse impacts to endangered or threatened species.

3. **Amend paragraph 6.1.4 J (for a WIND FARM COUNTY BOARD SPECIAL USE Permit) as follows:**
 - J. Standard Conditions for Endangered Species Protection and Natural Areas Preservation Consultation
 1. The applicant shall apply for, on behalf of the COUNTY, an Endangered Species Protection and Natural Areas Preservation consultation ~~with the Endangered Species Program of the~~ from ~~of~~ the Illinois Department of Natural Resources (IDNR). The applicant shall be responsible for paying the fee required by the IDNR to request such consultation.
 2. The application shall include a copy of the ~~Agency Action Report, or, if applicable, a copy of the Detailed Action Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response~~ Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR.

continued

Strikeout Version of Proposed Text Amendment

3. The application shall include sufficient documentation to demonstrate the proposed implementation of recommendations in the Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR with regard to avoiding or mitigating potential adverse impacts to endangered or threatened species.

4. **Add new paragraph 9.2.1 C (relevant to any map amendment) as follows, and reletter the remaining paragraphs as required:**
 - C. An application for a zoning map amendment that does not involve land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes, shall include a copy of an Endangered Species Protection and Natural Areas Preservation consultation report from the Illinois Department of Natural Resources (IDNR), as follows:
 1. The applicant shall apply for, on behalf of the COUNTY, an Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR.
 2. The applicant shall pay the fee required by the IDNR for the Endangered Species Protection and Natural Areas Preservation consultation report.
 3. The application shall include sufficient documentation to demonstrate the proposed implementation of recommendations in the Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR with regard to avoiding or mitigating potential adverse impacts to endangered or threatened species.
 4. If the map amendment application is submitted with an application for a proposed SPECIAL USE for the same property, the map amendment application need only include sufficient documentation to demonstrate the proposed implementation of recommendations in the Endangered Species Protection and Natural Areas Preservation consultation report from the IDNR with regard to avoiding or mitigating potential adverse impacts to endangered or threatened species that are specific to uses other than the proposed SPECIAL USE.



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MONTHLY REPORT for OCTOBER 2013¹

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in October and seven were filed in October 2012. The average number of cases filed in October in the preceding five years was 1.4.

One ZBA meeting was held in October and one case was finalized. Two ZBA meetings were held in October 2012 and six cases were finalized. The average number of cases finalized in October in the preceding five years was 1.8.

By the end of October there were 4 cases pending. By the end of October 2012 there were 17 cases pending.

Table 1. Zoning Case Activity in October 2013 & October 2012

Type of Case	October 2013 1 ZBA meeting		October 2012 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	2	3
SFHA Variance	0	0	0	0
Special Use	0	0	2	2
Map Amendment	0	1	0	1
Text Amendment	0	0	3	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	1	7	6
Total cases filed (fiscal year)	26 cases		33 cases	
Total cases completed (fiscal year)	38 cases		27 cases	
Case pending*	4 cases		17 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences and sick days resulted in an average staffing level of 84% or the equivalent of 4.2 staff members (of the 5 authorized) present for each of the 22 work days in October. At the end of October the average staffing level for FY2013 was 4.1 staff members (of the 5 authorized) present for each work day.

Subdivisions

There was no County subdivision application, review, or recording in October. One municipal subdivision was reviewed for compliance with County zoning in October.

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 October can be summarized as follows:

- 7 permits for 7 structures were approved in October compared to 18 permits for 18 structures in October 2012. The five-year average for permits in October in the preceding five years is 13.2. Five other permit applications were received in October and were still under review at the end of the month.
- 14 months out of the last 37 months have equaled or exceeded the five-year average for number of permits (including August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 5.3 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$482,500 was the reported value for the permits in October compared to a total of \$989,712 in October 2012. The five-year average reported value for authorized construction in October is \$873,809.
- 21 months in the last 57 months have equaled or exceeded the five-year average for reported value of construction (including September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 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).
- \$889 in fees were collected in October compared to a total of \$4,418 in October 2012. The five-year average for fees collected in October is \$2,798.
- 15 months in the last 53 months have equaled or exceeded the five-year average for collected permit fees (including August 2013, July 2013, 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 14 lot split inquiries and 220 other zoning inquiries in October.
- Minutes were completed for five ZBA meetings.
- The new Special Flood Hazard Areas Ordinance and new floodplain maps were implemented.

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OCTOBER 2013

Table 2. Zoning Use Permits Approved in October 2013

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	N/A	190,000	4	N/A	1,190,000
Other	2	N/A	240,500	20	N/A	2,137,955
SINGLE FAMILY Residential:						
New - Site Built				11	8,861	3,417,662
Manufactured				1	269	115,088
Additions	1	129	8,000	24	3,729	715,420
Accessory to Residential	3	760	44,000	38	8,175	724,454
TWO-FAMILY Residential						
Average turn-around time for permit approval			5.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood		N/A		7	N/A	0
COMMERCIAL: New				7	7,028	6,730,000
Other				5	2,407	662,352
INDUSTRIAL: New				1	1,513	407,380
Other						
OTHER USES: New				1	0	5,900,000
Other				1	0	932,000
SIGNS				1	66	200
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS				18	1,530	531,000
TOTAL APPROVED	7	\$889	\$482,500	140/114	\$33,431	\$23,463,511

*7 permits were issued for 7 structures during October 2013; 7 permits will require Compliance Certificates (and inspections)

◇140 permits have been issued for 114 structures since December 1, 2012 (FY2013)

NOTE: Home occupations and other permits (change of use, temporary use) total 26 since December, 2012, (this number is not included in the total number of structures).

Of the 11 Zoning Use Permits *received* in October 2013, 6 were *approved*.

There was 1 Zoning Use Permit *approved* in October 2013 that was *received* in prior months.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2013.

Table 3. Best Prime Farmland Conversion

	October 2013	FY 2013 to date
Zoning Cases authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	0.0 acres	5.5 acres
Subdivision Plat Approvals authorizing new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits authorizing new non-agriculture uses on lots that were not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acre	1.0 acre
Agricultural Courtesy Permits	1.0 acre	2.0 acre
TOTAL	1.0 acres	8.5 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Four compliance inspections were made in October for a total of 57 compliance inspections so far in FY2013.
- Four compliance certificates were issued in October for a total of 39 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 October 2013 and can be summarized as follows:

- 2 new complaints were received in October compared to 3 new complaints in October 2012. No complaints were referred to other agencies in October and none were referred to other agencies in October 2012.
- 55 enforcement inspections were conducted in October compared to 48 in October 2012. Six of the October 2013 inspections were for the 2 new complaints received in October.
- No contacts were made prior to written notification in October and none were made in October 2012.

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- 55 initial investigation inquiries were made in October for an average of 12.0 per week in October and 9.9 per week for the fiscal year. The FY2013 budget had anticipated an average of 8.4 initial investigation inquiries per week.
- 5 First Notices and 2 Final Notice were issued in October compared to 5 First Notices and 2 Final Notices in October 2012. The FY2013 budget anticipated a total of 30 First Notices.
- No cases were referred to the State’s Attorney in October and none were referred in October 2012.
- 15 cases were resolved in October (none of the resolved cases were received in October) and 9 cases were resolved in October 2012.
- 405 cases remain open at the end of October compared to 441 open cases at the end of October 2012.
- Miscellaneous activities for enforcement in October included answering phones, helping customers; helping with calls regarding Floodplain Development; helped with the adoption of the new Special Flood Hazard Areas Ordinance; and coordinated with the State’s Attorney regarding enforcement cases;

APPENDICES

A Zoning Use Permits Authorized

B Zoning Compliance Certificates Issued

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Table 3. Enforcement Activity During October 2013

	FY2012 TOTALS ¹	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 ¹ FY2013
Complaints Received	80	1	9	6	2	4	5	5	15	8	3	2		60
Initial Complaints Referred to Others	10	0	0	1	0	0	1	1	2	0	0	0		5
Inspections	515	35	49	29	29	43	38	18	46	57	69	55 ⁴		468 ⁵
Phone Contact Prior to Notice	13	0	0	0	0	0	1	2	0	1	1	0		5
First Notices Issued	24	0	7	1	2	0	1	2	6	2	2	5		28
Final Notices Issued	8	0	1	2	0	1	0	0	0	0	1	2		7
Referrals to State's Attorney	5	2	0	0	0	2	0	0	0	0	0	0		4
Cases Resolved ²	69	0	8	9	2	7	11	6	2	7	28	15 ⁶		95 ⁷
Open Cases ³	440	441	442	439	439	436	430	429	442	443	418	405		405 ⁸

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. 6 inspections of the 55 performed were for the 2 complaints received in October, 2013.
5. 114 inspections of the 468 inspections performed in 2013 were for complaints received in 2013.
6. None of the resolved cases for October, 2013, were received in October, 2013 and 11 of the resolved cases for October, 2013 were for complaints received from 2000 to 2006.
7. 26 of the 95 cases resolved in FY 2013 were for complaints that were also received in FY 2013.

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8. Total open cases include 29 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING OCTOBER, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
269-13-01 AG-1	A parcel of land being a part of the NW ¼ of the NE ¼ of Section 20, St. Joseph Township; 1496A CR 1950E, Urbana, Illinois PIN: 28-22-20-200-007	James Welch/ Tim Odom	09/26/13 10/08/13	Place a manufactured home on the subject property as an agriculture dwelling
275-13-01 R-1	Lot 7 in Block 2 of Irvin's Addition to the Town of Prairieview, now Longview, Section 34, Raymond Township; 108 Sheridan, Longview, Illinois PIN: 21-34-34-302-007	Melinda Skinner	10/02/13 10/11/13	Construct a detached garage/storage shed for personal use only
276-13-01 AG-1	A tract in the W ½ of the NE ¼ of Section 20, Stanton Township; 1967 CR 2100N, Urbana, Illinois PIN: 27-16-20-200-008	Neal Clem	10/03/13 10/11/13	Construct an addition to an existing single family home
276-13-02 R-1	Lot 22, Park Hills Subdivision, Section 11, Mahomet, Township; 1006 Forestview Drive, Mahomet, Illinois PIN: 15-13-11-279-004	Christopher Phillips	10/03/13 10/11/13	Construct garage additions to an existing single family home
276-13-03 R-1	Lot 105 of Trailside Subdivision #3, Section 13, Mahomet Township; 2104 E. Trailside Drive, Mahomet, IL PIN: 15-13-13-376-001	Gary Johnson	10/03/13 10/11/13	Construct a detached garage
282-13-01 AG-1	The E ½ of the SE ¼ and the S ½ of the SE ¼ of the NE ¼ in Section 6, East Bend Township; 3527 CR 700E, Fooseland, Illinois PIN: 10-02-06-400-001	Donald and Debra Unzicker	10/09/13 10/17/13	Construct a single family home with attached garage
282-13-02 R-1	Lot 78, Wiltshire 6 th Subdivision, Section 13, St. Joseph Township; 1403 Brunswick Ct., St. Joseph, IL PIN: 28-22-13-304-025	Damon Fairbanks	10/08/13 10/17/13	Construct a detached garage

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING OCTOBER, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*298-13-01	Accessibility requirements			
*298-13-02	Issued in November			
*301-13-01	Under review			
*303-13-01	Under review			
*303-13-02	Under review			

*received and reviewed, however, not approved during reporting month

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OCTOBER 2013

**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
OCTOBER, 2013**

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
10/09/13	232-13-01	A tract of land being the S ½ of the NW ¼ of Section 11, Stanton Township; 2268 CR 2200E, St. Joseph, Illinois PIN: 27-16-11-100-004	A detached storage shed for agriculture equipment
10/16/13	233-13-01	Lot 6, Sandwell Subdivision, Section 33, Philo Township; 1468H CR 600N, Tolono, Illinois PIN: 19-27-33-476-009	A detached garage (with conditions)
10/24/13	255-00-03	The N ½ of Block 3 of Lamar Foos Addition to the Town of Foosland, Section 17, Brown Township PIN: 02-01-17-255-001	A Community Center CASES: 251-S-00 & 252-V-00
10/24/13	130-13-01	The N ½ of Block 3 of Lamar Foos Addition to the Town of Foosland, Section 17, Brown Township PIN: 02-01-17-255-001	An addition to a Community Center