

## CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, March 6, 2014 - 6:30 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

Pattsi Petrie

Jon Schroeder

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

March 6, 2014

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Committee Meeting is broadcast on Comcast Public Access and at  
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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**

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DATE: Thursday, January 9, 2014  
 TIME: 6:30 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:** Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)

**Others Present:** John Jay (Champaign Co Board), Susan Chavarria & Andrew Levy (Regional Planning Commission), Jonathon Manuel (Champaign County Soil & Water Conservation District)

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**MINUTES**

**I. Call to Order**

In Mr. Langenheim’s absence, Mr. Esry as Vice-Chair called the meeting to order at 6:32 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 – December 5, 2013

**MOTION** by Ms. Petrie to approve the minutes of the December 5, 2013 meeting as distributed; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Agenda**

**MOTION** by Mr. Kurtz to approve the agenda as distributed; seconded by Mr. Schroeder. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

None

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2 **VI. Communications**

3 None  
4

5 **VII. Items to be Approved by ELUC**

- 6 A. Annual Renewal of Recreation & Entertainment Licenses  
7 1. Alto Vineyards, 4210 North Duncan Road, Champaign, 1/1/14-12/31/14  
8 2. C.C. Pink House Inc., 2698 CR 1600N, Ogden, 1/1/14-12/31/14  
9 3. Gordyville LLC, 2205 CR 3000N, Gifford 1/1/14-12/31/14  
10 4. Lake of the Woods Bar & Liquors, 204 South Prairieview Road, Mahomet, 1/1/14-12/31/14  
11

12 **OMNIBUS MOTION** by Mr. Kurtz to approve the 2014 Recreation and Entertainment licenses for Alto  
13 Vineyards, C.C. Pink House Inc., Gordyville LLC., and Lake of the Woods Bar & Liquors; seconded by Mr.  
14 Harper. Upon vote, the **MOTION CARRIED** unanimously.  
15

- 16 B. Annual Renewal of Hotel/Motel License – Hariohm Inc. dba Motel 6, 1906 North Cunningham  
17 Avenue, Urbana, 1/1/14-12/31/14  
18

19 **MOTION** by Mr. Schroeder to approve the 2014 Renewal of Hotel/Motel License for Hariohm Inc. dba  
20 Motel 6; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.  
21

22 **VIII. Items to Receive & Place on File by ELUC Committee**

- 23 A. Report on RPC Planning Contract item: Land Resource Management Plan (LRMP) Priority Item  
24 5.1.8b – Feasibility of an intergovernmental agreement regarding control and jurisdiction of  
25 property outside of the 1.5 mile municipal extraterritorial jurisdiction  
26

27 **MOTION** by Mr. Kurtz to approve the report from the Regional Planning Commission on the Land  
28 Resource Management Plan Priority Item 5.1.8b; seconded by Ms. Petrie.  
29

30 Mr. Levy noted that the LRMP had a Priority Task Item 5.1.8b to assess the feasibility of  
31 developing an Intergovernmental Agreement with each municipality that has adopted a municipal  
32 comprehensive land use plan regarding the jurisdiction of land under annexation agreements  
33 continuing under the control and jurisdiction of the County. In 2009, the Illinois Municipal and  
34 County Code was amended to retain jurisdictional authority of land to county government in the  
35 unincorporated area outside the 1.5 mile extraterritorial jurisdiction (ETJ) with the adoption of a  
36 resolution. In September 2009, the Champaign County Board approved Resolution No. 7111 to  
37 retain jurisdiction of land outside of the ETJ. Mr. Levy stated that the intent of LRMP Priority Task  
38 Item 5.1.8b has been achieved.  
39

40 Mr. Levy acknowledged that an area that has not been clarified is the scenario where an  
41 annexation agreement in the ETJ expires that has had some development. In that case, it is  
42 unclear whether the land would be under county or municipal zoning regulations. While this has  
43 not happened, Mr. Levy noted that municipal staff has cooperated with any situation that has  
44 come up. Ms. Petrie wondered what trigger mechanisms are in place when an expiration date  
45 approaches. Mr. Levy indicated that the municipalities track that information. Past experience  
46 has been for the County to work with the municipality and extend the annexation agreement. If a  
47 problem occurs between the landowner and the municipality, Mr. Hall will bring it to the ELUC  
48 Committee.  
49

50 Mr. Jay was concerned that the citizens within the 1.5 mile ETJ area have no representation with  
51 the municipalities. The County is responsible for those citizens but wrongly gives that authority  
52 away to the municipalities. Mr. Jay thought this issue is something that the County Board should  
53 work on in the future. Mr. Hall stated that the jurisdiction of the 1.5 mile ETJ is actually a state  
54 legislative topic. Mr. Jay thought it should be pursued.

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

6 **IX. Direction by ELUC Committee**

7 A. Guidance regarding a Preliminary Engineering Report for Wilbur Heights  
8

9 Ms. Chavarria indicated that RPC staff with input from residents, business owners and Somer  
10 Township officials has identified a main issue in unincorporated Wilbur Heights Subdivision as storm  
11 water drainage. Canadian National Railroad owns the land on the east side where a basin collects  
12 the drainage water from a quarter of the subdivision. The railroad does not claim responsibility for  
13 this problem even though it is on their land because it is not the intended use for the basin. Somer  
14 Township maintains the ditches and roads but does not have money for systemic improvements.  
15

16 RPC staff recommends that the County hire an engineering service to provide a preliminary  
17 engineering report (PER) to identify the drainage problems and potential solutions/cost estimates.  
18 Even though many jurisdictions are involved in the Wilbur Heights Subdivision, money for solutions  
19 really comes down to the Somer Township, Champaign County and external funding or grant  
20 opportunities. Obtaining a PER is a prerequisite to apply for CDAP funding. Ms. Chavarria has  
21 solicited four businesses for funding and received two commitments so far.  
22

23 IDOT is offering to transfer the eastern two-thirds of Wilbur Avenue to Somer Township. IDOT will  
24 provide money to improve the road and maintain it over the next 25 years. This could be funded as  
25 early as 2015 and is an excellent opportunity to integrate any drainage improvements at the same  
26 time if the PER has been completed. Jeff Blue, County Engineer, is willing to put in engineering time  
27 for the IDOT jurisdictional transfer project to reduce the expenses.  
28

29 Mr. Harper stated that the drainage problems need to be fixed before the roads are improved.  
30 Three-fourths of the subdivision currently drains to the northeast which eventually drains to the  
31 Beaver Lake Drainage District's tile approximately one mile away. Mr. Harper inquired if surface  
32 drainage could connect to the tile. Mr. Jonathon Manuel of the Champaign County Soil & Water  
33 Conservation District visited the subdivision and thought that surface drainage will not work because  
34 the area is too flat. He discovered that the concrete culvert on the Canadian National Railroad land  
35 has collapsed for about 100 yards. It is filled with tires, debris and stagnant water. All the inlets on  
36 the street storm drains were also holding water at a time when there had been no rain. Mr. Manuel  
37 guessed that a new 15" drainage tile from the drainage ditch up to the subdivision will be needed.  
38

39 Ms. Petrie inquired about funding from the Beaver Lake Drainage District to aid in this project. Ms.  
40 Chavarria estimated that the drainage district receives approximately \$1,000/year in taxes from  
41 Wilbur Heights Subdivision. Ms. Petrie suggested contacting Barbara Minsker, University of Illinois  
42 professor of Environmental Systems Engineering to challenge her CEE class with the drainage  
43 problem.  
44

45 **MOTION** by Mr. Kurtz to direct Susan Chavarria to investigate and bring back to the February ELUC  
46 Committee a contract proposal for a preliminary engineering study on the Wilbur Heights drainage  
47 problem; seconded by Ms. Petrie.  
48

49 Ms. Busey explained that at the February ELUC Committee meeting, members could recommend  
50 approval of that proposal to the Finance Committee of the Whole. The next step will be to  
51 identify the funding to pay for it. Ms. Petrie cautioned that if the cost exceeds \$20,000, a Request  
52 for Proposal (RFP) or bids would become necessary.  
53

54 Upon vote, the **MOTION CARRIED** unanimously.

1  
2 **x. Item to be Approved by ELUC for Referral to ZBA (deferred from November 2013)**

- 3 A. Preliminary Review of a proposed *Storm Water Management and Erosion Control*  
4 *Ordinance* to meet part of Champaign County's MS4 Obligations  
5

6 **MOTION** by Mr. Kurtz to recommend approval of the proposed *Storm Water Management and Erosion*  
7 *Control Ordinance*; seconded by Ms. Petrie.  
8

9 Mr. Levy gave a brief overview of the ordinance that can found on the County's website at  
10 <http://www.co.champaign.il.us/countybd/ELUC/2014/140109presentation.pdf>. If approved by  
11 the ELUC Committee, the draft will be presented at a ZBA public hearing on February 13<sup>th</sup>. The  
12 adoption of the Draft Ordinance is expected in July 2014. The Illinois Environmental Protection  
13 Agency (IEPA) will be auditing Champaign County's MS4 program in spring 2014 and will be  
14 focusing on the progress made on these issues.  
15

16 Mr. Hall clarified that since 2003, Champaign County Planning and Zoning is already regulating  
17 development that creates an acre or more of impervious area. This new mandate is a broader  
18 application of land disturbance. The draft ordinance was sent out to 48 local contractors, builders  
19 and engineers for comment.  
20

21 Mr. Hall believed that the draft ordinance covers what the County is minimally required to do in  
22 the mandated 10.2 square mile MS4 jurisdictional area. In addition, some proposals have been  
23 flagged (Attachment B from November's packet) that include the application of basic  
24 requirements throughout the county's 1,000 square miles – not just in the MS4 jurisdictional area.  
25 While this is probably optional, it does provide a baseline minimum to prevent the most egregious  
26 kinds of erosion and sedimentation accidents.  
27

28 Mr. Hall needed direction from the ELUC Committee whether to include the optional minimum  
29 requirements throughout the entire Champaign County Zoning jurisdiction.  
30

31 Mr. Kurtz amended his motion to include the optional minimum requirement throughout  
32 Champaign County. Ms. Petrie agreed to the friendly amendment.  
33

34 **AMENDED MOTION** by Mr. Kurtz to recommend approval of the proposed *Storm Water Management*  
35 *and Erosion Control Ordinance* to include minimum standards for all of Champaign County Zoning  
36 jurisdiction.  
37

38 Ms. Petrie commented that the addition of the minimum standards of erosion and sedimentation  
39 in all of Champaign County will be a taxpayer saving to prevent additional reparative costs if these  
40 standards are not done. Mr. Jay is opposed to this additional regulation, and stated that the  
41 County should only do what IEPA requires. Mr. Schroeder suggested that the additional minimum  
42 standards should be included in the draft at this point, and members can debate this issue and  
43 take it out if warranted when it comes back to this Committee.  
44

45 Upon vote, the **MOTION CARRIED** unanimously.  
46

47 **XI. Monthly Reports**

- 48 A. November 2013  
49

50 **MOTION** by Ms. Petrie to receive and place on file the Planning & Zoning Monthly Reports for November  
51 2013; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.  
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53 **XII. Other Business**

54 None

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**XIII. Chair's Report**

None

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

None

**XV. Adjournment**

**MOTION** by Mr. Kurtz to adjourn; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:50 p.m.

Date: February 24, 2014  
To: Environment and Land Use Committee  
From: Susan Monte, RPC Planner  
Re: Update regarding Land Resource Management Conditions Relevant to Champaign County  
Action Request: Information Only

### **Background**

This update is provided as Work Plan ID 2 of the FY14 County Planning Contract. This item addresses Priority Item 1.2.1 of the Champaign County Land Resource Management Plan (LRMP): *“Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.”*

### **Key Developments or Conditions in 2013 Relevant to Land Resource and Management in Champaign County**

#### ***1) FEMA Digital Flood Insurance Rate Maps***

FEMA Digital Flood Insurance Rate Map (DFIRM) Database (a digital version of the FEMA flood insurance rate map designed for use with digital mapping and analysis software) were finalized and became effective October 2, 2013. DFIRMs for Champaign County are available at the Illinois Floodplain Map website at [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org).

#### ***2) Changes to the Illinois Private Sewage Disposal Licensing Act and Code***

The *Illinois Private Sewage Disposal Licensing Act and Code* was amended August 28, 2013 with changes that affect the installation or replacement of private sewage disposal systems with surface discharge or discharge to an underground drainage tile, a natural drainageway, or body of water. At least one change impacts approval and installation of all private sewage disposal systems. Attachment A is a preliminary summary of the most relevant changes to the code, effective in January 1, 2014.

EPA made a final decision to issue the National Pollutant Discharge Elimination System (NPDES) General Permit for point source discharges of pollutants from new or replacement individual wastewater treatment systems to federally protected waters in Illinois. The General Permit will become effective on February 10, 2014. Attachment B is a copy of the EPA online response “EPA Frequently Asked Questions on EPA’s NPDES General Permit for New and Replacement Surface Discharging Systems in Illinois.”

#### ***3) Preliminary Data Release USDA 2012 Census of Agriculture***

Initial findings of the USDA 2012 Census of Agriculture were released this February. The Census of Agriculture, conducted every five years, is the leading source of agriculture data for U.S. counties. Census preliminary data provide a first look at national and state estimates. An earlier release was planned but the government shutdown and sequestration delayed progress



3) **USDA 2012 Census of Agriculture (continued)**

during a critical time of data review. The preliminary estimates are subject to minor change once the final comprehensive census results are released, likely in May, 2014.

Illinois trends based on preliminary data are as follows:

	Illinois	2012	2007
2.3 percent fewer farms	Number of Farms:	75,087	76,860
0.6 percent increase in amount of land in farms	Land in Farms:	26,938,000 acres	26,775,100 acres

Source: [www.agcensus.usda.gov/index.php](http://www.agcensus.usda.gov/index.php), accessed February 21, 2014

2014 News Release Excerpt\*

The 2012 Census showed principal farm operators are becoming older and more diverse; following the trend of previous censuses. In 2012, the average age of a principal farm operator was 58.3 years, up 1.2 years since 2007, and continuing a 30-year trend of steady increase. The Census also accounted for more minority-operated farms in 2012 than in 2007.

In 2012, the United States had 2.1 million farms – down 4.3 percent from the previous Census in 2007. In terms of farm size by acres, this continues an overall downward trend in mid-sized farms, while the smallest and largest-size farms held steady. Between 2007 and 2012, the amount of land in farms in the United States continued a slow downward trend declining from 922 million acres to 915 million. This is only a decline of less than one percent and is the third smallest decline between censuses since 1950.

\*Source: [www.agcensus.usda.gov/Newsroom/2014/02\\_20\\_2014.php](http://www.agcensus.usda.gov/Newsroom/2014/02_20_2014.php)

4) **Active Choices Greenways and Trails Plan**

CCRPC completed an update to a previous 2004 Champaign County Greenways & Trails (GT) Plan. The update, the *Active Choices Greenways and Trails Plan*, was coordinated by CCRPC with local agencies to develop the county greenways and trails system. The Champaign County Greenways & Trails (GT) Technical and Policy Committees approved the Plan in December, 2013, and submitted to the Plan to the Illinois Department of Transportation for approval. The Plan may be viewed online at: [www.ccrpc.org/greenways](http://www.ccrpc.org/greenways).

As of October, 2013, the Champaign County Forest Preserve District acquired property for the trail from east Urbana to Kickapoo State Park. Attachment C is a copy of a Champaign County Forest Preserve District online news release regarding this key milestone toward future construction of the Kickapoo Rail-to-Trail multi-purpose recreational trail.

## **Attachments**

- A Preliminary Summary of Relevant Changes to the Illinois Administrative Code in Regards to Private Sanitary Disposal Systems
- B EPA Frequently Asked Questions on EPA's NPDES General Permit for New and Replacement Surface Discharging Systems in Illinois
- C Champaign County Forest Preserve District online news release dated October 8, 2013

## Preliminary Summary

Relevant Changes to the Illinois Administrative Code Regarding Installation of  
Private Sanitary Disposal Systems

Section	Topic	Amendments: 37 Ill. Reg. 14994* (effective Aug. 8, 2013)
905.10	Definitions	Provides new definitions and clarification to existing definitions
905.15	Incorporated and Referenced Materials	Provides additional references and updates to standards and guides for the design and performance of private sewage disposal systems
905.20	General Requirements	Provides updates and clarification on prohibited influent, water softeners, pipe sizing, electrical devices and alarms. Provides site restrictions for areas to be used for a subsurface component of a private sewage disposal system
905.40	Septic Tanks	Incorporated NSF Standard 46 requirements for filters and provides grammatical updates and clarifications
905.55	Subsurface Seepage System Design Requirements	Provides amendments for the use of soil investigations for determining soil suitability on a site and restrictions on percolation tests; soil identification for determining the size and type of private sewage disposal system to be used.
905.60	Subsurface Seepage System Construction Requirements	Provides amendments on using soil information to size a subsurface seepage system, evaluation of a site, use of artificial drains, addition of subsurface drip irrigation systems and clarifications.
905.110	Effluent Discharges	Provides language for compliance for surface discharging private sewage disposal system with an NPDES permit, limitations on common collectors, discharges to a 2/3 size subsurface seepage field and effluent limitations.
905.115	NPDES Permit Compliance	Provides language for the compliance with an NPDES permit when one is required
905.120	Disinfection	Provides amendments that all surface discharges be disinfected, NSF Standard 46 compliant and location of disinfection devices
905.140	Holding Tanks	Provides amendments on when a holding tank can be used as well as grammatical updates and clarifications
905.190	Installation Approval	Provides amendments acknowledging by signature the requirements of maintenance for a private sewage disposal system and grammatical updates and clarifications.
905 App. A	Illustration C	Provides updates to ASTM standards
905 App. A	Illustration D	Provides amendments to vertical separation distances for discharging points and Class V systems
905 App. A	Illustration I, Exhibit E	Provides amendments on the limitations of the design chamber systems in a subsurface seepage system.

\*Source: <http://www.idph.state.il.us/rulesregs/proposedrules.htm>

**Frequently Asked Questions on EPA's NPDES General Permit for  
New and Replacement Surface Discharging Systems in Illinois**

**1. What is the relationship of the NPDES general permit ILG62 to construction permits for surface discharging systems issued by local county health departments prior to the February 10, 2014 effective date of the general permit?**

The general permit authorizes a discharge (emphasis added) of pollutants from new and replacement surface discharging systems to waters of the United States, not the actual systems themselves. The following guidance regarding construction permits for surface discharging systems that will discharge pollutants to waters of the United States, issued by local county health departments prior to the effective date of the general permit is provided below.

Local county health departments may continue to issue construction permits for surface discharging systems up until the general permit becomes effective on February 10, 2014. However, any construction permit issued by a local county health department for a surface discharging system that will discharge pollutants to a water of the United States must be installed and operational before the February 10, 2014 effective date of the general permit to avoid being classified as a discharge from a new or replacement system.

Even though a construction permit for a surface discharging system could be approved by a local county health department prior to the effective date of the general permit, this does not mean that the system can be installed on or after the February 10, 2014 general permit effective date, thus circumventing the need for a permit to discharge.

EPA would also like to point out that surface discharging systems that receive a construction permit prior to the effective date of the general permit but are installed on or after the effective date may not qualify for coverage under the general permit retroactively and could potentially be out of compliance with the Clean Water Act. That is because these surface discharging systems may not qualify under the technological or economic feasibility criteria of the general permit. These applicants would be faced with taking out their non-compliant surface discharging system, and installing a compliant soil-based system, or operating out of compliance with the general permit. Applicants who have received a construction permit prior to the effective date but will not have an operational system until after the effective date of the general permit should be made aware of this risk.

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## Kickapoo Rail Trail

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FOR RELEASE OCTOBER 8, 2013

**Kickapoo Rail-to-Trail Project Achieves Milestone**  
*Local Consortium Purchases Champaign County Portion*

After nearly two decades a project to convert 24.5 miles of abandoned rail line into a multi-purpose recreational trail from East Urbana to Kickapoo State Park recently passed a significant milestone. The Champaign County Forest Preserve District purchased the portion of the rail line from East Urbana to the Vermilion County line from the CSX Railway Corporation. Additional efforts are continuing for the Vermilion County Conservation District to complete purchase of the portion of the line that runs from the Vermilion/Champaign line east to Kickapoo State Park. Eventually each county agency will own and develop property within its borders and the Illinois Department of Natural Resources will own the rail trestle that spans the Vermilion River south and west of Kickapoo State Park.

Initiative to acquire the property for a rail-to-trail project came from the Champaign County Design and Conservation Foundation ("CCDCF"), which currently leases the rail line pursuant to the National Trails System Act. "It's been more of a challenge than any of us ever imagined, but we've gotten the outcome we wanted all along," said Tim Bartlett, a CCDCF member and chair of the multi-agency "trail committee" that has guided purchase of the property to this point. Bartlett is currently Associate Director at the Urbana Park District and will become its Executive Director in 2014 upon the retirement of current Executive Director Vicki J. Mayes.

The purchase price for the full 24.5 mile trail is \$1,208,550 million, with the Champaign County portion set at just over \$600,000. Funds come from a variety of federal, state and rail-to-trail grant programs. The sale price is below the appraised value for the property as CSX agreed to make a donation of the difference in the purchase price and the appraised value. "We appreciate CSX's willingness to complete the deal at this level," said Steve Rugg, current chair of the CCDC Board of Directors. "They've recognized the public benefit of a project like this while still receiving a measure of compensation for their asset. Everyone's a winner."

Dan Olson, executive director of the Champaign County Forest Preserve District noted that there is strong and growing local interest in expanding trails across the District. "When the trail is completed, users will be able to access examples of prairie, woodland and wetland environments in Champaign and Vermilion Counties, and of course from both fitness and recreation perspectives, developing a

The Official Website of the Champaign County Forest Preserve District  
 District Headquarters located at Lake of the Woods Forest Preserve,  
 PO Box 1040, Mahomet, Illinois 61853

Environmental Education Center," Konsis said. "Over the long-term, improving access to both the state and county facilities is a great opportunity," he added

Perhaps the best news for Vermilion County is that funds are already in hand to begin development of the new trail. In January 2013, the VCCD received an Illinois Department of Transportation Enhancement Program Grant of \$2.1 million to create an access point near Kickapoo State Park and to develop the easternmost 3.1 miles of trail, including the portion that spans the Middle Fork River via an iconic trestle bridge.

Current plans are for the trail to be developed in phases as funding becomes available. The two county agencies and IDNR have identified a total of six phases - three in each county - with the first Vermilion County phase already funded, in part, through the aforementioned grant. "We have a grant request in process right now to cover 80% of the development of the first Champaign County phase," said the CCFPD's Olson. "That will run from roughly the Urbana Wal-Mart at Route 130 eastward into St. Joseph, including access to the wetlands project being developed on the western edge of the Village by the Champaign County Soil and Water Conservation District."

"With demands increasing and grant funding declining at both the state and federal levels, private support will play a critically important role in completing development of the trail," said Rugg. While both the Forest Preserve District and Conservation District have foundations to encourage private support, the CCDC Foundation will continue to play an important role in generating private support for the trail. "We're encouraged, Rugg said. "We've had a number of people express interest in the project, especially from the biking community. They've understandably been cautious to this point, given how long the acquisition took. But with the title in hand for Champaign County and anticipated in the near future for Vermilion County, I think a fund-raising campaign will succeed."

"This project is an outstanding example of public/private partnerships and inter-governmental cooperation," observed Bartlett. "The Forest Preserve District and Conservation District have stuck with us through leadership changes and tightening resource constraints. IDNR has done the same; without their continuing high priority for the effort we wouldn't have made it. We've also had good cooperation from the Illinois Department of Transportation, whose approval is critical because much of the trail route parallels Route 150 between Urbana and Danville. Along the way we've had great support at the federal level from Senator Durbin and Representative Tim Johnson, each of whom supported appropriations for preliminary design and environmental impact work. And local legislators in both counties have encouraged us to keep working on the effort. "

*More information about the trail will be provided as plans develop. Individuals interested in learning more about Kickapoo Trail can get more information by contacting the CCFPD at [kickapoo\\_trail@ccfpd.org](mailto:kickapoo_trail@ccfpd.org) or (217) 586-3360.*

TO: **Environment and Land Use Committee**  
FROM: **Andrew Levy AICP, RPC Planner**  
DATE: 02/24/2014  
RE: **LRMP Priority Item 8.1.9** – Monitor reports and data regarding groundwater contamination  
ACTION  
REQUEST: **Item Provided for Information Only**

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## INTRODUCTION

The Champaign County Land Resource Management Plan contains the following:

**Goal 8** - Champaign County will strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use.

**Objective 8.1** - Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.

**Policy 8.1.9** - The County will work to ensure the remediation of contaminated land or groundwater and the elimination of potential contamination pathways.

**Priority Item 8.1.9** - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption.

Priority Item 8.1.9 was included as a task in the County Planning Contract for FY 2013.

## SUMMARY

No additional action regarding remediation of contaminated land or groundwater is proposed at this time. LRMP Priority Item 8.1.9 is an annual work task allowing for a targeted approach that will be identified over time. Monitoring current needs will continue to occur on an annual basis. It is recommended that the next annual report contain a Groundwater Protection Needs Assessment as outlined in this memorandum. The assessment will provide information about potential for contamination and will identify actions for consideration as they relate to LRMP Policy 8.1.8. Regional efforts on groundwater that are currently underway or planned for the near future are expected to provide additional information about local opportunities to manage groundwater.

## BACKGROUND

Federal legislation largely defines the role of local governments in managing groundwater resources. Statutes containing specific groundwater protections include the Clean Water Act, Safe Drinking Water Act, Resource Conservation and Recovery Act, Comprehensive Environmental Response, Compensation and Liability Act and several others. Regulatory authority is delegated to State agencies who then often share responsibilities with local governments.

The State of Illinois uses the Illinois Groundwater Protection Act (IGPA) to define regulatory measures available to local government jurisdictions for the protection of groundwater. This provides for design and construction control of wells, water well protection zones, groundwater education programs, ambient groundwater quality monitoring, tiered groundwater quality standards, and others. These and other tasks are performed by the agencies as outlined below.

- Illinois Environmental Protection Agency (IEPA) – well site surveys, research and monitoring, groundwater quality enforcement, regional groundwater planning committees in high priority areas
- Illinois Department of Public Health (IDPH) – well construction permit, well abandonment
- Illinois Pollutions Control Board (IPCB) – establish groundwater quality standards, establish groundwater recharge areas
- Illinois Department of Natural Resources (IDNR) - public education, technical assistance
- Illinois State Geological Survey (ISGS) – research and monitoring
- Illinois State Water Survey (ISWS) – research and monitoring
- Office of the State Fire Marshal (OSFM) – regulates fuel and chemical storage tanks and their removal

Certain tasks generally shared with local governments include:

- Groundwater protection needs assessment
- Minimum setback zones
- Zoning regulations meant to protect groundwater quality
- Site plan review for new development
- Hazardous spill response protocols
- Investigate potential impacts from new wells with capacities of more than 100,000 gallons (local Soil and Water Conservation District)

The Illinois Counties Code grants county boards the authority to “adopt and enforce ordinances for the necessary protection of sources of water supply”. This authority could be implemented through zoning ordinances to control land uses near wells and aquifer recharge areas, as well as non-regulatory measures including education programs and purchase of property in groundwater protection areas. Policy 8.1.9 of the Champaign County LRMP identifies specific concerns regarding contamination pathways.

### **CHAMPAIGN COUNTY GROUNDWATER RESOURCES**

Numerous reports and studies have contributed to our understanding of the local groundwater resource. The Illinois State Water Survey examined the impact of current and future water demands on streams and aquifers in east-central Illinois. Research has also been conducted by the Illinois State Geological Survey in “Geology of the Mahomet Aquifer”. The Mahomet Aquifer Consortium has also compiled information regarding groundwater resources and developed planning and management standards that are intended to be used across the Mahomet Aquifer Valley region.

A notable conclusion from this research is the complexity of the groundwater system underlying Champaign County. Connections between shallow and deep aquifers are suspected in some places; surface water seepage to shallow aquifers is suspected to have different rates in different locations; and direct recharge or discharge between ground and surface waters is suspected, but not all locations are known. Even though conditions are not constant throughout the County, the possibility that contamination in one location could impact a larger area indicates the need for a concerted effort towards groundwater protection on all levels.

### **POTENTIAL FOR CONTAMINATED LAND OR GROUNDWATER**

USEPA and IEPA provide information about existing and potential contaminated land. Relevant datasets include sites registered in the Toxic Release Inventory (TRI), Local Incident Tracking system (LIT) and Hazardous Waste Handlers available in the RCRAInfo Database.

Champaign County has 13 Toxic Release Inventory sites, 326 Local Incident Tracking sites and 434 Hazardous Waste Handlers according to the Resource Conservation and Recovery Act (RCRA) database. This does not mean that these locations are contaminated, but chemicals are present or were present in the past.

The IEPA manages the Site Remediation Program (SRP) and a website listing properties that have been or are currently enrolled. A total of 33 sites have been enrolled in the voluntary program as of August 2011. Of these, 20 have received a No Further Remediation letter, a procedural step indicating that the site can receive development financing. Over 180 acres have been remediated throughout the County through SRP.

At the time of this report, there are no additional actions to be taken by the County to ensure the remediation of contaminated land or groundwater.

### **MANAGEMENT OF CONTAMINATION PATHWAYS**

Currently, there is no single coordinating entity to provide comprehensive information about groundwater management. Table 1 identifies agencies and the types of management activities for which they are responsible.



**Table 1- Agencies with Groundwater Management Activities**

<b>Agency/Agencies</b>	<b>Potential Threats Covered</b>	<b>Management Activities</b>
IEMA	<ul style="list-style-type: none"> <li>• Hazardous waste sites where accidental spills or where materials are not protected from precipitation</li> <li>• Railroads and Highways are considered pathways for pollutants where spills or accidents can impact groundwater, especially in sensitive areas</li> </ul>	Spill Response
IEPA	Potential contaminants around public water supplies.	IEPA administers the Source Water Assessment and Protection Program that identifies protection areas, potential sources of contamination, susceptibility of the source to contamination, and opportunities for further protection of public water facilities. Champaign County has 43 different public water supplies. 16 of these are in the unincorporated area and identified in the table at the end of this memorandum.
IEPA	Open Pit Mining removes the natural filters provided by top soil, sand and gravel	IEPA administers NPDES to monitor industrial activities.
IEPA	Stormwater Injection Wells transfer pollutants carried in stormwater to the groundwater	IEPA administers the Underground Injection Control Program requiring that information be submitted prior to injection, but permitting is not required.
OSFM, IEMA, IEPA, IPCB	Leaking Underground Storage Tanks (UST) and above ground storage tanks	OSFM regulates the daily operation and maintenance of UST systems and oversees removal. If a leak or spill occurs, the owner or operator must notify IEMA. IEPA is then notified and oversees the cleanup and tracks compliance with Leaking UST regulations through the LUST Incident Tracking (LIT) database. IPCB hears appeals of IEPA decisions regarding the Leaking Underground Storage Tank Program. Property owners wanting to remediate contamination from a UST may participate in the IEPA Site Remediation Program (SRP). Successful completion of the SRP program results in a No Further Remediation determination from IEPA.
Champaign County Health Department Champaign County Soil and Water Conservation District	Private Wells	The Health Ordinance of Champaign County regulates potable water supplies and private sewage disposal systems. Regulatory programs focus on permitting, inspecting, and decommissioning wells and private sewage disposal systems. CCSWCD maintains a cost share program for well decommissioning when funding is available from the State.
IEPA Champaign County Health Department	Waste Water Treatment Systems	IEPA regulates community waste water treatment systems through the National Pollution Discharge Elimination System (NPDES). The Champaign County Public Health District is responsible for permitting, inspecting and decommissioning of private sewage disposal systems.
Champaign County Soil and Water Conservation District	Farming practices that implement inappropriate application of fertilizers, pesticides, and herbicides, chemical mixing near wellheads, or application of biowaste.	Champaign County Soil and Water Conservation District promotes appropriate farm practices.
Champaign County Planning and Zoning	Garbage and Debris	County Nuisance Ordinance

## RESEARCH, REPORTS AND EDUCATION

The Interagency Coordinating Committee on Groundwater (ICCG) reports biennially to the Governor and General Assembly on groundwater quality, quantity, and the States enforcement efforts related to groundwater.

The ISWS Groundwater Science section conducts research, collects and analyzes data, provides public service on groundwater issues and serves as the repository of groundwater records and data. Monitoring programs are ongoing which include well records and general well information as well as resource monitoring. Recent research topics include Groundwater Flow Modeling of the Mahomet Aquifer (with ISGS) and Water Supply Planning.

<http://www.sws.uiuc.edu/gws/>

The ISGS Hydrogeology research program provides assistance in addressing hydrogeological problems, and identifying aquifer resources for domestic and high capacity water supply needs. Recent research topics include a Groundwater Flow Modeling, and Geology of the Mahomet Aquifer in Champaign County.

The Mahomet Aquifer Consortium was formed in 1998 to look toward developing an approach to better study and understand the Mahomet Aquifer. It is an organization with over 70 members which include individuals, water authorities, water companies, government, and professional groups. Committees have been established to concentrate on specific areas and promote the goals of the Consortium. The Regional Water Supply Planning Committee is one such committee that was responsible for developing “A Plan to Improve the Planning and Management of Water Supplies in East-Central Illinois” and other related tasks.

## POTENTIAL CONTAMINANTS OUTSIDE OF CURRENT MANAGEMENT FRAMEWORK

- **Salt Storage and Roadway Deicing** - primary impacts from this potential threat occur in shallow unconfined aquifers; however, surface waters and recharge areas are also areas of concern.
- **Pipelines** - risk of breaks and contaminants leaking into groundwater.
- **Household Hazardous Waste** - chemicals, paint products, motor oil and other pollutants can be released and contaminate groundwater.
- **Commercial and Manufacturing Businesses** - storage, use and disposal of chemicals with the potential for spills and leaks.
- **Landfills** - regardless of how well they are designed, there is potential for these areas to release leachate.

## GROUNDWATER PROTECTION NEEDS ASSESSMENT

A groundwater protection needs assessment can be conducted to target management activities to local conditions and priorities. Since not all land use activities pose the same hazards, and risk levels are dependent on location and number of people potentially impacted, a minimum setback zone provides a minimum level of protection. A needs assessment can identify specific risks that can be monitored and managed. An initial assessment is available through IEPA Source Water Assessment Program Factsheets. These assessments are based on surveys conducted by various groups at various times between 1989 and 2001. A more comprehensive evaluation is encouraged as a step towards coordinating water supply protection needs in Champaign County.

The following steps are recommended for a Needs Assessment<sup>1</sup>:

1. Evaluate existing protection provided by the minimum setback zone
2. Identify recharge areas outside of any applicable setback zone
3. Identify and locate potential contamination sources and routes within each setback or recharge area
4. Evaluate the hazard of sources including the nature of the contaminant and devices in use, soil quality, proximity, and uppermost geologic formations
5. Evaluate extent of local controls for groundwater protection from identified hazards
6. Identify contingency measures which could be implemented in the event of contamination of the water supply.

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<sup>1</sup> Illinois Environmental Protection Agency, (1988) A Primer Regarding Certain Provisions of the Illinois Groundwater Protection Act.

## **OPTIONAL GROUNDWATER MANAGEMENT ACTIVITIES**

Depending on the findings of a Groundwater Protection Needs Assessment, the following activities may or may not be warranted:

### **A. Wellhead Protection Program**

Identifying areas needing greater protection due to their potential for ground water contamination can direct efforts where they are most needed. This would include identifying wellhead protection areas, assessing potential contamination sources around the wellhead protection area, and developing management measures or protocols to protect the area. While some of this has been done by IEPA through the Source Water Protection Program, the information has not been translated to local practices. Local management of these areas could be in the form of a groundwater protection ordinance, zoning restrictions, administrative programs, land purchases, and public education and outreach.

### **B. County Groundwater Protection Ordinance**

A groundwater protection ordinance as authorized by the IGPA and in coordination with the IEPA would regulate land use within wellhead protection areas. While a County Ordinance would only apply to the unincorporated area, communities could develop a program of their own to broaden groundwater protections. Examples are available which define the types of activities which have added requirements, and generally require information about site plans, listing of chemicals and their storage facilities, spill prevention protocols and more. Communities that currently have Groundwater Ordinances in Champaign County are Champaign, Fisher, Mahomet, Rantoul, St. Joseph, and Urbana.

### **C. Zoning and Subdivision Ordinance Updates**

Local protection of groundwater quality can also be implemented through zoning. Certain land use classifications can be created to prohibit uses that may contaminate groundwater, conditional approvals may be used, or development densities initiated to avoid the concentration of pollutants around a wellhead protection area. Subdivision regulations can be used to designate minimum lot sizes and establish protection gradations for vulnerable areas. Additional development review procedures specific to groundwater protection can also be implemented.

### **D. Hazardous Waste Collection Programs – work is underway**

Collecting hazardous waste for safe disposal reduces threats to groundwater from cumulative effects of improper disposal practices. Collection points for some items are available throughout the County. A study is currently underway to develop a strategy to improve household hazardous waste collection in a seven-county region of East Central Illinois. Efforts are currently focused on building support and assessing opportunities to site a facility within the region.

## **ADDITIONAL BACKGROUND INFORMATION REGARDING GROUNDWATER MANAGEMENT**

Aquifer Map - <http://www.isws.illinois.edu/pubdoc/CR/ISWSCR2011-08.pdf> page 4

Vegetative Data - [http://www.ccrpc.org/LRMP/PDF/LRMP\\_Final/FINAL\\_FORMAT\\_Volume1/14\\_v1\\_Chapter12.pdf](http://www.ccrpc.org/LRMP/PDF/LRMP_Final/FINAL_FORMAT_Volume1/14_v1_Chapter12.pdf) - page 12-2

Climatic Data - <http://www.isws.illinois.edu/atmos/statecli/cuweather/>

Geologic Data - <http://www.isws.illinois.edu/pubdoc/CR/ISWSCR2011-08.pdf> page 18

<http://www.isws.illinois.edu/pubs/pubdetail.asp?CallNumber=ISWS+CR+2011%2D08> page 8

Surface hydrology - [http://www.ccrpc.org/LRMP/PDF/LRMP\\_Final/FINAL\\_FORMAT\\_Volume1/12\\_v1\\_Chapter10.pdf](http://www.ccrpc.org/LRMP/PDF/LRMP_Final/FINAL_FORMAT_Volume1/12_v1_Chapter10.pdf) page 10-9

Groundwater Hydrology - <http://www.isws.illinois.edu/pubdoc/CR/ISWSCR2011-08.pdf> pages 36, 37, & 38

Groundwater Use - [http://www.rwspc.org/documents/EC-IL-Demand-Report-082308\\_corrected.pdf](http://www.rwspc.org/documents/EC-IL-Demand-Report-082308_corrected.pdf)

Water Quality - <http://www.epa.state.il.us/water/groundwater/ambient-monitoring.html>

**Appendix A – Public Water Supply Wells in Unincorporated Champaign County**

**Camelot Estates Mobile Home Park (near Gifford)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45201	Unknown	200 feet	Unknown	Unknown

**Cherry Orchard Apartments (near Rantoul)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45091	235feet	200 feet	None	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls
WL45092	235 feet	200 feet	None	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls

**Country Time Estates / Prairie View Estates Mobile Home Park (near Champaign)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45222	176 feet	200 feet	None	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls

**Country View Estates (near Urbana)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45085	180 feet	200 feet	Leaking Underground Storage Tank, other unverified sites	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**Dewey Public Water District**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL47649	273 feet	200 feet	Leaking Underground Storage Tank, other unverified sites	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls
WL01699	275 feet	200 feet	None	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**East Side Mobile Home Park (near Rantoul)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL01126	180 feet	200 feet	Leaking Underground Storage Tank, other unverified sites	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**Ehlers Mobile Home Park (near Urbana)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45086	153 feet	200 feet	Manufacturing facility, body shop, commercial business	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**Fountain Valley Mobile Home Park**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45095	157 feet	200 feet	Above ground storage tanks, unknown sand and gravel storage, auto repair shops	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls
WL45096	130 feet	200 feet	Above ground storage tanks, unknown sand and gravel storage, auto repair shops	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls

**Frazier Acres**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45219	Unknown	400 feet	Unknown	

**G W Hartman First Addition**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL40100	Unknown	200 feet	Unknown	

**Longview**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL47674	55 feet	400 feet	Inorganic Compounds, Volatile Organic Compounds, Synthetic Organic Compounds	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls
WL00662	55.5 feet	400 feet	Inorganic Compounds, Volatile Organic Compounds, Synthetic Organic Compounds	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls

**Penfield**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL47654	200 feet	200 feet	Leaking Underground Storage Tank, other unverified sites	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls
WL00662	195 feet	200 feet	Leaking Underground Storage Tank, other unverified sites	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**Pleasant Plains Mobile Home Park (near Tolono)**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45221	135 feet	200 feet	Previous Bacteriological detection	IEPA recommends a source water protection program, maximum setback ordinance, contingency planning, and cross connection controls

**Westview Manor Mobile Home Park**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45198	Unknown	200 feet	Unknown	

**Youngs Hillcrest Mobile Home Park**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL00806	207 feet	200 feet	None	A source water protection program has been implemented. IEPA recommends a maximum setback ordinance, contingency planning, and cross connection controls

**Youngs Mobile Home Park**

Well ID	Well Depth	Minimum Setback	Potential Contamination Sources	Protection
WL45260	Unknown	200 feet	Unknown	

Note: There are numerous other wells in Champaign County including other public water supplies. Those not listed are suspected as being within municipal corporate limits or on land that is under an annexation agreement to a municipality.

DATE: February 24, 2014  
TO: Environment and Land Use Committee  
FROM: Susan Monte, RPC Planner  
John Hall, Zoning Administrator  
RE: Proposed Minor Amendments to Champaign County Land Resource  
Management Plan  
ACTION REQUEST: Approve

## **Background**

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in Work Plan ID 3 and Work Plan ID 4 of the FY14 County Planning Contract.

Work Plan ID 3 addresses LRMP Priority Item 1.3.1:

*Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.*

Work Plan ID 4 addresses LRMP Priority Item 2.1.1:

*Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.*

## **Summary of Proposed Minor Amendments**

Proposed Minor amendments to *LRMP Volume 1 Existing Conditions and Trends Report*

- 1) update List of Endangered and Threatened Species in Champaign County
- 2) update 100-Year Floodplain based on FEMA Digital Flood Insurance Rate Maps

Proposed Minor amendments to *LRMP Volume 2 Land Use Management Areas Map*

- 3) update municipal boundaries and 1-1/2 mile extraterritorial jurisdiction boundaries
- 4) update 100-Year Floodplain based on FEMA Digital Flood Insurance Rate Maps



**Proposed Minor amendments to LRMP Volume 1 Existing Conditions and Trends Report**

1) Update List of Endangered and Threatened Species in Champaign County

The Illinois Endangered Species Protection Board reviews and revises the Illinois List of threatened and endangered species as necessary, at least once every five years. The first Illinois List was published in 1981, there have been six 5-year reviews and revisions of the entire List, as well as some administrative and editorial revisions, resulting in the current List of 484 endangered and threatened species in Illinois.

LRMP Volume 1, Table 10-5 contains a list of Endangered and Threatened Species in Champaign County dated September, 2007. The Illinois Endangered Species Protection Board updated the list in October, 2013. The proposed updated Table 10-5 follows:

**LRMP Table 10-5: Endangered and Threatened Species in Champaign County, October 2013**

Scientific Name	Common Name	# of Occurrences	Last Observed
<b>Endangered Species</b>			
<i>Bartramia longicauda</i>	Upland Sandpiper	2	1999
<i>Circus cyaneus</i>	Northern Harrier	1	1994 SUM
<i>Emydoidea blandingii</i>	Blanding's Turtle	1	1953-05-01
<i>Epioblasma rangiana</i>	Northern Riffleshell	1	2012-08-08
<i>Etheostoma camurum</i>	Bluebreast Darter	1	2012-08-13
<i>Hybopsis amblops</i>	Bigeye Chub	4	2012-08-29
<i>Hybopsis amnis</i>	Pallid Shiner	2	1928-08-18
<i>Lampsilis faciola</i>	Wavy-rayed Lampmussel	3	2012-08-08
<i>Lanius ludovicianus</i>	Loggerhead Shrike	1	1990-05-23
<i>Myotis sodalis</i>	Indiana Bat	1	2010-07
<i>Phlox pilosa ssp. sangamonensis</i>	Sangamon Phlox	5	2013-06-03
<i>Sympsonaias ambigua</i>	Salamander Mussel	1	2000-08-16
<i>Tyto alba</i>	Barn Owl	1	2005-08-02
<b>Threatened Species</b>			
<i>Alasmidonta viridis</i>	Slippershell	2	2010-10-12
<i>Ammacrypta pellucidum</i>	Eastern Sand Darter	2	2012-08-27
<i>Cyclonaias tuberculata</i>	Purple Wartyback	3	2012-08-08
<i>Elliptio dilatata</i>	Spike	2	1988-08-20
<i>Ixobrychus exilis</i>	Least Bittern	1	1993-08-01
<i>Necturus maculosus</i>	Mudpuppy	3	2012-06-04
	Franklin's Ground		
<i>Spermophilus franklinii</i>	Squirrel	4	2010-06-22
<i>Tomanthera auriculata</i>	Ear-leafed Foxglove	1	1933-09-19
<i>Villosa lienosa</i>	Little Spectaclecase	4	2012-07-15

Source: Illinois Threatened and Endangered Species by County as of October 2013, Illinois Natural Heritage Database, retrieved on 1/28/2014 from [http://www.dnr.illinois.gov/ESPB/Documents/ET\\_by\\_County.pdf](http://www.dnr.illinois.gov/ESPB/Documents/ET_by_County.pdf)

## 2) Update 100-Year Floodplain based on FEMA Digital Flood Insurance Rate Maps

On September 19, 2013, the County Board adopted an updated *Special Flood Hazard Areas Ordinance*, and the updated FEMA Flood Insurance Study for Champaign County and FEMA Digital Flood Insurance Rate Maps (DFIRMs) both effective October 2, 2013.

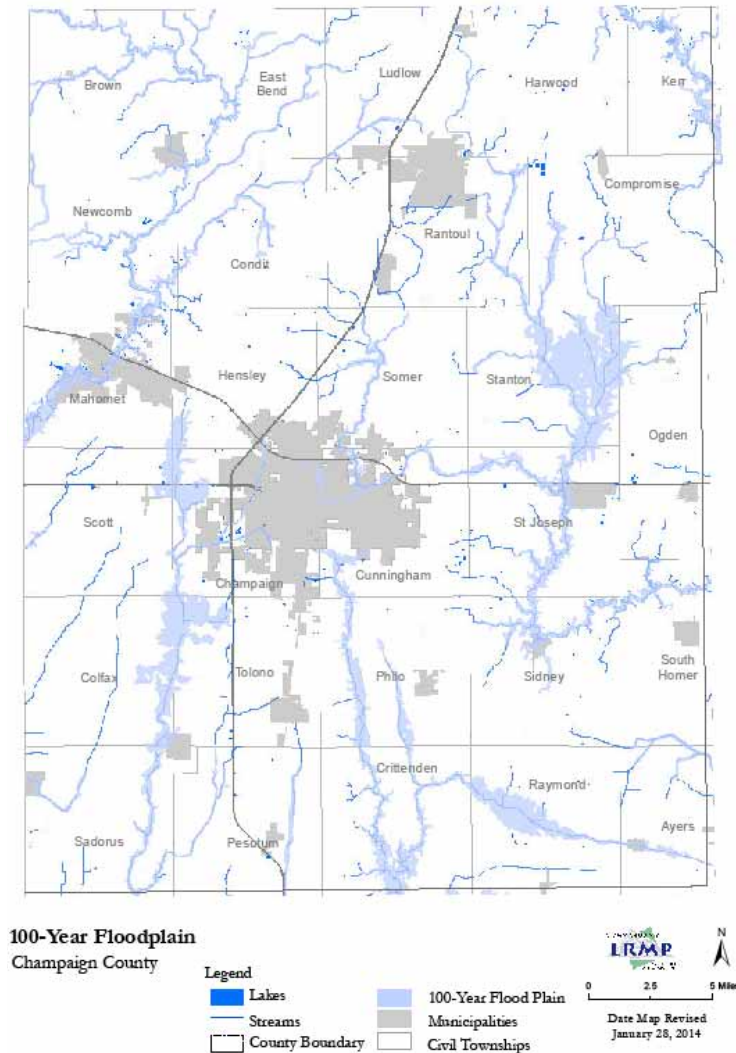
The proposed minor amendment replaces both the text and Figure 10-17 on page 10-24 of LRMP Volume 1 as follows:

To identify mapped 100-year floodplain areas in Champaign County, the Federal Emergency Management Agency (FEMA) initially produced paper floodplain maps, referred to as Flood Insurance Rate Maps, or FIRMs, that generally dated back to 1986.

FEMA initiated the Flood Map Modernization Program to update and modernize FIRMs in Illinois counties, and the Illinois State Water Survey completed its update and conversion of Champaign County FIRMs to digital GIS format during 2013. FEMA approved digital Flood Insurance Rate Maps (DFIRMs) for Champaign County effective October 2, 2013 and the accompanying Flood Insurance Study for Champaign County effective October 2, 2013.

The updated DFIRMs depict 100-Year Floodplain areas within Champaign County effective as of October 2, 2013. The DFIRMs are used for regulatory and flood insurance purposes, as well as to identify sensitive riparian corridors. Figure 10-17 portrays the 100-year floodplain areas within the County.

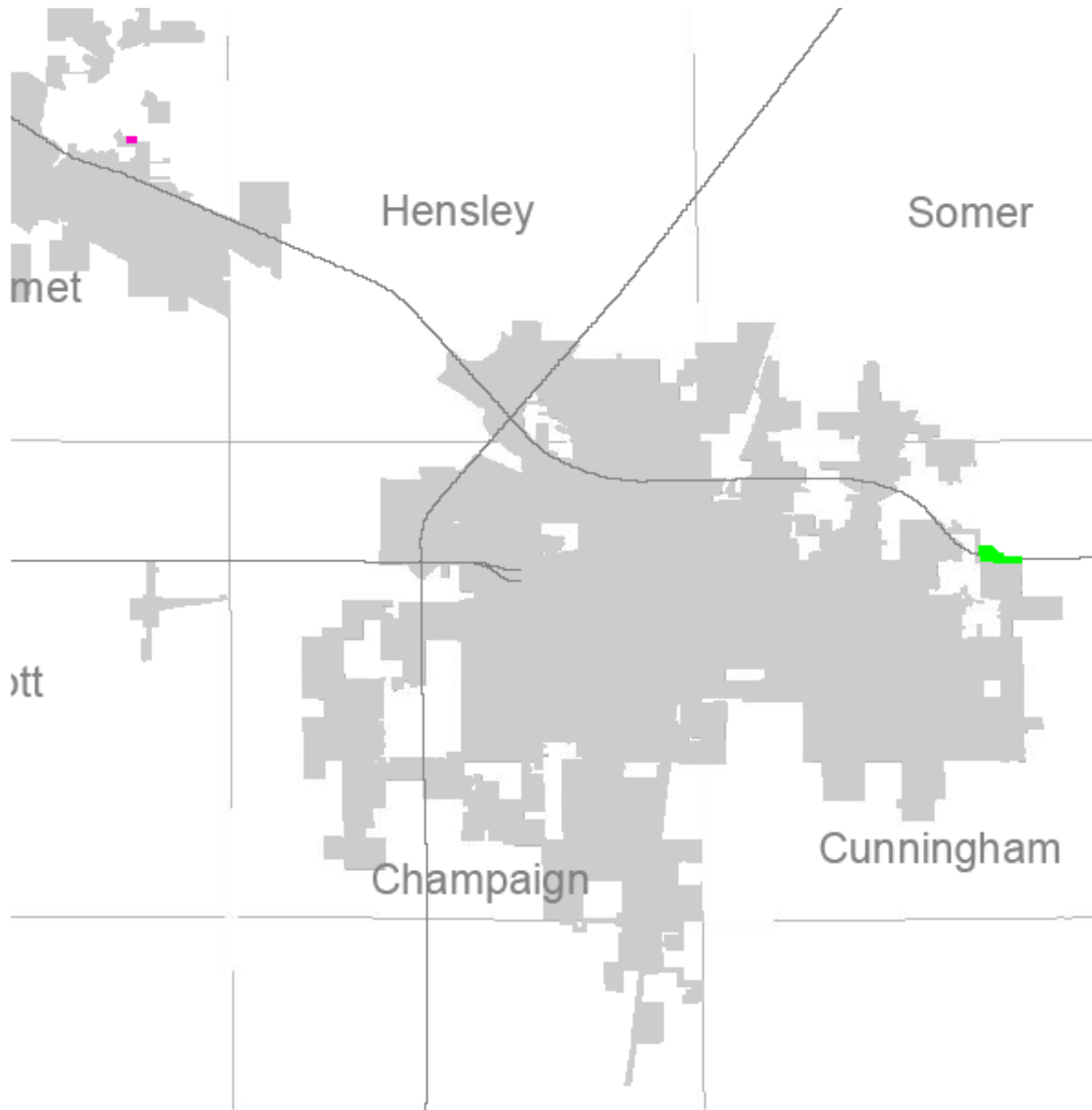
**Figure 10-17: 100-Year Floodplain**



**Proposed Minor amendments to LRMP Volume 2 Land Use Management Areas Map**

3) Update municipal boundaries and 1-1/2 extraterritorial jurisdiction boundaries

Two revisions are proposed to municipal boundaries on the LRMP Land Use Management Areas Map based on the available updated CCGIS Consortium GIS database since the previous minor amendment to the Map on March 26, 2013. The proposed revisions are one annexation to Mahomet and one map correction to disconnect a parcel from Urbana. The map below illustrates highlights the locations of proposed map revisions.



Revision to Municipal Boundaries

Proposed Minor Amendment to  
LRMP Land Use Management Areas Map

- Legend**
- Annexation
  - Disconnect
  - Municipalities

0 0.5 1 Miles  
Date Map Prepared  
January 28, 2014

4) update 100-Year Floodplain based on FEMA Digital Flood Insurance Rate Maps

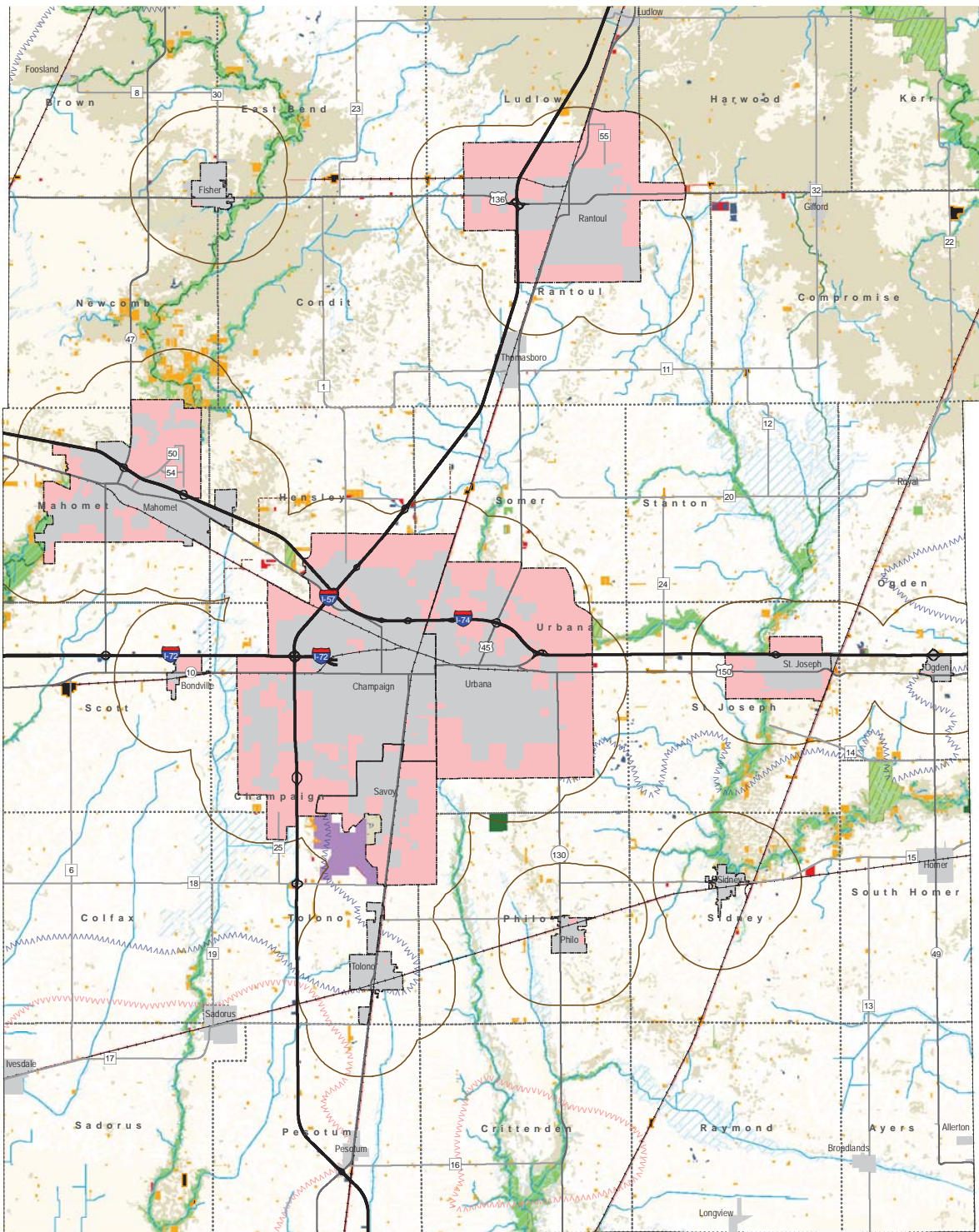
A minor amendment is proposed to revise the LRMP Land Use Management Areas Map to reflect updates to the 100-year floodplain (referred to by FEMA as 1% floodplain, having a 1% chance of occurring in any given year) based on the approved FEMA Digital Flood Insurance Rate Map (DFIRMs) effective October 2, 2013.

Paper copies of the FEMA DFIRMs effective October 2, 2013 for Champaign County are available to view at the Champaign County Department of Planning and Zoning. The FEMA DFIRMs are available to view online at: [www.maps.ccgisc.org/public](http://www.maps.ccgisc.org/public) and at [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org).

Attachment A includes the proposed minor amendments to LRMP Land Use Management Areas Map described in Items 3 and 4 above.

**Attachment**

A LRMP Land Use Management Areas Map revised January 28, 2014



### Land Use Management Areas

**Policy Areas**

**Rural**

- Best Prime Farmland
- Non Best Prime Farmland
- Existing Natural Area
- Areas which may contain Natural Areas
- Parks and Preserves
- Mahomet Aquifer (approx.)
- Primary Sand & Gravel Aquifers (approx.) \*
- Stream
- Lake

**Urban**

- Settlement
- Contiguous Urban Growth Area

\* also situated above the Mahomet Aquifer

**Administrative Boundaries**

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

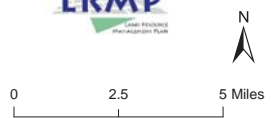
**Existing Land Uses**

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

**Roads**

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

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



Map Produced January 28, 2014

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  
**Susan Monte**, RPC Planner

Date: **February 24, 2014**

RE: **Zoning Ordinance Map Amendment Case 768-AT-13**

Request: **Amend the Champaign County Zoning Ordinance by amending the requirements in Section 6.1.3 for standard conditions for Restricted Landing Areas and Heliport-Restricted Landing Areas for a 12 month period**

Petitioner: **Zoning Administrator**

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The Environment and Land Use Committee authorized this text amendment at the November 7, 2013, meeting and the Zoning Board of Appeals voted 5 to 0 (with two members absent) to RECOMMEND ENACTMENT of this amendment at the February 13, 2014, public hearing.

The amendment recommended by the ZBA is substantially the same as that authorized in November but there were minor changes made and those changes are reviewed below. The actual separations to dwellings under other ownership for existing RLAs were analyzed and the average separation was found to be only 940 feet and not 1,320 feet as was previously estimated. Nonetheless, the ZBA recommended the 1,320 feet separation.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation and then make final recommendation to the County Board at the next regularly scheduled Committee meeting (April 10, 2014, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

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#### **AVERAGE SEPARATION TO DWELLING UNDER OTHER OWNERSHIP**

The 1,320 feet separation to nearest dwelling under other ownership was based on information from Zoning Case 688-S-11 that indicated a group of four RLAs appeared to be ¼ mile on average from the nearest dwelling under other ownership and that was the justification given to ELUC at the November 7, 2013, meeting. However, the average separation to the nearest dwelling under other ownership was checked for a total of six RLAs and found to be only 940 feet. See the table on the next page.

The ZBA recommended the original required separation of 1,320 feet rather than reduce the minimum required separation to a dwelling under other ownership.

**Case 768-AT-13**  
FEBRUARY 24, 2014

RLA Owner's Name (Township Section; Case Number if applicable)	Separation to Nearest Dwelling Under Other Ownership	Separation to Nearest Property Line
McCulley (Hensley 1)	760 feet ±	30 feet ±
Schmidt (Rantoul 29)	590 feet ±	10 feet ±
Busboom (St. Joseph 16)	1,600 feet ±	295 feet ±
Moment (Sidney 7; Case 672-S-88)	825 feet ±	150 feet ±
Schwenk (Pesotum 21; Case 724-S-90)	970 feet ±	270 feet ±
Routh (St. Joseph 36; Case 750-S-91)	900 feet ±	265 feet ±
<b>AVERAGE</b>	<b>940.8 feet</b>	<b>170.0 feet</b>
<b>MINIMUM</b>	<b>590 feet ±</b>	<b>10 feet ±</b>

**CHANGES MADE BY THE Z.B.A.**

The changes made for the ZBA were as follows:

- **Minimum separation to property line reduced from 300 feet to 280 feet.** The ZBA recommended reducing this separation to 280 feet so that a “narrow” 40 acre parcel (typically 660 feet by 2,640) could accommodate the typical RLA with a minimum 100 feet wide landing strip with the required 280 feet separation on either side.
- **Section 4.3.8 amended to correct citations and exempt future uses located in the RLA and H-RLA separations from the need for a Special Use Permit.** Section 4.3.8 was originally numbered Section 4.3.7 and was added to the Ordinance in Case 654-AT-88. At this time the citations in Section 4.3.8 are out of date and need amended to (1) correct Table 6.1 to the current Table 6.1.3 and (2) correct Section 9.1.5D.4. to the current Section 9.1.11. The separations that the Ordinance already contains for RLAs are based on safety considerations that are not applicable in Case 768 and therefore the minimum separations proposed in this amendment should not be subject to the requirement of Section 4.3.8.

**ATTACHMENTS**

- A Summary Finding of Fact
- B Proposed Amendment

## SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **January 16, January 30, and February 13, 2014**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):
  - A. **Regarding Goal 8:**
    - 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 *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 *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)).**
    - 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 8 Natural Resources.**
  - B. 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 4 Agriculture**
    - **Goal 5 Urban Land Use**
    - **Goal 6 Public Health and Safety**
    - **Goal 7 Transportation**
    - **Goal 9 Energy Conservation**
    - **Goal 10 Cultural Amenities**
  - C. Overall, the proposed map amendment will *HELP ACHIEVE* the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment will *HELP ACHIEVE* the purpose of the Zoning Ordinance because:
  - The proposed text amendment *WILL* conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY (Purpose 2.0 (b); see Item 16.B.).
  - The proposed text amendment *WILL* promote the public health, safety, comfort, morals, and general welfare (Purpose 2.0 (e); see Item 16.E.).



## **Attachment A. Summary Finding of Fact**

FEBRUARY 24, 2014

- The proposed text amendment **WILL** regulate and limit the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structures (Purpose 2.0 (h); see Item 16.H.).
- The proposed text amendment **WILL** classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses (Purpose 2.0 (i); see Item 16.I.).
- The proposed text amendment **WILL** 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 as may be deemed best suited to carry out the purpose of the ordinance (Purpose 2.0 (j); see Item 16.J.).
- The proposed text amendment **WILL** fix regulations and standards to which buildings, structures, or uses therein shall conform (Purpose 2.0 (k); see Item 16.K.).
- The proposed text amendment **WILL** prohibit uses, buildings, or structures incompatible with the character of such districts (Purpose 2.0 (l); see Item 16.L.).
- The proposed text amendment **WILL** protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses (Purpose 2.0 (n); see Item 16.N.).
- The proposed text amendment **WILL** protect natural features such as forested areas and watercourses (Purpose 2.0 (o) see Item 16.O.).

**Attachment B. Proposed Amendment**  
FEBRUARY 24, 2014

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**Note: Items added by the ZBA are indicated with double underlining and items deleted by the ZBA are indicated with double strikeout.**

**A. Revise Section 4.3.8 to read as follows:**

No part of a BUILDING or STRUCTURE intended for regular human occupancy in a R or B DISTRICT nor a Public ASSEMBLY or INSTITUTIONAL USE not in existence or for which no Zoning USE Permit was issued on or before December 20, 1988 shall be located within the required separation distance or exclusion area as specified in the Explanatory or Special Provisions of Table 6.1.3, unless a SPECIAL USE Permit is granted per Section ~~9.1.5.D.4~~ 9.1.11, except as specifically exempted in Table 6.1.3. from the requirement for a SPECIAL USE Permit.

**B. In Section 6.1.3 revise the use category “HELIPORTS or HELIPORT/RESTRICTED LANDING AREAS” to “HELIPORT or HELIPORT/RESTRICTED LANDING AREA” and revise the Explanatory or Special Provisions to read as follows:**

- (1) Must meet the requirements for “Approach and Departure Protection Areas” of Paragraph 25 of the Federal Aviation Administration Circular Number 150/5390-2 and requirements of the Illinois Department of Transportation, Division of Aeronautics. HELIPORTS atop BUILDINGS are exempt from the minimum area standard.

The following standard conditions apply only to a heliport-restricted landing area and shall be in effect for a limited time not to exceed 365 days from the date they are adopted:

- (2) The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 800 linear feet measured outward from the end of the Final Approach and Takeoff Area in the approach/takeoff path, and 500 linear feet measured outward from the side edge of the Final Approach and Takeoff Area.
- (3) The requirement of Section 4.3.8 notwithstanding, a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT or any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located in the following required separation distances without being subject to the requirement for a SPECIAL USE Permit:
  - (a) The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 1,500 linear feet measured outward from the end of the runway and 500 linear feet measured outward from the side edge of the runway extended by 1,500 feet.
  - (b) No part of the runway may be closer than 1,320 feet from the nearest DWELLING under different ownership than the RESTRICTED LANDING AREA.
  - (c) No part of the runway may be closer than ~~300~~ 280 feet from the nearest PROPERTY under different ownership than the RESTRICTED LANDING AREA.

## Attachment B. Proposed Amendment

FEBRUARY 24, 2014

**B. In Section 6.1.3 revise the use category “RESTRICTED LANDING AREAS” to “RESTRICTED LANDING AREA” and revise the Explanatory or Special Provisions to read as follows:**

- (1) Must meet the requirements of the Federal Aviation Administration and Illinois Department of Transportation, Division of Aeronautics.
- (2) The RESTRICTED LANDING AREA shall provide for a runway plus a runway safety area both located entirely on the LOT. The runway safety area is an area centered 120 feet wide and extending 240 feet beyond each end of the runway.
- (3) No part of a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT nor any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located: 1) within the Primary Surface, an area 250 feet wide centered on the runway centerline and extending 200 feet beyond each end of the runway; or 2) the Runway Clear Zones, trapezoidal areas centered on the extended runway centerline at each end of the primary surface 250 feet wide at the end of the primary surface and 450 feet wide at a point 1,000 feet from the Primary Surface.
- (4) After a RESTRICTED LANDING AREA is established, the requirements in Section 4.3.7 and Table 5.3 note (12) shall apply.

The following standard conditions shall be in effect for a limited time not to exceed 365 days from the date they are adopted:

- (5) The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 1,500 linear feet measured outward from the end of the runway and 500 linear feet measured outward from the side edge of the runway extended by 1,500 feet.
- (6) The requirement of Section 4.3.8 notwithstanding, a BUILDING or STRUCTURE intended for regular human occupancy located within a R or B DISTRICT or any PUBLIC ASSEMBLY or INSTITUTIONAL USE may be located in the following required separation distances without being subject to the requirement for a SPECIAL USE Permit:
  - (a) The minimum separation to the nearest CR DISTRICT shall be a rectangular area encompassing 1,500 linear feet measured outward from the end of the runway and 500 linear feet measured outward from the side edge of the runway extended by 1,500 feet.
  - (b) No part of the runway may be closer than 1,320 feet from the nearest DWELLING under different ownership than the RESTRICTED LANDING AREA.
  - (c) No part of the runway may be closer than ~~300~~ 280 feet from the nearest PROPERTY under different ownership than the RESTRICTED LANDING AREA.

To: **Environment and Land Use Committee**

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

Date: **February 24, 2014**

RE: **LRMP Priority Item 8.7.4** – Develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County; and  
**LRMP Priority Item 8.7.6** - Develop an information package regarding site-specific natural resource management guidelines that landowners in Champaign County may voluntarily adopt.

Action Requested: **Authorize the Champaign County Department of Planning and Zoning to distribute information sheets about public private partnerships to conserve woodlands and other significant areas of natural environmental quality, and site-specific natural resource management practices that landowners might voluntarily adopt.**

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## INTRODUCTION

The Champaign County Land Resource Management Plan contains the following:

**Goal 8** – Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.

**Objective 8.7** – Champaign County will work to protect existing investments in rural parkland and natural area preserves and will encourage the establishment of new public parks and preserves and protected private lands.

**Policy 8.7.4** – The County will encourage the establishment of public private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.

**Priority Item 8.7.4** - Develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County

**Policy 8.7.6** – The County will support public outreach and education regarding site specific natural resource management guidelines that landowners may voluntarily adopt.

**Priority Item 8.7.6** - Develop an information package regarding site-specific natural resource management guidelines that landowners in Champaign County may voluntarily adopt.

Priority Items 8.7.4 & 8.7.6 were included as a task in the County Planning Contract for FY2013.

## BACKGROUND

The Champaign County Land Resource Management Plan (LRMP) modifies the 1977 Land Use Regulatory Policy (LURP) for Conservation of Natural Resources which states, “The County Board and Environment and Land Use Committee will encourage the preservation of natural areas and cooperate with the County Forest Preserve District and other interested groups in a preservation and restoration program.” Updated policies indicate a different approach in regards to public private partnerships and public outreach

and education. This memorandum and information sheets attached propose a program that provide landscape specific information about stewardship and public private partnerships sponsored by local agencies with the intent of protecting natural resources.

## **INTRODUCTION**

Federal, State and Local governments play a role in conserving and enhancing natural landscapes. Certain areas of Champaign County are protected as parks and other preserves; however, the vast majority of land is under private ownership. Voluntary programs and resources are available to private property owners that provide assistance in identifying stewardship priorities and site specific management programs. These programs can help protect existing investment in rural parklands in Champaign County and encourage the establishment of new protected lands. Champaign County can begin to realize its goal for natural resources by connecting interested land owners to available programs through concise information sheets.

## **SURVEY OF NATURAL RESOURCES PROFESSIONALS**

Four natural landscapes found in Champaign County were identified in order to structure the information that is presented. Resource management concerns for these landscapes were cataloged from a variety of sources including Illinois Department of Natural Resources, United States Natural Resources Conservation Service, and related literature. Local resource management professionals (Soil and Water Conservation District, Champaign County Forest Preserve District, Illinois Department of Natural Resources) were surveyed to prioritize the list of management concerns and ensure that the information provided information packages would support ongoing priorities of other agencies. The results of this survey are presented in Appendix A.

## **PROGRAM IMPLEMENTATION OF STEWARDSHIP INFORMATION SHEETS**

The Champaign County Department of Planning and Zoning is a point of contact for landowners in unincorporated Champaign County and can facilitate the distribution of information sheets to interested residents. The information sheets (Attachment B) will be available for view and download on the Departments web page and print copies available in the office. The information sheets were reviewed by local resource management professionals; however, no formal comments were received from any agency. Staff does not expect other agencies to utilize these sheets, but may coordinate on developing information in the future.

To assist in determining the impact of this program, information sheets distributed in the office will be monitored and the number of sheets distributed will be reported to ELUC. At the present time, there is no method of measuring the number of times information sheets are accessed from the webpage. Information and programs from IDNR and other agencies will be monitored for changes and updates. Information sheets will be reviewed annually.

## **BUDGET IMPACT**

The development of this program was completed with existing funds and program implementation is not expected to require any additional funding.

## **Appendices**

- A. Resource Management Practices Survey Responses
- B. Stewardship Information Sheets
  - Woodlands
  - Prairielands
  - Savanna and Open Woodlands
  - Streams and Wetlands

*Survey Summary*

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The purpose of this survey was to identify important resource management issues for private property owners in Champaign County. The ranking of these issues and important environmental services will be used in prioritizing best management practices by landscape type. The Champaign County Board can then encourage voluntary adoption of these practices through educational materials.

The following table summarizes important management issues and natural systems that can be nurtured by land stewardship and good management practices.

<b>Landscape Type</b>	<b>Management Issues</b>	<b>Supporting Natural Systems</b>
Forest	<ul style="list-style-type: none"> <li>• Habitat Loss</li> <li>• Invasive species</li> <li>• Surface water quality</li> </ul>	<ul style="list-style-type: none"> <li>• Wildlife Habitat</li> <li>• Erosion control</li> <li>• Biofiltration</li> <li>• Rainwater capture</li> </ul>
Wetland	<ul style="list-style-type: none"> <li>• Changes to hydrology</li> <li>• Changes to vegetation</li> <li>• Surface water quality</li> </ul>	<ul style="list-style-type: none"> <li>• Stormwater capture</li> <li>• Biofiltration</li> <li>• Surface water quality</li> </ul>
Prairie	<ul style="list-style-type: none"> <li>• Loss of prairie habitat</li> <li>• Invasive species</li> <li>• Soil erosion</li> <li>• Lack of plant diversity</li> </ul>	<ul style="list-style-type: none"> <li>• Wildlife habitat</li> <li>• Species diversity</li> <li>• Surface water capture</li> </ul>
Stream	<ul style="list-style-type: none"> <li>• Surface water quality</li> <li>• Water pollution</li> <li>• Stream bank erosion</li> <li>• Channelization</li> </ul>	<ul style="list-style-type: none"> <li>• Aquatic habitat</li> <li>• Riparian habitat</li> <li>• Drainage / Flood Control</li> </ul>

19 of 53 individuals responded to this survey with the following characteristics.

<b><u>Housing:</u></b>	<b>Owner-occupied – 94.1%</b> ; renter-occupied – 5.9%
<b><u>Years in Champaign County:</u></b>	0-2 years – 11.8%; 3-5 years – 0.0%; <b>6+ years – 88.2%</b>
<b><u>Acreage of residence:</u></b>	<b>Less than half an acre – 58.8%</b> ; Half an acre to five acres – 5.9%; Five acres or more – 35.3%
<b><u>Age:</u></b>	25 to 34 – 11.8%; 35 to 44 – 29.4%; <b>45 to 64 – 47.1%</b> ; 65+ - 11.8%
<b><u>Gender:</u></b>	Female – 47.1%; <b>Male – 52.9%</b>
<b><u>Location:</u></b>	Urban – 47.1%; <b>Rural – 52.9%</b>

## Survey Results

1. How important is FOREST management on private property with respect to the following regional natural resource issues?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Habitat loss	0.0%	21.1%	26.3%	<b>52.6%</b>	3.32
Surface water quality	0.0%	15.8%	<b>47.4%</b>	36.8%	3.21
Invasive species	0.0%	10.5%	<b>63.2%</b>	26.3%	3.16
Soil Erosion	0.0%	26.3%	<b>42.1%</b>	31.6%	3.05
Forest fragmentation	0.0%	26.3%	<b>42.1%</b>	31.6%	3.05
Tree loss	0.0%	31.6%	<b>42.1%</b>	26.3%	2.95
Tree monocultures	11.1%	<b>38.9%</b>	27.8%	22.2%	2.61

2. How important is WETLAND management on private property with respect to the following regional natural resource issues?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Surface water quality	0.0%	10.5%	42.1%	<b>47.4%</b>	3.37
Changes to hydrology	0.0%	5.3%	<b>73.7%</b>	21.1%	3.16
Ground water quality	5.3%	21.1%	31.6%	<b>42.1%</b>	3.11
Draining wetlands	5.3%	26.3%	21.1%	<b>47.4%</b>	3.11
Surface water quantity	10.5%	5.3%	<b>47.4%</b>	36.8%	3.11
Filling wetlands	5.3%	26.3%	26.3%	<b>42.1%</b>	3.05
Changes to vegetation	5.3%	21.1%	<b>52.6%</b>	21.1%	2.89

3. How important is PRAIRIE management on private property with respect to the following regional natural resource issues?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Loss of prairie habitat	0.0%	21.1%	26.3%	<b>52.6%</b>	3.32
Invasive species	0.0%	0.0%	<b>68.4%</b>	31.6%	3.32
Lack of plant diversity	0.0%	10.5%	<b>57.9%</b>	31.6%	3.21
Prairie fragmentation	0.0%	15.8%	<b>47.4%</b>	36.8%	3.21
Soil erosion	0.0%	10.5%	<b>57.9%</b>	31.6%	3.21
Surface water quality	0.0%	26.3%	<b>52.6%</b>	21.1%	2.95
Ground water quality	15.8%	<b>31.6%</b>	26.3%	26.3%	2.63

4. How important is STREAM management on private property with respect to the following regional natural resource issues?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Surface water quality	0.0%	0.0%	36.8%	<b>63.2%</b>	3.63
Water pollution	0.0%	5.3%	31.6%	<b>63.2%</b>	3.58
Stream bank erosion	0.0%	0.0%	47.4%	<b>52.6%</b>	3.53
Sedimentation	0.0%	5.3%	<b>47.4%</b>	<b>47.4%</b>	3.42
Surface water quantity	5.3%	0.0%	<b>47.4%</b>	<b>47.4%</b>	3.37
Changes to hydrology	5.3%	0.0%	<b>57.9%</b>	36.8%	3.26
Channelization	5.3%	10.5%	<b>63.2%</b>	21.1%	3.00
Ground water quantity	10.5%	26.3%	<b>31.6%</b>	<b>31.6%</b>	2.84
Ground water quality	15.8%	26.3%	21.1%	<b>36.8%</b>	2.79
Changes in flow level	5.3%	31.6%	<b>36.8%</b>	26.3%	2.84



5. How important is FOREST resource management in providing each environmental service identified below?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Wildlife habitat	0.0%	5.9%	41.2%	<b>52.9%</b>	3.47
Erosion control / Soil Stabilization	0.0%	17.6%	35.3%	<b>47.1%</b>	3.29
Rain water flow control	0.0%	29.4%	<b>41.2%</b>	29.4%	3.00
Species diversity	0.0%	29.4%	<b>41.2%</b>	29.4%	3.00
Carbon storage	0.0%	29.4%	<b>41.2%</b>	29.4%	3.00
Micro-climates	0.0%	<b>41.2%</b>	29.4%	29.4%	2.88
Biofiltration	0.0%	37.5%	<b>50.0%</b>	12.5%	2.75
Soil moisture	5.9%	35.3%	<b>41.2%</b>	17.6%	2.71
Rain water capture	0.0%	41.2%	<b>47.1%</b>	11.8%	2.71
Buffer against spread of pests and disease	11.8%	<b>58.8%</b>	23.5%	5.9%	2.24

6. How important is WETLAND resource management in providing each environmental service identified below?

	Not Important	Somewhat Important	Very Important	Extremely Important	Rating Average
Stormwater capture	5.9%	5.9%	35.3%	<b>52.9%</b>	3.35
Biofiltration	0.0%	17.6%	35.3%	<b>47.1%</b>	3.29
Surface water quality	0.0%	5.9%	<b>58.8%</b>	35.3%	3.29
Wildlife support	0.0%	11.8%	<b>47.1%</b>	41.2%	3.29
Species diversity	0.0%	23.5%	<b>41.2%</b>	35.3%	3.12
Ground water recharge	0.0%	23.5%	<b>47.1%</b>	29.4%	3.06
Changes in vegetation	5.9%	<b>35.3%</b>	<b>35.3%</b>	23.5%	2.76
Carbon storage	5.9%	29.4%	<b>52.9%</b>	11.8%	2.71

7. How important is PRAIRIE resource management in providing each environmental service identified below?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>	<b>Extremely Important</b>	<b>Rating Average</b>
<b>Wildlife habitat</b>	0.0%	11.8%	23.5%	<b>64.7%</b>	3.53
<b>Species diversity</b>	0.0%	11.8%	35.3%	<b>52.9%</b>	3.41
<b>Surface water capture</b>	0.0%	23.5%	<b>47.1%</b>	29.4%	3.06
<b>Carbon storage</b>	0.0%	<b>35.3%</b>	<b>35.3%</b>	29.4%	2.94
<b>Bank stabilization</b>	0.0%	<b>47.1%</b>	17.6%	35.3%	2.88
<b>Nutrient cycles</b>	0.0%	<b>41.2%</b>	29.4%	29.4%	2.88
<b>Micro-climates</b>	0.0%	<b>50.0%</b>	25.0%	25.0%	2.75
<b>Groundwater recharge</b>	0.0%	<b>47.1%</b>	35.3%	17.6%	2.71

8. How important is STREAM resource management in providing each environmental service identified below?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>	<b>Extremely Important</b>	<b>Rating Average</b>
<b>Aquatic habitat</b>	0.0%	5.9%	23.5%	<b>70.6%</b>	3.65
<b>Riparian habitat</b>	0.0%	5.9%	35.3%	<b>58.8%</b>	3.53
<b>Drainage / Flood Control</b>	0.0%	0.0%	<b>52.9%</b>	47.1%	3.47
<b>Recreation</b>	5.9%	29.4%	29.4%	<b>35.3%</b>	2.94
<b>Drinking water</b>	11.8%	23.5%	29.4%	<b>35.3%</b>	2.88
<b>Industrial uses</b>	11.8%	<b>47.1%</b>	17.6%	23.5%	2.53
<b>Irrigation</b>	6.3%	<b>68.8%</b>	6.3%	18.8%	2.38

# Stewardship of Champaign County Woodlands

## Champaign County Land Resource Management Plan

Champaign County encourages sound environmental stewardship of natural resources, especially the woodland resources of Champaign County.

Stewardship of woodlands may include protecting woodlands from livestock grazing; selective thinning to encourage more desirable species; carefully managed timber harvesting; and creating new woodland habitat.

Understanding landscapes and resources is an important first step towards stewardship. Before priorities are established, general information will help pinpoint the type of environment warranted or desired.<sup>i</sup>

The forests of East Central Illinois are categorized as Oak-Hickory Forest with upland and bottom land forest subclasses. The mesic upland forest class is prevalent in

the region with moist and high nutrient content soils. However, floodplain forests are likely the most prevalent type of forest remaining in Champaign County.

There is considerable regional variety in landscape transitions, species diversity and dominant species type. This variety of landscapes in presettlement times was largely determined by fire frequency, topographic relief, and drainage.<sup>ii</sup>

At present, forest landscapes see less or no fire disturbance resulting in less developed understories with few species occurring. Common problems associated with woodlands include habitat degradation, fragmentation, exotic species introduction, and fire absence in upland forests.

### Priority Woodland Management Concerns

Land owners interested in stewardship of their woodland resource have many practices from which to choose. Protecting the resource from damage is of highest priority. Some protection is afforded by avoiding the use of heavy equipment in areas with mature trees, using narrow trails and lanes (no more than 20 feet wide), minimizing erosion by building trails across slopes, avoiding tree cutting from April through July (primary nesting season) and removing invasive species.<sup>iii</sup>

Effective woodland management is challenging; in great part due to the lack of natural disturbance processes including natural flooding regimes and fire. Woodlands provide numerous benefits including natural habitat, biofiltration, rainwater capture, and preventing soil erosion. These and other elements are important to consider when establishing a management plan for your woodland resource.



Local experts are available to assist in creating and pursuing effective management of your woodland resource:

- East Central Illinois Natural Areas Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>
- University of Illinois Extension - <http://web.extension.illinois.edu/forestry/home.html>
- Champaign County Soil and Water Conservation District Tree Sale - <http://www.ccsxcd.com/ForSale/trees/>
- Champaign County Forest Preserve District Native Plants List - <http://ccfpd.org/NaturalResources/NativePlants.html>
- IDNR Office of Resource Conservation Creating Habitats and Homes for Illinois Wildlife - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>

## Stewardship of Champaign County Woodlands

### **Select Management Practices** (from the NRCS Field Office Technical Guide)<sup>iv</sup>

*The Champaign County Soil and Water Conservation District is an excellent resource for locating technical assistance.*

#### **Tree/Shrub Establishment (612)**

Establish woody plants by planting seedlings or cuttings, direct seeding, or natural regeneration for the benefit of forest productions, wildlife habitat improvement, erosion control, treating waste, or enhancing aesthetics, among many other purposes.

#### **Forest Stand Improvement (666)**

Manipulates the species composition on forestland where competing vegetation hinders the development and stocking of preferred tree and/or understory species.

#### **Prescribed Burning (338)**

Apply a controlled fire to a predetermined area with purposes such as controlling undesirable vegetation, restoring or maintain ecological sites, enhancing seed and seedling production, reducing wildfire hazards, and improving plant production quantity and/or quality.

### **State of Illinois Programs and Incentives<sup>v</sup>**

*Contact the IDNR Regional Forester*

**Forest Management Assistance Program** - Manage, protect, develop and enhance the private and public rural and urban forest resources in Illinois. Professional and technical forest management assistance available to landowners, communities and the forest product industry.

**Trees, Shrubs, and Seedlings at No Cost** - Encourages reforestation, wildlife habitats, and erosion control. Must have an IDNR approved management plan.

**Illinois Forestry Development Act Program** - Manages forests for environmental, social, and economic benefits through a lower assessment of 1/6 the agricultural assessment. 75% cost-share is available. Landowners must operate at least five contiguous acres of land in the state with no buildings. Must have an approved forest management plan.

**Forest Stewardship** - Enhances Illinois' forests within the landowners' reforestation goals with a 5 acre minimum.



<sup>i</sup> East Central Illinois Natural Areas Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>

<sup>ii</sup> Schwartz, Mark W. (Ed.). (1997). *Conservation in Highly Fragmented Landscapes*. New York NY: Chapman & Hall

<sup>iii</sup> IDNR Office of Resource Conservation - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>

<sup>iv</sup> NRCS Field Office Technical Guide - <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>

<sup>v</sup> Natural Resource Management Incentives - <http://www.dnr.state.il.us/orep/pfc/incentives.htm>

# Stewardship of Champaign County Prairielands

## Champaign County Land Resource Management Plan

The Grand Prairie of Illinois covered much of Champaign County and stretched as far as western Iowa and central Indiana. A wide variety of plant and animal species could be found in landscapes that transition from prairies, to savannas and forests. Most of the tall grass prairies of Illinois have been plowed under and the landscape modified resulting in the loss of habitat for plants and animals alike<sup>i</sup>.

Champaign County encourages sound environmental stewardship of natural resources, especially the remaining grasslands, prairie remnants, and old fields of Champaign County. Stewardship of these prairielands may include delayed mowing during the growing season; careful prescribed burning at the proper time of year; light tillage or grazing; and interplanting or seeding to improve the variety of grassland species.

Prairies provide numerous benefits to humans through reducing flood risk, preventing soil erosion, and storing carbon (more per acre than most other landscapes)<sup>ii</sup>.

Effective resource management often includes manipulation of components of the prairie ecosystem. This may include planting diverse flora, constructing habitat, and mimicking events which are important components of the prairie ecosystem, such as fire.

Stewardship of a prairie ecosystem will include identifying existing plant community types, invasive species types and locations, rare plant or animals types, presettlement vegetation, soil types, and hydrology (current and historic)<sup>iii</sup>.

Planning and maintaining annual records of activities can help identify priorities and ensure that proper prairie management is applied<sup>iv</sup>.

### Priority Prairieland Management Concerns

While resource rich lands are often protected by government and nonprofit groups, private landowners can also protect natural resources if they desire to do so. Prairie habitats serve as breeding grounds, migration corridors, seasonal territories and refueling areas for migratory birds and other species. Prairie plants provide services including soil stability (preventing erosion) and capturing stormwater (preventing stormwater runoff) through their deep root structures.

Effective management will consider the size and shape of the habitat area and its surroundings. Connections with other landscapes and edge properties have a distinct implication on the type of habitat that will be formed. Once large scale considerations are taken, smaller scale decisions like plant species and disturbance activities are needed.



Local experts are available to assist with creating and pursuing effective management of your Prairielands:

- East Central Illinois Natural Areas Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>
- Champaign County Forest Preserve District Native Plants List - <http://ccfpd.org/NaturalResources/NativePlants.html>
- IDNR Office of Resource Conservation Creating Habitats and Homes for Illinois Wildlife - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>
- Barnhart Prairie - <http://barnhart.naturepreserves.org/prairie/>

## Stewardship of Champaign County Prairielands

### **Selected Management Practices** (from the NRCS Field Office Technical Guide)<sup>v</sup>

*The Champaign County Soil and Water Conservation District is an excellent resource for locating technical assistance.*

#### **Restoration and Management of Declining Habitats (643)**

Address and restore habitats for rare and/or declining species that are associated with threatened and endangered ecosystems from prairies, oak savannas, and wetlands.

#### **Brush Management (314)**

Remove, reduce, or otherwise manipulate non-herbaceous plants on rangeland, native or naturalized pasture, pasture, hayland, and forest lands where the removal or reduction of excessive woody (non-herbaceous) plants is desired. This includes invasive species.

#### **Prescribed Burning (338)**

Apply a controlled fire to a predetermined area with purposes such as controlling undesirable vegetation, restoring or maintain ecological sites, enhancing seed and seedling production, reducing wildfire hazards, and improving plant production quantity and/or quality.

#### **Integrated Pest Management (595)**

Utilize environmentally sensitive approaches to managing weeds, insects, diseases, and other pests that cause damage or annoyance. Potential strategies include biological controls, cultural controls, and judicious application of chemical controls.

### **State of Illinois Programs and Incentives**<sup>vi</sup>

*Contact the IDNR Regional Forester*

**Ecosystems Program** - Local partnerships developed to monitor, maintain, enhance and restore the biodiversity and ecology of Illinois landscapes. Once a partner, individuals and organizations are eligible to apply for financial assistance through grants.

**Soil and Water Conservation** - Technical assistance is available on conserving soil and water resources and preventing soil erosion and sediment damages. Service is available to all Illinois citizens.

**Private Land Wildlife Habitat Program** - Develops and enhances wildlife habitat on private land. Land must be in private ownership and a minimum of one acre in rural areas and one-quarter acre in urban areas.

**Trees, Shrubs, and Seedlings at No Cost** - Encourages reforestation, wildlife habitats, and erosion control. Landowner must have an IDNR approved management plan.



<sup>i</sup> MuseumLink Illinois - <http://www.museum.state.il.us/muslink/prairie/>

<sup>ii</sup> Chicago Wilderness - <http://www.chicagowilderness.org/go-outside/prairies/>

<sup>iii</sup> East Central Illinois Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>

<sup>iv</sup> East Central Illinois Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>

<sup>v</sup> NRCS Field Office Technical Guide - <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>

<sup>vi</sup> Natural Resource Management Incentives - <http://www.dnr.state.il.us/orep/pfc/incentives.htm>

## Appendix B

# Stewardship of Champaign County Savanna and Open Woodlands

## Champaign County Land Resource Management Plan

The Grand Prairie of Illinois covered much of Champaign County and stretched as far as western Iowa and central Indiana. A wide variety of plant and animal species could be found in landscapes that transition from prairies, to savannas and forests. Savanna and open woodland habitats are characterized by an open canopy structure and a continuous herbaceous ground cover (with or without shrubs). This was a dominant landscape prior to inhabitation and settlement of the area.

Champaign County encourages sound environmental stewardship of natural resources, especially the remaining savanna and open woodlands of Champaign County. Stewardship of open woodlands may include careful prescribed burning at the proper time of year; selective thinning to eliminate invasive species; and interplanting or seeding to improve the variety of open woodland species.

Due to the transitional nature, diversity and current fragmentation of this environment, it is difficult to reach consensus on how savanna and open woodlands should be defined. Despite challenges, conservation and restoration of these areas may approach the type of landscape and ecological functioning that was present prior to increase that occurred in the 19<sup>th</sup> and 20<sup>th</sup> centuries<sup>i</sup>.

Landowners can engage in several activities to manage and restore these environments if they choose. Additional expertise for these environments may be required to achieve specific results, but the following list of practices provide options that are generally beneficial to savanna and open woodland landscapes.

### Priority Savanna Management Concerns

Effective savanna and open woodland management is challenging in great part due to the removal of natural disturbance processes and fragmented nature of woodland environments. These landscapes provide numerous benefits including natural habitat, biofiltration and rainwater capture, as well as prevent soil erosion.

Species have been found to reach their peak frequencies in this type of landscape which seems to signify the importance of this type of environment<sup>ii</sup>. Careful consideration of the landscape and surrounding environments can help determine appropriate management practices and restoration goals.



Local experts are available to assist in creating and pursuing effective management of your open woodlands:

- East Central Illinois Natural Areas Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>
- Champaign County Forest Preserve District Native Plants List - <http://ccfpd.org/NaturalResources/NativePlants.html>
- IDNR Office of Resource Conservation Creating Habitats and Homes for Illinois Wildlife - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>
- Illinois Wildlife Action Plan - <http://www.dnr.illinois.gov/conservation/IWAP/Documents/NaturalDivisions/GrandPrairie.pdf>

## Stewardship of Champaign County Savanna and Open Woodlands

### **Selected Management Practices** (from the NRCS Field Office Technical Guide)<sup>iii</sup>

*The Champaign County Soil and Water Conservation District is an excellent resource for locating technical assistance.*

#### **Prescribed Burning (338)**

Apply a controlled fire to a predetermined area with purposes such as controlling undesirable vegetation, restoring or maintain ecological sites, enhancing seed and seedling production, reducing wildfire hazards, and improving plant production quantity and/or quality.

#### **Integrated Pest Management (595)**

Utilize environmentally sensitive approaches to managing weeds, insects, diseases, and other pests that cause damage or annoyance. Potential strategies include biological controls, cultural controls, and judicious application of chemical controls.

#### **Forest Stand Improvement (666)**

Manipulate species composition and stand structure, and stocking by cutting or killing selected trees and understory vegetation. This could be implemented in coordination with restoration efforts.

#### **Restoration and Management of Declining Habitats (643)**

Restore and manage rare and declining habitats and their associated wildlife species. Oak Savanna is one of three recognized types of ecosystems in decline in Illinois.

### **State of Illinois Programs and Incentives<sup>iv</sup>**

*Contact the IDNR Regional Forester*

**Forest Management Assistance Program** - Manage, protect, develop and enhance the private and public rural and urban forest resources in Illinois. Professional and technical forest management assistance available to landowners, communities and the forest product industry.

**Trees, Shrubs, and Seedlings at No Cost** - Encourages reforestation, wildlife habitats, and erosion control. Must have an IDNR approved management plan.

**Illinois Forestry Development Act Program** - Manages forests for environmental, social, and economic benefits through a lower assessment of 1/6 the agricultural assessment. 75% cost-share is available. Landowners must operate at least five contiguous acres of land in the state with no buildings. Must have an approved forest management plan.



<sup>i</sup> Schwartz, Mark W. (Ed.). (1997) *Conservation in Highly Fragmented Landscapes*. New York NY: Chapman & Hall

<sup>ii</sup> Schwartz, Mark W. (Ed.). (1997) *Conservation in Highly Fragmented Landscapes*. New York NY: Chapman & Hall

<sup>iii</sup> NRCS Field Office Technical Guide - <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>

<sup>iv</sup> Natural Resource Management Incentives - <http://www.dnr.state.il.us/orep/pfc/incentives.htm>



## Stewardship of Champaign County Streams & Wetlands

### Champaign County Land Resource Management Plan

Early descriptions of Champaign County indicate swampy conditions with vast areas of grassland and no drainage channels for water courses. The flat terrain, numerous small depressions which retain water, dense prairies holding water, and soils with slow permeability combine to produce these poor drainage conditions<sup>i</sup>.

A network of drainage ditches and channelized streams were constructed to drain these swampy areas to increase agricultural productivity and allow for development. This activity transformed the hydrology and habitat conditions of the area.

The establishment of drainage serves agriculture and urban uses alike by draining stormwater; however it has led to concentrated levels of pollutants and increased susceptibility to erosion.

Understanding the impacts caused by constructed channelization has led to attempts at preserving remaining functions and replicating natural processes. Wetlands and swamps provide retention, slower discharges, and improved water quality for watersheds even though the configurations have changed over the years. Wetlands connected to stream channels manage stream flows and water quality.

Champaign County encourages sound environmental stewardship of natural resources, especially of streams and wetlands. Stewardship of streams and wetlands may include habitat improvement and management for both aquatic and terrestrial life and the restoration of wetland conditions where practical.

### Priority Stream Management Concerns

At the dawn of the 20th century, most stream banks were lined with protective vegetation that reduced the likelihood of bank failures and heavy erosion. Since then, development has drastically reduced the health of our streams.

Wetlands were once a dominant feature of the Illinois landscape and played a significant role in reducing flooding, recharging groundwater supplies, and filtering pollutants and nutrients.

Natural wetlands are highly productive environments for plants and animals, but many of those remaining in Illinois have been highly degraded<sup>ii</sup>. Maintaining these resources provides stormwater management, biofiltration, and habitat and enhances surface water quality.



Local resources are available to assist in creating and pursuing effective management.

- East Central Illinois Natural Areas Stewardship Manual - <http://grandprairiefriends.org/document/StewardshipManual.pdf>
- IDNR Office of Resource Conservation Creating Habitats and Homes for Illinois Wildlife - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>
- IDNR Office of Resource Conservation Creating Habitats and Homes for Illinois Wildlife - <http://dnr.state.il.us/orep/pfc/guide/introduction/intro.htm>

## Stewardship of Champaign County Streams & Wetlands

### **Selected Management Practices** (from the NRCS Field Office Technical Guide)<sup>iii</sup>

*The Champaign County Soil and Water Conservation District is an excellent resource for locating technical assistance.*

#### **Stream Habitat Improvement and Management (395)**

Create, restore, maintain, or enhance physical, chemical, and biological functions of a stream system to provide desired quality and quantity of water, fish, and wildlife habitat, channel morphology and stability, and aesthetics and recreation opportunities.

#### **Riparian Herbaceous Cover (390)**

Provide habitat for aquatic and terrestrial organisms. Improve and protect water quality, stabilize the channel bed and stream banks, establish corridors to provide landscape linkages among existing habitats, and foster management of existing riparian herbaceous habitat to improve or maintain desired plant communities.

#### **Wetland Wildlife Habitat Management (644)**

Retain, develop, or manage habitat for wetland wildlife such as waterfowl, furbearers, or other wetland-associated wildlife.

#### **Wetland Restoration (657)**

Rehabilitate degraded wetlands where soils, hydrology, vegetative community, and biological habitat are returned to the original condition to the extent practicable. Restores wetland conditions and functions that occurred on the disturbed wetland site prior to modification to the extent practicable.

#### **Wetland Enhancement (659)**

Modify or rehabilitate existing or degraded wetlands where specific function and/or values are improved for the purpose of meeting specific project objectives. For example, managing site hydrology for waterfowl or amphibian use, or managing plant community composition for native wetland hay production.

### **Programs and Incentives<sup>iv</sup>**

#### ***Streambank Stabilization and Restoration Program*** -

Encourages low-cost streambank stabilization practices  
75% cost-share on installation of approved practices.

***Wetland Reserve Program (WRP)*** - Multiple option incentives to restore and protect wetlands. Cost-shares w/ easements and restoration plans.

***Emergency Watershed protection Program (EWP)*** - Assists in relieving imminent hazards caused by a natural disaster. Up to 75% construction costs to restore watershed.



<sup>i</sup> Headwaters Assessment - <http://www.dnr.state.il.us/orep/pfc/assessments/hdp/pagei.htm>

<sup>ii</sup> Illinois Wildlife Action Plan - <http://www.dnr.illinois.gov/conservation/IWAP/Pages/Streams.aspx>

<sup>iii</sup> NRCS Field Office Technical Guide - <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>

<sup>iv</sup> Natural Resources Management Incentives - <http://www.dnr.state.il.us/orep/pfc/incentives.htm>

DATE: March 6, 2014  
TO: Environment and Land Use Committee  
FROM: Susan Chavarria  
RE: Wilber Heights Preliminary Engineering Report (PER) Contract for Engineering Services  
ACTION: Approval to contract with Berns Clancy and Associates to complete a PER for  
REQUEST: Wilber Heights drainage issues

### **Background**

In January, CCRPC invited proposals from four engineering firms to complete a Preliminary Engineering Report for Wilber Heights drainage issues. Of the three firms which submitted proposals, Berns Clancy and Associates had the strongest experience and team approach.

Berns Clancy has provided a Contract for Services not to exceed \$20,600 to complete the Preliminary Engineering Report, enclosed.

### **Request**

CCRPC recommends that the Environment and Land Use Committee approve the contract with Berns Clancy and forward a recommendation to the Finance Committee to approve a budget amendment to pay for the services proposed in the contract.

### **Other Considerations**

- CCRPC has secured sponsorships to help pay for this work from Clifford Jacobs Forging Company, Sport RediMix, and Somer Township. Their contributions total \$3,000.
- CCRPC has helped secure funding from IDOT, pending approval by Somer Township, to improve Wilber Avenue, which is the southernmost road in the subdivision. It would be logical to make roadside drainage improvements in conjunction with this construction project, which could occur as early as 2015. At this time, no drainage improvements are included in the project scope. Funding the PER now would provide necessary information in time to possibly integrate drainage improvements into design/construction engineering for the road project.



## **BERNS, CLANCY AND ASSOCIATES**

PROFESSIONAL CORPORATION

**ENGINEERS • SURVEYORS • PLANNERS**

January 27, 2014

THOMAS BERNS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER  
GREGORY GUSTAFSON

ROGER MEYER  
DAN ROTHERMEL  
ZACHARY SCHMIDT

MICHAEL BERNS  
OF COUNSEL

**Ms. Susan Chavarria**  
**CCRPC Regional Planning Manager**  
1776 East Washington Street  
Urbana, Illinois 61802

**RE: PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES  
FOR PRELIMINARY ENGINEERING REPORT  
FOR STORM WATER MANAGEMENT IN THE  
WILBUR HEIGHTS SUBDIVISION  
IN UNINCORPORATED CHAMPAIGN COUNTY, ILLINOIS**

Dear **Ms. Chavarria**:

Berns, Clancy and Associates (BCA) is pleased to submit this proposal for professional services for a storm water drainage study for the **Wilbur Heights Subdivision** in accordance with your RFP received on January 10, 2014. We are excited by the opportunity to work with the Regional Plan Commission (RPC) on this long-time nuisance drainage and flood mitigation project. We are pleased to discuss modification of this proposal with you at any time so that we can precisely accomplish your goals for the Preliminary Engineering Report for this project.

### **PROJECT CONTACTS**

Chris Billing, P.E., Vice President will be designated the senior contact person for this project. You may contact him regarding this proposal. As principals, Thomas Berns, P.E., L.S., President and Edward Clancy, P.E., L.S. Vice President will be responsible for contract decisions, staff allocation, quality assurance reviews and survey aspects of the services.

All work will be performed by staff at our main Urbana office.

### **STATEMENT OF QUALIFICATIONS AND EXPERIENCE**

Berns, Clancy and Associates is a local broad-based, Civil Engineering / Surveying / Planning Firm with specific experience related to the unique requirements of this drainage project. Our staff to be assigned to this effort has the relevant experience and necessary expertise for this project ranging from the analysis, to surveying; to preliminary drainage system planning; to preliminary hydraulic design; to document preparation; and construction cost estimating services. We are available to provide any continuing project services that might follow - - through to eventual construction.

6919

## **PROBLEM NARRATIVE**

We understand this densely developed residential area was initially constructed 50 to 60 years ago with limited drainage infrastructure primarily comprised of surface drainage and shallow roadside ditches. Over time, adjacent areas developed changing the conditions at the boundaries of **Wilbur Heights**. Also, little maintenance was performed which allowed the minimal drainage system to deteriorate. The drainage outlets that serve this subdivision appear to have deteriorated as well. Given the constraints of limited downstream drainage facilities, the reluctance to implement anything that would require annexation of this unincorporated subdivision area, and likely limited funds to devote to a sophisticated drainage solution, the likely direction a solution may take is an enhancement of the internal drainage system in some fashion back to its maximum functioning abilities.

The description and materials you provided are quite informative and do provide guidance toward reasonable options. We attach your RFP to this proposal as a further description of the project and a requirement outline for your desired scope of work. Efforts to study the situation, analyze options, and prepare a Preliminary Engineering Report will be quite direct. We have several options worthy of consideration already that must first run the test of analysis.

One key consideration to viable solutions will be to re-establish some semblance of the original drainage outlets that serve this subdivision. Downstream lands that accept runoff from the **Wilbur Heights Subdivision** appear to include the Canadian National Railroad. We understand your initial inclination to find a solution that would avoid coordination with the railroad, but the analysis must be performed first to identify outlet alternatives. Discussions of reasonable alternatives will follow.

## **PROPOSED SCOPE OF WORK AND DELIVERABLES**

We provide the following outline of services and deliverables and commensurate fee and expense summary as a detailed scope of work for your consideration:

### **Phase 1 – Investigations**

- a. Assemble existing subdivision and drainage data from RPC.
- b. Assemble existing infrastructure data from our files.
- c. Request informative supplemental information from other sources such as Beaver Lake Drainage District, Somer Township, Urbana Township, City of Champaign, and the Canadian National Railroad.
- d. Prepare working exhibits for the study area.
- e. Perform a field reconnaissance to catalog existing drainage conditions and infrastructure. A trip during significant rainfall events may be very informative to the analysis. This task is weather and snow dependent.
- f. Supplement field reconnaissance with a limited field survey if warranted to supplement the understanding of the existing conditions. This task is weather and snow dependent.

- g. Public liaison / meetings with stake holders may be performed by RPC with reports to BCA. BCA is available to participate in this liaison effort during this phase as requested as an additional service on an hourly basis.

Principal of the Firm .....	1 hour at \$140 per hour.....	\$ 140
Project Manager .....	8 hours at \$110 per hour.....	\$ 880
Design Engineer .....	12 hours at \$ 56 per hour.....	\$ 672
2 Person Survey Crew .....	8 hours at \$126 per hour.....	\$ 1,088
Surveyor .....	2 hours at \$ 70 per hour.....	\$ 140
Drafter.....	8 hours at \$ 70 per hour.....	\$ 560
Technician .....	4 hours at \$ 60 per hour.....	\$ 240
.....		\$ 3,640
Miscellaneous Expenses .....		\$ 360
<b>Total Fees and Expenses for</b>		
<b>Phase 1 – Investigations .....</b>		<b>\$ 4,000</b>

**Phase 2 – Drainage Analysis**

- a. Perform limited hydrologic / hydraulic analysis of subdivision drainage as needed.
- b. Develop a variety of potential solution options for consideration.
- c. Review initial options with RPC staff to reduce the candidate solutions to the most reasonable / viable for continued development.
- d. Refine most viable options and prepare an initial draft of exhibits and summaries for review.
- e. Meet with RPC staff to review a semi-final draft of solution options and summaries.
- f. We anticipate RPC may review this preliminary information with area residents and stakeholders that may be involved in the solution. BCA is available to participate in this communication effort if requested as an additional service on an hourly basis.

Principal of the Firm .....	2 hours at \$140 per hour.....	\$ 280
Project Manager .....	18 hours at \$110 per hour.....	\$ 1,980
Design Engineer .....	50 hours at \$ 56 per hour.....	\$ 2,800
Hydrologist.....	6 hours at \$ 92 per hour.....	\$ 552
Drafter.....	20 hours at \$ 70 per hour.....	\$ 1,400
Technician .....	16 hours at \$ 60 per hour.....	\$ 960
.....		\$ 7,972
Miscellaneous Expenses .....		\$ 728
<b>Total Fees and Expenses for</b>		
<b>Phase 2 – Drainage Analysis .....</b>		<b>\$ 8,700</b>



**Phase 3 – Preliminary Engineering Report**

- a. Prepare a draft of the Preliminary Engineering Report summarizing the investigations, analysis and proposed solutions.
- b. Submit the preliminary draft for review by RPC, then meet to discuss comments, questions, initial findings and refinement of solutions with RPC staff.
- c. Complete the study efforts and formalize documentation.
- d. Prepare preliminary opinions of construction and project costs for the two (2) (minimum) recommended options.
- e. Prepare an outline of drainage improvements to be undertaken in conjunction with Wilbur Avenue pavement improvements (to be undertaken by others).
- f. Prepare a list of minimal improvements the township can perform on an interim basis.
- g. Prepare a Preliminary Engineering Report in a final form to be used for neighborhood acceptance and funding applications (originals suitable for copying and PDF files).
- h. Public liaison / meetings with stake holders may be performed by RPC with reports to BCA. BCA is available to participate in this liaison effort during this phase as requested as an additional service on an hourly basis.

Principal of the Firm .....	2 hours at \$140 per hour.....	\$ 280
Project Manager .....	20 hours at \$110 per hour.....	\$ 2,200
Design Engineer .....	35 hours at \$ 56 per hour.....	\$ 1,960
Hydrologist.....	4 hours at \$ 92 per hour.....	\$ 368
Drafter.....	16 hours at \$ 70 per hour.....	\$ 1,120
Technician .....	20 hours at \$ 60 per hour.....	\$ 1,200
.....		\$ 7,128
Miscellaneous Expenses .....		\$ 772
<b>Total Fees and Expenses for</b>		
<b>Phase 3 – Preliminary Engineering Report.....</b>		<b>\$ 7,900</b>

**SUMMARY**

Based on the scope of work outlined above, we propose a “Not-to-Exceed” fee as follows:

<b>Phase 1 – Investigations .....</b>	<b>\$ 4,000</b>
<b>Phase 2 – Drainage Analysis .....</b>	<b>\$ 8,700</b>
<b>Phase 3 – Preliminary Engineering Report.....</b>	<b>\$ 7,900</b>
<b>Total “Not-to-Exceed” Fee .....</b>	<b>\$ 20,600</b>



## **PROPOSED STAFF**

Chris Billing is assigned as project manager and will lead and oversee all work performed. He has a master's degree in hydrology and leads many of our drainage and storm water management project. Most noteworthy was the \$7.7 million dollar Boneyard Creek Flood Control Project on the University of Illinois campus. He routinely performs studies and prepares storm water management plans for new development and improvement projects of a wide variety.

Assisting as design engineer and hydrologist will be Zach Schmidt with a bachelor's degree in storm water management. He will be responsible for details of the analysis, carry out the investigations, and develop details as may be required.

Don Wauthier, with advanced training in hydrology and hydraulics and vast experience with agricultural, rural and urban drainage improvements will augment the option evaluation efforts and review recommendations from a practicality and buildability standpoint. This project calls for a straight-forward practical approach to render a measurable improvement given the limitations and constraints imposed on the project.

Support staff will augment the efforts of this proposed team.

## **PROPOSED PROJECT SCHEDULE**

We will formalize a project schedule in consultation with you. However, we offer this initial plan as a starting point for consideration:

### **Phase 1 – Investigations**

2 – 3 weeks from authorization to proceed, however subject to weather for the field work and to replies from others for additional data investigation. Tasks in this phase of services are weather dependent and may impact the start of services.

### **Phase 2 – Drainage Analysis**

4 – 5 weeks, subject to timely reviews by RPC and exclusive of public review / liaison efforts that may be desired.

### **Phase 3 – Preliminary Engineering Report**

4 – 5 weeks, though dependent on review schedules by RPC staff.



**SUMMARY**

We appreciate this opportunity to submit this proposal to you, and we look forward to hearing from you in the near future. This proposal is valid for thirty (30) days from this date. After that period it is subject to review and renegotiation. **We are prepared to expand or contract the scope of services and the resultant fees and expenses outlined above to suit your requirements.**

If you find the above proposal acceptable, please sign in the space provided below and return a complete copy of this proposal to us as our formal authorization to proceed. If you have any questions or comments, please contact us at any time. **Thank you.**

Sincerely,

**APPROVED:**

**BERNS, CLANCY AND ASSOCIATES, P.C.**

\_\_\_\_\_  
Signature

*Thomas Berns*  
Thomas B. Berns, P.E., L.S., President

\_\_\_\_\_  
Date



BERNS, CLANCY AND ASSOCIATES  
PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

May 1, 2013

THOMAS BERNS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER  
GREGORY GUSTAFSON

DAN ROTHERMEL  
ROGER MEYER  
ZACHARY SCHMIDT

MICHAEL BERNS  
OF COUNSEL

**STANDARD FEE SCHEDULE FOR PROFESSIONAL  
ENGINEERING, SURVEYING, AND PLANNING SERVICES**

**HOURLY RATE**

PRINCIPAL OF FIRM, PREPARATION & TESTIMONY AS EXPERT WITNESS.....	\$200
PRINCIPAL OF FIRM, ENGINEER, SURVEYOR OR PLANNER GRADE 7 .....	140
ENGINEER, SURVEYOR OR PLANNER GRADE 6 .....	110
ENGINEER, SURVEYOR OR PLANNER GRADE 5 .....	92
ENGINEER, SURVEYOR OR PLANNER GRADE 4 .....	80
ENGINEER, SURVEYOR OR PLANNER GRADE 3 .....	70
ENGINEER, SURVEYOR OR PLANNER GRADE 2 .....	64
ENGINEER, SURVEYOR OR PLANNER GRADE 1 .....	56

TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 5 .....	\$ 80
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 4 .....	70
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 3 .....	60
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 2 .....	54
TECHNICIAN OR CONSTRUCTION OBSERVER GRADE 1 .....	42

FOUR-PERSON SURVEY CREW.....	\$210
THREE-PERSON SURVEY CREW.....	174
TWO-PERSON SURVEY CREW.....	126

VEHICLE MILEAGE.....	\$0.70 /	MILE
WOOD GRADE STAKE.....	1.00 /	EACH
STEEL SURVEY MONUMENT WITH ALUMINUM CAP .....	12.00 /	EACH
CONCRETE SURVEY MONUMENT WITH ALUMINUM CAP .....	30.00 /	EACH
STEEL FENCE POST.....	3.00 /	EACH
PHOTOCOPY .....	0.25 /	EACH
PLAN SHEET COPY ( PER SQUARE FOOT ).....	0.50 /	SQ FT
COLOR PLOT COPY (PER SQUARE FOOT).....	1.50 /	SQ FT
COMPUTER AIDED DRAFTING ( CAD ) .....	5.00 /	HOUR

TRAVEL TIME TO AND FROM OUR OFFICE WILL BE CHARGED IN ACCORDANCE WITH THE FOREGOING RATES. ALL SUBCONSULTANTS ( SOIL INVESTIGATION, MATERIAL TESTING, AERIAL PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, ETC. ) ENGAGED BY US WILL BE BILLED AT COST PLUS TEN PERCENT (10%). ALL OTHER OUT-OF-POCKET EXPENSES INCURRED WILL BE BILLED AT COST PLUS TEN PERCENT ( 10% ). THESE EXPENSES MAY INCLUDE TRAVEL, SUBSISTENCE ( WHEN APPLICABLE ), LONG DISTANCE TELEPHONE OR TELEFAX CHARGES, EXPRESS DELIVERY, REPRODUCTIONS, POSTAGE, SHIPPING CHARGES, RENTAL EQUIPMENT, ETC. REVISIONS TO THIS STANDARD FEE SCHEDULE ARE NOT ANTICIPATED UNTIL MAY OF 2014.

# GENERAL CONDITIONS

**Item 1. Scope of Work.** Berns, Clancy and Associates, P.C. (BCA) shall perform services in accordance with an "agreement" made with the "client". The agreement consists of BCA's proposal, Standard Fee Schedule, and these General Conditions. The "client" is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The acceptance of BCA's proposal signifies the acceptance of the terms of this agreement.

The fees for services rendered will be billed in accordance with the accompanying Standard Fee Schedule. Unit rates for services not covered in the fee schedule or elsewhere in the agreement can be provided. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client shall impart the terms of this agreement to any third party to whom the client releases any part of BCA's work. BCA shall have no obligations to any party other than those expressed in this agreement.

**Item 2. Site Access/Background Data.** The client will provide for the right-of-way access to the work site. In the event the work site is not owned by the client, client represents to BCA that all necessary permissions for BCA to enter the site and conduct the work have been obtained. While BCA shall exercise reasonable care to minimize damage to the property, the client understands that some damage may occur during the normal course of the work, that BCA has not included in its fee the cost of restoration of damage, and that the client will pay for such restoration costs. Client shall provide the appropriate land title and/or background information to BCA required for the performance of our work. BCA will not be required to perform an independent search for easements, encumbrances, title evidence and ownership data as BCA will rely upon the materials and representations that client supplies to BCA.

**Item 3. Utilities.** In the performance of its work, BCA will take all reasonable precautions to avoid damage to underground structures or utilities, and will rely on utility locator services to correctly identify their buried service lines, and on plans, drawings or sketches made available and provided by the client. The client agrees to hold BCA harmless and indemnify BCA from any claims, expenses, or other liabilities, including reasonable attorney fees, incurred by BCA for any damages to underground structures and utilities which were not correctly and clearly shown on the plans provided to BCA or otherwise disclosed by the client or utility locator service. BCA will be responsible for ordering the utility locator or exploratory excavation services only if expressly set forth in the scope of the proposal.

**Item 4. Hazardous Materials and Conditions.** Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client, or other involved or contacted parties, to advise BCA of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, hydrologic, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by BCA employees or subcontractors or which in any other way may be pertinent to BCA's proposed services.

**Item 5. Confidentiality.** BCA shall hold confidential the business and technical information obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential". BCA shall not disclose such "confidential" information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns; or for protection of BCA against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by BCA is to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of BCA except as required by law. Client now has no contract with any other professional engineer/surveyor/planner for the performance of the specific services outlined in the agreement and any previous contracts are terminated and copies of all previous work will be provided to BCA for use in this current project.

**Item 6. Standard of Care.** BCA will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances in this locality. No other warranties implied or expressed, in fact or by law, are made or intended.

**Item 7. Technical Methodology and Protocol.** BCA will select generally accepted methods and procedures it considers appropriate to accomplish the intended and understood purpose of its services within the scope of this agreement, and the client signifies concurrence with these methods and procedures by acceptance of this agreement. In the event other special methods or procedures are preferred by the client or are considered more appropriate, a written description or designation of these must be provided to BCA prior to execution of this agreement.

**Item 8. Limitations of Liability.** The client agrees to limit BCA's liability to the client and all parties claiming through the client or otherwise claiming reliance on BCA's services, allegedly arising from BCA's professional acts or errors and omissions, to a sum not to exceed BCA's fees for the services performed on the project, or \$100,000, whichever is greater, provided that such claims are not attributable to BCA's gross negligence or intentional misconduct. In this latter event, the Limit of Liability will be increased to \$500,000 less any applicable insurance amount covering alleged damages or claims. In no event shall BCA or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on BCA's services, be liable to the other parties for incidental, indirect, or consequential damages arising from any cause.

**Item 9. Insurance and Indemnity.** BCA represents that it maintains general liability, property damage, and professional liability insurance coverage considered adequate and comparable with coverage maintained by other similar firms, and that BCA's employees are covered by Workman's Compensation Insurance. Certificates of Insurance can be provided to the client upon request. BCA shall not be responsible for any loss, damage, or liability beyond these insurance limits and conditions. BCA agrees to indemnify the client from and save client harmless against any loss, damage, or liability stemming from acts of gross negligence by BCA. Except as expressly set forth in Items 8 and 9, the client agrees to hold BCA, its officers, directors, agents, and employees, harmless from any claims, suits, or liability including by not limited to attorney fees, costs of settlement, and other incidental costs, for personal injury, death, illness, property damage or any other loss, allegedly arising from or related to BCA's work.

**Item 10. Modifications.** This agreement and all its attachments represent the entire understanding between the parties, and neither the client nor BCA may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in requests for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

**Item 11. Originals and Reproductions.** All original notes, drawings and other working papers are and shall remain the copyrighted property of BCA. Client is entitled to perpetual access to BCA's original files and will be provided reproducible copies of originals, as well as photocopies of all other documents at the actual cost to make such reproductions.

**Item 12. Payment.** Invoices for performed work will be submitted monthly for services rendered the prior month, payable within 30 days of invoice date. The fees quoted are based upon an expected timely payment. Late payment charges of 1.5% per month will be added to delinquent charges. Client shall be further obligated to pay BCA's cost of collection, including, but not limited to, court costs and attorney's fees, in the event of default in payment under this paragraph. This agreement is entered into in Champaign County, Illinois and the Laws of Illinois are to apply to the agreement. If legal action is required by BCA, to collect fees or expenses advanced or to resolve disputes, then the parties agree that Champaign County shall be the proper venue for that legal action. BCA, at its option, may terminate its services due to client's failure to pay when due. In the event of termination of services prior to completion, client shall compensate BCA for all services performed to and for such termination.



## **Request for Proposals for a Preliminary Engineering Report (PER) for storm water management in the Wilber Heights subdivision in unincorporated Champaign County, Illinois**

Champaign County requests proposals for engineering services to complete a Preliminary Engineering Report for storm water drainage improvements for the Wilber Heights subdivision.

### **Background**

The Wilber Heights subdivision is located on approximately 35 acres just east of Market Place Mall, adjacent to the Champaign corporate limits (*please see map at end of document*). There are approximately 20 industrial businesses and 60 residences. The area has significant storm water drainage issues resulting from a combination of inadequate roadside ditches, nonexistent or possibly broken drainage tiles, landowners filling in ditches and adding soil depth that in turn floods adjacent properties and roads.

Wilber Heights falls within Somer Township and the Beaver Lake Drainage District. The township has been able to do some maintenance on roadside ditches, but cannot make more systemic improvements without more knowledge of how the water flows and what measures should be taken. The Drainage District does not have any tile in the subdivision, but some of the storm water eventually flows to their tiles approximately one mile north of the subdivision.

Contour lines suggest that all but the southeastern quadrant of the subdivision drains to the northeast. The land north of the subdivision is largely within the Champaign corporate limits, and is owned by Atkins Group. It is unclear if any drainage tiles on that land are or can be associated with draining the subdivision.

The Canadian National Railroad abuts the subdivision on the east end. It would appear that some of the subdivision drains southeast toward a large culvert on the railroad property. The culvert is full of debris, and its outlet is unknown. The railroad has no responsibility in maintaining the ditch for subdivision drainage purposes.

The southernmost road in the subdivision, Wilber Avenue, is likely to undergo significant improvements in 2015 or 2016. We would like to determine what, if any, drainage improvements should be done in conjunction with that project to maximize costs and efficiency.

### **Desired Solutions**

The County, through this PER, would like to identify various options addressing the storm water issues. These options should include potential steps to prevent flooding in the subdivision. The County expects an assessment of how effective each option would be and the estimated cost of each option.

Please note that any solutions offered need to assume that connections cannot be made to municipal systems or the Urbana-Champaign Sanitary District drainage system, as that would require annexing the subdivision. The City, residents and businesses have all shown reluctance at this possibility.

The proposal submitted to the County should include a not to exceed fee to provide a PER that:

- Provides a preliminary drainage analysis of the subdivision;
- Identifies areas where storm water management facilities are insufficient;
- Lists two or more solutions to the system management of the entire drainage area and projected costs of each solution;
- Provides at least one solution that does not require use of railroad property to manage the subdivision's storm water drainage;
- Provides an outline of what drainage improvements should be done in conjunction with the Wilber Avenue improvements project;
- Provides a list of minimal improvements (i.e. ditch cleaning) the township should focus on in the short term to alleviate flooding given their limited financial resources; and
- Provides all information and credentials in the PER that would be required as part of funding applications to USDA, CDAP, IEPA, and other principal funding sources.

### **Proposals**

The County will accept proposals through 4:30 pm on Friday, January 24, 2014. Firms must indicate no later than January 17, 2014 if they intend to submit a proposal by sending an email to Susan Chavarria at [schavarr@ccrpc.org](mailto:schavarr@ccrpc.org).

Proposals should, at a minimum, include the following information:

1. Name and description of firm;
2. Name and contact information of the person regarding the proposal;
3. A concise overview of your recent projects that are similar to the project in question;
4. A narrative of the problem based on information gathered from this RFP and any field work conducted;
5. A comprehensive statement of the work and deliverables that your firm proposes to provide in the PER;
6. A list of staff members who will work on the project;
7. An outline of project schedule and time needed to complete the project;
8. A not to exceed fee proposed to provide the PER as stated above.

Proposals should be prepared simply and economically, providing a straight forward, concise description of provider capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content.

An authorized representative of the firm must complete and sign the proposal.

All proposals shall be delivered in a sealed envelope clearly marked "Wilber Heights Storm Water PER 2014".

One original and one copy of your proposal should be sent to:

Susan Chavarria  
CCRPC Regional Planning Manager  
1776 East Washington Street  
Urbana, IL 61802

**Obtaining additional information**

Please contact Susan Chavarria at 819-4053 or [schavarr@ccrpc.org](mailto:schavarr@ccrpc.org) with any questions. She will provide responses to all engineering firms making a proposal.

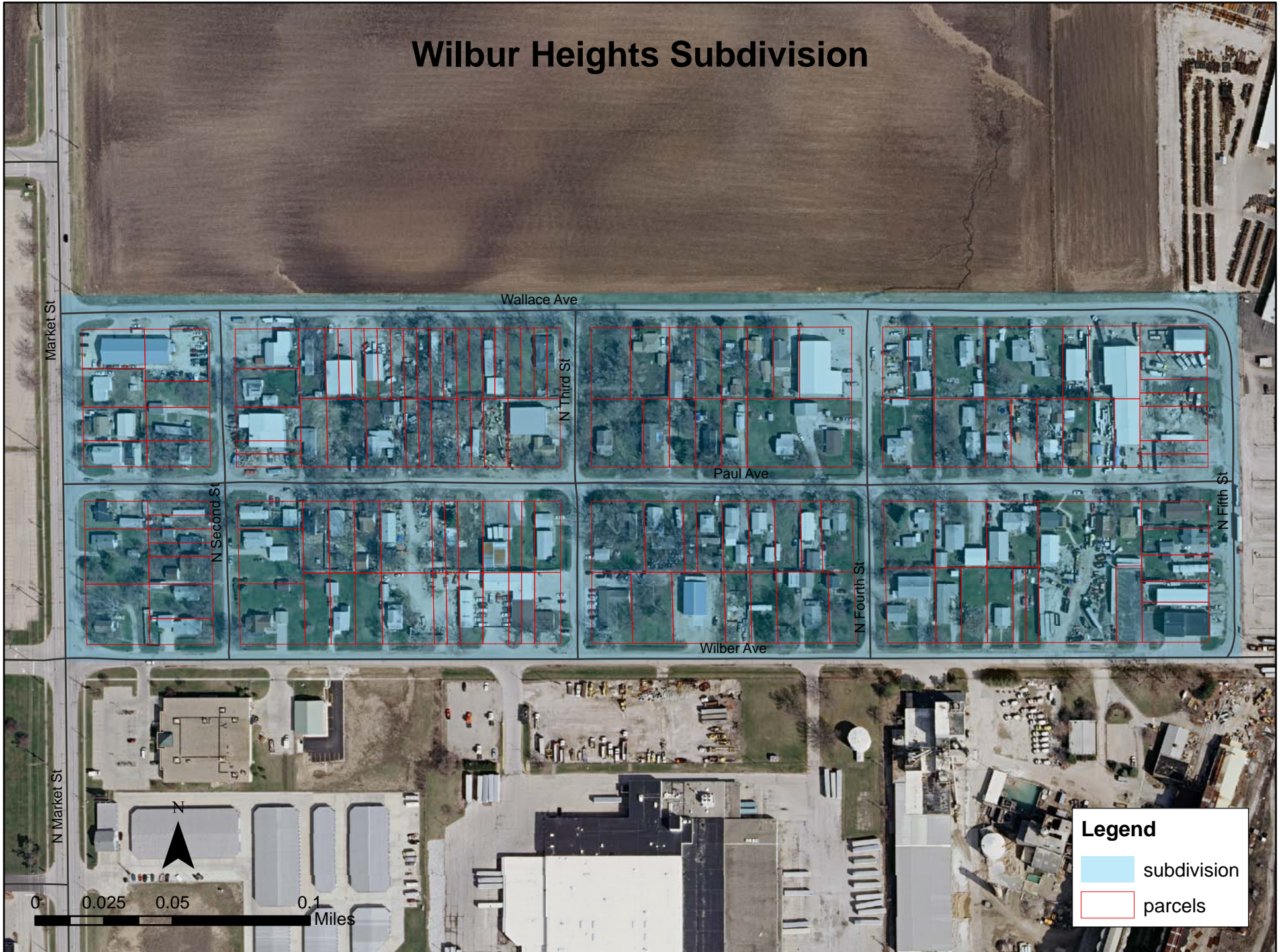
**Terms and Conditions**

1. No proposal received after the designated time shall be considered.
2. Proposers mailing their proposal must allow a sufficient mail delivery period to insure timely receipt of their proposal. Champaign County is not responsible for proposals delayed by mail and/or delivery services of any nature.
3. The County reserves the right to request clarification of information submitted and to request additional information of one or more applicants.
4. The proposing firm is advised that oral explanations or instructions given by Champaign County staff during the Request for Proposals process, or at any time prior to the award, shall be nonbinding.
5. Proposals may be withdrawn by proposer prior to, but not after, the time set for closing. Any proposal not so withdrawn shall constitute an irrevocable offer for a period of ninety (90) days.
6. This solicitation does not commit Champaign County to award a contract, to pay any cost incurred in the preparation of a proposal or to procure a contract for the articles of goods or services. Champaign County reserves the right to accept or reject any or all proposals received as a result of this solicitation, to negotiate with all qualified proposers, or to cancel in part or in its entirety this solicitation if it is in the best interest of the County to do so. Champaign County reserves the right to interview any, all, or none of the respondents and to select who they feel is the most responsive consultant.

**Availability of Funds**

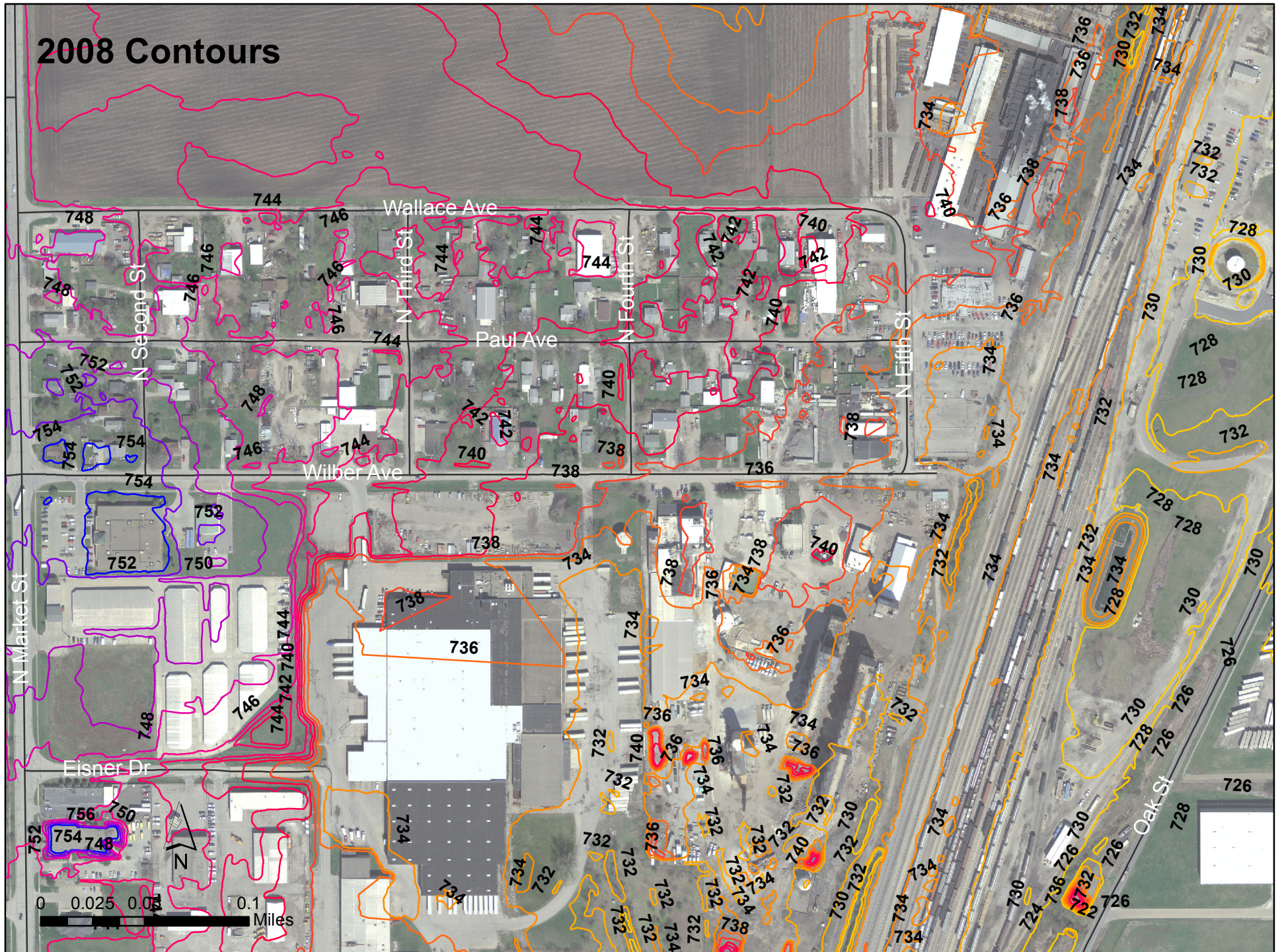
It is understood and agreed between the parties that the County shall be bound only to the extent of the funds available, or which may become available, for the purpose of any agreement or contract that may result from this RFP.

# Wilbur Heights Subdivision

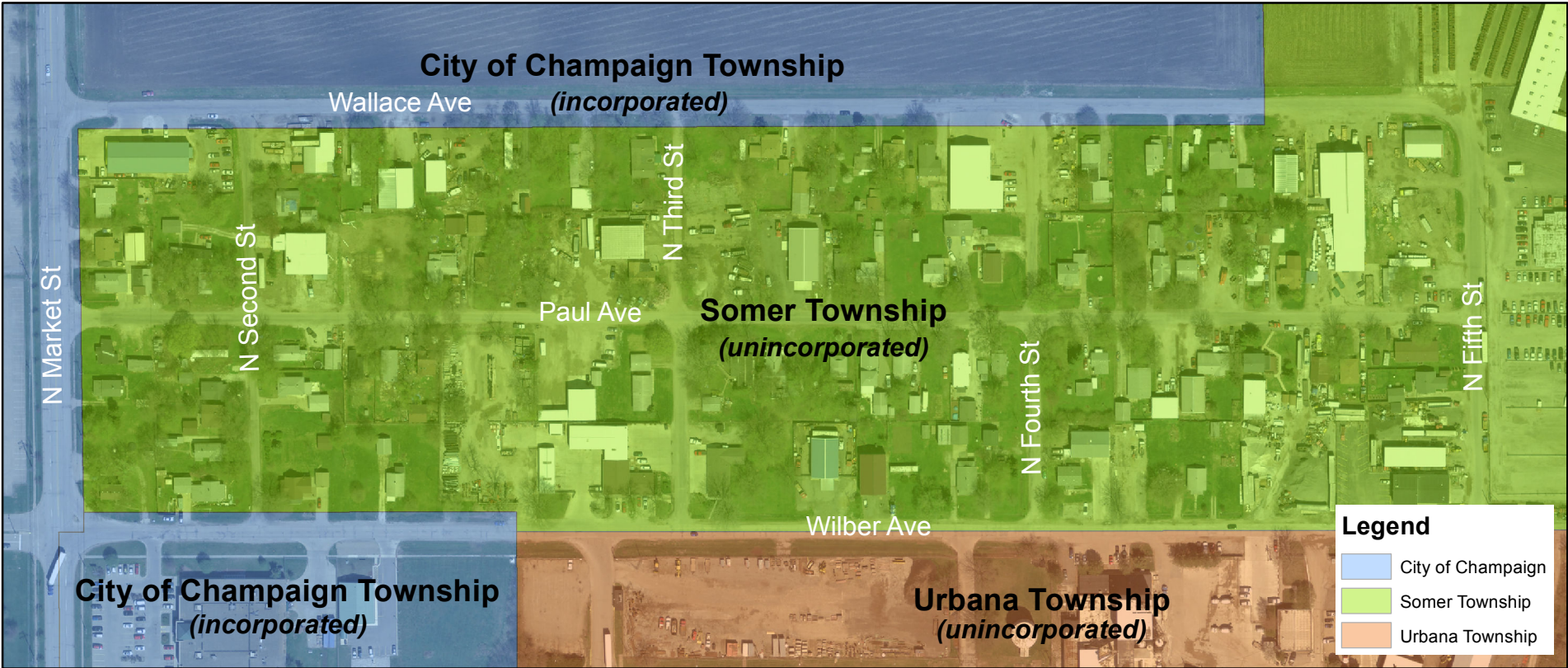




# 2008 Contours



# Wilber Heights Jurisdictions



Roads

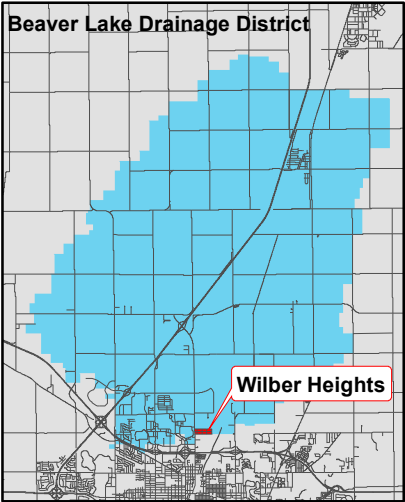
- City of Champaign has maintenance jurisdiction over most of Wallace Avenue, all of Market Street, and approximately the western 1/3 of Wilber Avenue
- IDOT has maintenance jurisdiction over Wilber Avenue that is not within City of Champaign limits
- Somer Township has maintenance jurisdiction over all other roads.

Drainage: Beaver Lake Drainage District

Planning & Zoning

- Wilber Heights is an unincorporated subdivision.
- Champaign County has Zoning jurisdiction in the subdivision.
- City of Champaign also has planning jurisdiction as the area is within its 1-1/2 mile extraterritorial jurisdiction.

Sanitary: individual wastewater systems, sporadic connections to UCSD



DATE: March 6, 2014  
TO: Environment and Land Use Committee  
FROM: Susan Chavarria  
RE: Unincorporated community of Seymour request for County sponsorship to apply for CDAP Public Infrastructure grant for sanitary sewer construction  
ACTION Approval to have the County be the sponsor of Seymour's CDAP grant  
REQUEST: application

### **Background**

The unincorporated community of Seymour seeks to construct a sanitary sewer system. The Seymour Water District intends to apply for a Community Development Assistance Program (CDAP) Public Infrastructure grant to help fund the project. The unincorporated village and the water district are not eligible applicants; they must find a municipal or county sponsor in order to apply for this project. The water district has requested that Champaign County be the project sponsor.

Project sponsorship does not require a financial contribution. It does involve ensuring that appropriate reporting be done and records kept. The sponsor must also hold a public hearing prior to the application submission. If the project is awarded, CCRPC will be the grant administrator, so any paperwork and reporting would be done by CCRPC staff rather than county staff. CCRPC staff will also do the advertising for the public hearing, tentatively scheduled for 6 p.m. on Thursday, March 20<sup>th</sup> in the Lyle Shields Meeting Room.

### **Request**

CCRPC requests that the Environment and Land Use Committee recommends approval of the County sponsorship of the Seymour CDAP project to the full County Board.

DATE: March 6, 2014  
TO: Environment and Land Use Committee  
FROM: Susan Chavarria  
RE: Amendments to approved FY14 County Planning Contract  
ACTION: Approve assistance to Village of Gifford and addition of Hazard Mitigation  
REQUEST: Plan items

### **Background**

The FY14 County Planning Contract, enclosed, was approved by the County Board in August 2013. Two potential work plan items have been identified that County and RPC staff feel could be prioritized instead of what is currently approved in the contract.

- The Village of Gifford has requested planning assistance in its recovery efforts since the November tornado.
- The Champaign County Hazard Mitigation Plan has a required update due in 2015; work on this would take about one year. RPC staff has applied for grant funding from the Illinois Emergency Management Agency to complete this update, and we should know whether the funding has been approved this spring. The grant has a 25% local match requirement equivalent to \$16,209.

CCRPC staff met with Al Kurtz and John Hall to discuss possible items in the approved county planning contract which could be postponed in order to accommodate these new items. We recommend de-prioritizing LRMP Items 11-15 in the contract to 1) free up the \$16,209 in staff labor necessary to complete the local cost share requirement for the Hazard Mitigation Plan and 2) to set aside \$3,000 in staff time for planning services to Gifford. We also recommend using a portion of the 100 General Planning Request hours available for additional assistance to Gifford.

### **Request**

CCRPC recommends that the Environment and Land Use Committee approve:

- removing LRMP Items 11-15 from the FY14 County Planning Contract
- reallocating those hours for the Hazard Mitigation Plan local match contribution of \$16,209 and \$3,000 in assistance to Gifford, both in the form of labor hours.
- apportioning a specific number of hours from the 100 hours available in the General Planning Request line item for additional planning assistance in Gifford.



## Approved LRMP Work Plan Items for FY14

### Overview

The following table provides an overview of the FY14 LRMP Implementation work plan. More specific information on the implementation items is available on subsequent pages.

Work Plan ID	Priority Item	LRMP Objective/Priority Item	Hours	Cost
1	various	Monitor and pursue potential funding opportunities to achieve provisions of GOPs.	50	\$2,690
2	1.2.1	Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.	30	\$1,615
3	1.3.1	Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.	30	\$1,615
4	2.1.1	Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.	30	\$1,615
5	7.2.4b	Participate in the Greenways and Trails Committees that are coordinated by CCRPC.	5	\$269
6	8.4.5a	Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.	30	\$1,615
7	8.1.9 8.4.1b	8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption.  8.4.1b - Maintain an inventory of local and regional watershed plans to provide to the CCDPZ for review of applicable recommendations of local and regional watershed plans in discretionary review of new development.	30	\$1,615
8	8.4.5a	Complete the public input and approval process of required revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.	90	\$4,844
9	6.1.1c	Amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa as they pertain to Policy 6.1.1: The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems.	200	\$10,764

*Continued on next page*

Work Plan ID	Priority Item	LRMP Objective/Priority Item	Hours	Cost
10	5.1.1c	Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: The County will encourage new urban development to occur within the boundaries of incorporated municipalities.	20	\$1,076
11	5.2.1b	Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.	20	\$1,076
12	5.3.1c 5.3.2c	5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.  5.3.2c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.2: The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.	120	\$6,458
13	4.3.4c	Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.	80	\$4,306
14	8.3.1	Amend Champaign County Zoning Ordinance to include provisions of Policy 8.3.1: The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if: a) the operation poses no significant adverse impact to existing land uses; b) the operation creates no significant adverse impact to surface water quality or other natural resources; and c) provisions are made to fully reclaim the site for a beneficial use.	120	\$6,458
15	8.4.2b	Amend relevant Champaign County ordinances to include provisions of Policy 8.4.2: The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.	200	\$10,764
<b>Total</b>			<b>1,055</b>	<b>\$56,780</b>

## **ANNUAL MONITORING TASKS**

### **1. Monitor and pursue potential funding opportunities to achieve provisions of GOPs.**

Estimated planner hours to implement: 50  
Estimated cost to implement: \$2,690

Description: Research funding sources and respond to one grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval by the County Board.

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

Significance: There are about a dozen themes in the LRMP for which there is a need to search for funding opportunities related to local foods, greenways and trails, public infrastructure, historic/scenic/cultural amenities, animal habitats, groundwater, drainage improvements, environmental stewardship, educational programs and sustainability. There are no current county staff resources to consistently monitor such funding opportunities.

### **2. Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.**

Estimated planner hours to implement: 30  
Estimated cost to implement: \$1,615

Description: Conduct key person interviews with county and municipal agencies and prepare the report.  
Estimated hours to administer once implemented: None  
Estimated cost to administer: None  
Resources needed to administer: None

Significance: This task gives the most up to date information available on best practices, new trends in development that could impact our rural areas, and new initiatives taking place amongst development related agencies in Champaign County. The LRMP action items can be better prioritized and implemented with this information.

### **3. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.**

Estimated planner hours to implement: 30  
Estimated cost to implement: \$1,615  
Description: Revise LRMP maps for approval by County Board.

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

Significance: This update highlights changes which may impact decisions made at the County level.

**4. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.**

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,615

Description: Collect data from area municipalities, county clerk, and others to establish most recent boundaries. Update maps and present to County Board for approval.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the work plan.

Significance: This update highlights changes to corporate limits and other boundaries which may impact decisions made at the County level, especially regarding zoning cases.

**5. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC.**

Estimated planner hours to implement: 5

Estimated cost to implement: \$269

Description: Attend meetings and serve as a County representative for Greenways and Trails planning and implementation.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: The Greenways and Trails plan includes the Forest Preserve Districts and potential bicycle and pedestrian linkages to those areas. Land use planning and zoning cases could be impacted by the plan.

**6. Priority Item 8.4.5a – Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.**

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,615

Description: Illinois EPA requires annual reporting on NPDES.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: County-level annual reporting is required statewide for NPDES.



- 7. Priority Item 8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption.**

**Priority Item 8.4.1b - Maintain an inventory of local and regional watershed plans to provide to the CCDPZ for review of applicable recommendations of local and regional watershed plans in discretionary review of new development.**

Estimated planner hours to implement: 30  
Estimated cost to implement: \$1,615

Description: Collect and synthesize information, write memo to CCDPZ.

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

Significance: This data collection provides information that other agencies do not necessarily provide about our groundwater systems, which could impact zoning and other county decisions.

#### **NEW TASKS**

- 8. Priority Item 8.4.5a: Complete the public input and approval process of required revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.**

Estimated planner hours to implement: 90  
Estimated cost to implement: \$4,844

Description: Upon legal review by State Attorney's Office, proceed with public hearing and approval process for the revisions completed in 2013.

Estimated hours to administer once implemented: Annual update is a permanent item in the work plan, approximately 30 hours per year.  
Estimated cost to administer: Included in annual work plan  
Resources needed to administer: None.

Significance: Currently, the NPDES revisions are under legal review. The public input and approval process are requirements of completing the work item that began in 2013.

**9. Priority Item 6.1.1c: Amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa as they pertain to Policy 6.1.1: *The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems.***

Estimated planner hours to implement: 200

Estimated cost to implement: \$10,764

Description: Research and create minimum lot location and dimension requirements and facilitate approval process. Then amend the Zoning and Health Ordinances to reflect those requirements.

Estimated hours to administer once implemented: Case by case basis

Estimated cost to administer: Case by case basis

Resources needed to administer: Zoning staff time to review cases.

Significance: The Zoning Department is concerned that for very small lots with very old or nonconforming septic systems the Zoning Ordinance does not adequately limit the amount of lot area that can be occupied by buildings and paving and that exacerbates the difficulties of replacing or establishing a proper septic system in the future. The Zoning Ordinance also does not require a septic permit prior to the Zoning Use Permit nor does it prohibit construction in that part of a lot that has been approved for a septic system. All of these problems will become much more difficult for a homeowner if and when the anticipated amendments are made to the Private Sewage Disposal Licensing Act and Code.

**10. Priority Item 5.1.1c: Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.***

Estimated planner hours to implement: 20

Estimated cost to implement: \$1,076

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will allow the Zoning Department to encourage urban rather than rural development in its zoning cases.

**11. Priority Item 5.2.1b: Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.***

Estimated planner hours to implement: 20  
Estimated cost to implement: \$1,076

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

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

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will provide the background research necessary for the Zoning Department to decide how to amend the zoning ordinance regarding development on brownfield and greenfield sites.

**12. Priority Item 5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: *The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.***

**Priority Item 5.3.2c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.2: *The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.***

Estimated planner hours to implement: 120  
Estimated cost to implement: \$6,458

Description: Research “undue public expense” and case studies. Draft ordinance and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

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

Significance: Larger developments and developments which could substantially impact local budgets because they need infrastructure should be considered in light of potential public costs for that infrastructure. This research will help determine who assumes the financial burden for such infrastructure and services.

**13. Priority Item 4.3.4c: Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: *The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.***

Estimated planner hours to implement: 80

Estimated cost to implement: \$4,306

Description: Draft an ordinance which requires a Traffic Impact Analysis to be completed for discretionary review developments.

Estimated hours to administer once implemented: Case-by-case basis

Estimated cost to administer: None

Resources needed to administer: None

Significance: There have been concerns that requests for Traffic Impact Analyses by the Zoning Department need to be consistently applied for zoning cases. This amendment would outline when they would be required and who would be responsible for their costs.

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

Estimated planner hours to implement: 120

Estimated cost to implement: \$6,458

Description: Draft ordinance language and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None

Significance: In light of nearby mineral extraction developments, such an amendment would help protect our County's natural resources more than our existing ordinance does.

**15. Priority Item 8.4.2b: Amend relevant Champaign County ordinances to include provisions of Policy 8.4.2: *The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.***

Estimated planner hours to implement: 200

Estimated cost to implement: \$10,764

Description: Research management designs and practices, gather public input especially from drainage districts, and draft ordinance language and submit for approval.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None

Significance: This ordinance amendment seeks to better protect our surface water quality compared to existing ordinance language.



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

### **Zoning Cases**

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in December and two zoning cases were filed in December 2012. The average number of cases filed in December in the preceding five years was 2.4.

One ZBA meeting was held in December and one case was finalized. One ZBA meeting was held in December 2012 and no cases were finalized. The average number of cases finalized in December in the preceding five years was 1.4.

By the end of December there were 9 cases pending. By the end of December 2012 there were 17 cases pending.

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

Type of Case	December 2013 1 ZBA meeting		December 2012 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1**	1	0
SFHA Variance	0	0	0	0
Special Use	1	0	1	0
Map Amendment	1	0	0	0
Text Amendment	1	0	0	0
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>4</b>	<b>1**</b>	<b>2</b>	<b>0</b>
Total cases filed (fiscal year)	4 cases		2 cases	
Total cases completed (fiscal year)	1** case		0 cases	
Case pending*	9 cases		17 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
** One variance case was withdrawn in December 2013				

<sup>1</sup> Note that approved absences, sick days, and the loss of the Associate Planner resulted in an average staffing level of 63% or the equivalent of 3.2 staff members (of the 5 authorized) present for each of the 20 work days in December.

## **Subdivisions**

There was no County subdivision application, review, or recording in December. No municipal subdivision was reviewed for compliance with County zoning in December, either.

## **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 December can be summarized as follows:

- 4 permits for 4 structures were approved in December compared to 10 permits for 10 structures in December 2012. The five-year average for permits in December in the preceding five years is 7.2.
- 15 months out of the last 39 months have equaled or exceeded the five-year average for number of permits (including November 2013, 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).
- 2.3 days was the average turnaround (review) time for complete initial residential permit applications in December.
- \$59,500 was the reported value for the permits in December compared to a total of \$723,662 in December 2012. The five-year average reported value for authorized construction in December is \$749,741.
- 22 months in the last 59 months have equaled or exceeded the five-year average for reported value of construction (including November 2013, 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).
- \$772 in fees were collected in December compared to a total of \$1,579 in December 2012. The five-year average for fees collected in December is \$1,375.
- 15 months in the last 55 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 8 lot split inquiries and 161 other zoning inquiries in December.
- Rural Addressing activities in December, in cooperation with the GIS Consortium staff and ESDA, included mailing an information letter explaining the changes in rural addressing to all relevant Postmasters; assignment of four new rural addresses; changes of address for 15 rural addresses including the notifications to landowners, other relevant service providers and County Departments, and the relevant Postmasters; and coordinating with municipalities regarding proposed addressing protocols and existing and proposed addresses for specific rural properties within the municipal addressing area.

**Table 2. Zoning Use Permits Approved in December 2013**

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PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential						
Other						
SINGLE FAMILY Residential:						
New - Site Built						
Manufactured						
Additions						
Accessory to Residential	3	467	24,500	3	467	24,500
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>			2.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New						
Other	1	305	35,000	1	305	35,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS						
<b>TOTAL APPROVED</b>	<b>4</b>	<b>772</b>	<b>59,500</b>	<b>4</b>	<b>772</b>	<b>59,500</b>

\*4 permits were issued for 4 structures during December 2013; 4 permits will require Compliance Certificates (and inspections)

◇ 4 permits have been issued for 4 structures since December 1, 2013 (FY2014)

**NOTE:** Home occupations and other permits (change of use, temporary use) total 0 since December, 2013, (this number is not included in the total # of structures).

There were 2 Zoning Use Permits *received* in December 2013, 4 were *approved*.

There were 2 Zoning Use Permit *approved* in December 2013 that were *received* in prior months.

**Planning & Zoning Monthly Report**  
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Zoning Use Permits (continued)

- Miscellaneous activities for Permitting staff in December included assisting the Supervisor of Assessments by preparing maps of the 11/17/13 tornado path and identification of likely affected properties; preparing an updated ZBA Member Handbook; and in the absence of the Associate Planner, assisting applicants for new zoning cases and assisting the Zoning Administrator in the review of Legal Notices and preparation of memoranda for Zoning Cases.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

**Table 3. Best Prime Farmland Conversion**

	December 2013	FY 2014 to date
<b>Zoning Cases</b> authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals</b> authorizing new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.0 acre	0.0 acre
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits</b> 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	0.0 acre
Agricultural Courtesy Permits	0.0 acre	0.0 acre
<b>TOTAL</b>	0.0 acres	0.0 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- No compliance inspections were made in December.
- No compliance certificates were issued in December.

**Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for December 2013 and can be summarized as follows:

- 1 new complaint was received in December compared to 1 new complaint in December 2012. No complaints were referred to other agencies in December and none were referred to other agencies in December 2012.



**Planning & Zoning Monthly Report**  
DECEMBER 2013

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- 2 enforcement inspections were conducted in December compared to 35 in December 2012. None of the December 2013 inspections were for the 1 new complaint received in December.
- No contacts were made prior to written notification in December and none were made in December 2012.
- 2 initial investigation inquiries were made in December for an average of .5 per week in December (and for the fiscal year). The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notice were issued in December compared to no First Notices and no Final Notices in December 2012. The FY2014 budget anticipates a total of 32 First Notices.
- No cases were referred to the State's Attorney in December and two cases were referred in December 2012.
- 3 cases were resolved in December (none of the resolved cases were received in December) and no cases were resolved in December 2012.
- 400 cases remain open at the end of December compared to 441 open cases at the end of December 2012.
- Miscellaneous activities for Enforcement staff in December included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; and extensive coordination with the State's Attorney and consultants regarding a proposed court ordered inspection at one enforcement case property.

**APPENDICES**

**A Zoning Use Permits Authorized**

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

	FY2013 TOTALS <sup>1</sup>	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS <sup>1</sup> FY2014
Complaints Received	61	1													1
Initial Complaints Referred to Others	5	0													0
Inspections	484	2 <sup>4</sup>													2 <sup>5</sup>
Phone Contact Prior to Notice	5	0													0
First Notices Issued	28	0													0
Final Notices Issued	7	0													0
Referrals to State's Attorney	4	0													0
Cases Resolved <sup>2</sup>	99	3 <sup>6</sup>													3
Open Cases <sup>3</sup>	402	400													400

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. 0 inspections of the 2 performed were for the 1 complaint received in December, 2013.
5. 0 inspections of the 2 inspections performed in 2014 were for complaints received in 2014.
6. 0 of the resolved cases for December, 2013, was received in December, 2013.
7. 0 of the 3 cases resolved in FY 2014 were for complaints that were also received in FY 2014.
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.

**Planning & Zoning Monthly Report**  
DECEMBER 2013

**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING December, 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>
298-13-01  B-4	Lot 1 of The First Subdivision, Section 33, Somer Township; 1507 Triumph Drive, Urbana, IL PIN: 25-15-33-402-009	Mallard Holding LLC	10/25/13 12/27/13	Construct an addition to an existing cold storage warehouse
331-13-01  AG-2	Lot 5 of Jesse Prather Estate Subdivision, Section 23, Urbana Township; 3808 E. Windsor Road, Urbana, IL PIN: 30-21-23-400-014	Carl Corbin	11/27/13 12/03/13	Construct a detached garage
339-13-01  AG-2	Lot 2 of Cook's Replat of the Headlee Subdivision; 206A S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-14-176-008	Josh Helmick	12/05/13 12/11/13	Move a detached storage shed onto the subject property
357-13-01  AG-1	A 5 acre tract of land located in the SW ¼ of Section 7, Mahomet Township; 2206 CR 0E, Mahomet, Illinois PIN: 15-13-07-300-011	Tal & Robin Holmes	12/23/13 12/31/13	Construct a detached storage shed for agriculture use and personal storage



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## MONTHLY REPORT for JANUARY 2014<sup>1</sup>

### Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in January and two zoning cases were filed in January 2013. The average number of cases filed in January in the preceding five years was 2.0.

Two ZBA meetings were held in January and two cases were finalized. Two ZBA meetings were held in January 2012 and four cases were finalized. The average number of cases finalized in January in the preceding five years was 1.2.

By the end of January there were 7 cases pending. By the end of January 2013 there were 15 cases pending.

**Table 1. Zoning Case Activity in January 2014 & January 2013**

Type of Case	January 2014 2 ZBA meetings		January 2013 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	2	0	2
SFHA Variance	0	0	0	0
Special Use	0	0	1	1
Map Amendment	0	0	1	1‡
Text Amendment	0	0	0	0
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>0</b>	<b>2</b>	<b>2</b>	<b>4</b>
Total cases filed (fiscal year)	4 cases		4 cases	
Total cases completed (fiscal year)	3 cases**		4 cases	
Case pending*	7 cases		15 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
**One case was withdrawn in December 2013				
‡ A map amendment case was dismissed in January 2013				

<sup>1</sup> Note that approved absences, sick days, and the loss of the Associate Planner resulted in an average staffing level of 65% or the equivalent of 3.2 staff members (of the 5 authorized) present for each of the 19 work days in January.

## **Subdivisions**

There was no County subdivision application, review, or recording in January. No municipal subdivision was reviewed for compliance with County zoning in January, either.

## **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 January can be summarized as follows:

- 4 permits for 4 structures were approved in January compared to 3 permits for 3 structures in January 2013. The five-year average for permits in January in the preceding five years is 5.8.
- 15 months out of the last 40 months have equaled or exceeded the five-year average for number of permits (including November 2013, 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).
- 4.0 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$323,862 was the reported value for the permits in January compared to a total of \$1,288,355 in January 2013. The five-year average reported value for authorized construction in January is \$501,552.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including November 2013, 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).
- \$561 in fees were collected in January compared to a total of \$2,006 in January 2012. The five-year average for fees collected in January is \$1,261.
- 15 months in the last 56 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 8 lot split inquiries and 239 other zoning inquiries in January.
- One rural address was assigned in January and notification was provided to other relevant County Departments, service providers, and Postmaster.
- Minutes were completed for two ZBA meetings

**Planning & Zoning Monthly Report**  
JANUARY 2014

**Table 2. Zoning Use Permits Approved in January 2013**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	150,000	1	0	150,000
Other						
SINGLE FAMILY Resid.: New - Site Built						
Manufactured	1	333	143,862	1	333	143,862
Additions	1	81	29,000	1	81	29,000
Accessory to Resid.				3	467	24,500
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>			4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New						
Other	1	147	1,000	2	452	36,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
<b>TOTAL APPROVED</b>	<b>4</b>	<b>\$561</b>	<b>\$323,862</b>	<b>8</b>	<b>\$1,333</b>	<b>\$383,362</b>

\* 4 permits were issued for 4 structures during January 2014; 4 permits will require Compliance Certificates (and inspections)

◇8 permits have been issued for 8 structures since December 1, 2013 (FY2014)

**NOTE:** Home occupations and other permits (change of use, temporary use) total 0 since December 1, 2013, (this number is not included in the total # of structures).

There were 4 Zoning Use Permits *received* in January 2014 and 3 were *approved*.

There was 1 Zoning Use Permit *approved* in January 2014 that was *received* in prior months.

**Planning & Zoning Monthly Report**  
JANUARY 2014

Zoning Use Permits (continued)

- In the absence of an Associate Planner, miscellaneous activities for Permitting staff in January included assisting applicants for new zoning cases and assisting the Director with preparation of memoranda for Zoning Cases.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

**Table 3. Best Prime Farmland Conversion**

	January 2013	FY 2014 to date
<b>Zoning Cases</b> authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals</b> authorizing new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.0 acre	0.0 acre
Within Municipal ETJ areas <sup>2</sup>	0.0 acre	0.0 acre
<b>Zoning Use Permits</b> authorizing new non-agriculture uses on lots that were not previously authorized in either a zoning case or a subdivision plat approval.	1.71 acres	1.71 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
<b>TOTAL</b>	1.71 acres	1.71 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- One zoning compliance inspection was made in January for a total of 1 compliance inspection so far in FY2014.
- 1 compliance certificate was issued in January for a total of 1 compliance certificate so far in FY2014. The FY2014 budget anticipated a total of 246 compliance inspections for an average of 4.7 inspections per week.

**Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for January 2014 and can be summarized as follows:

- 2 new complaints were received in January compared to 9 new complaints in January 2013. No complaints were referred to other agencies in January and none were referred to other agencies in January 2013.

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- 8 enforcement inspections were conducted in January compared to 49 in January 2013. Two of the January 2014 inspections were for the new complaints received in January.
- No contacts were made prior to written notification in January and none were made in January 2013.
- 8 initial investigation inquiries were made in January for an average of 1.25 per week in January (and for the fiscal year). The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- 3 First Notices and No Final Notice were issued in January compared to 7 First Notices and 1 Final Notice in January 2013. The FY2014 budget anticipates a total of 32 First Notices.
- No cases were referred to the State's Attorney in January and no cases were referred in January 2013.
- No cases were resolved in January and 8 cases were resolved in January 2013.
- 402 cases remain open at the end of January compared to 442 open cases at the end of January 2013.
- Miscellaneous activities for Enforcement staff in January included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; and extensive coordination with the State's Attorney and consultants regarding a proposed court ordered inspection at one enforcement case property.

### APPENDICES

**A Zoning Use Permits Authorized**

**B Zoning Compliance Certificates Authorized**



**Table 3. Enforcement Activity During January 2014**

	FY2013 TOTALS <sup>1</sup>	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS <sup>1</sup> FY2014
Complaints Received	61	1	2												3
Initial Complaints Referred to Others	5	0	0												0
Inspections	484	2	8 <sup>4</sup>												10 <sup>5</sup>
Phone Contact Prior to Notice	5	0	0												0
First Notices Issued	28	0	3												3
Final Notices Issued	7	0	0												0
Referrals to State's Attorney	4	0	0												0
Cases Resolved <sup>2</sup>	99	3	0 <sup>6</sup>												3 <sup>7</sup>
Open Cases <sup>3</sup>	402	400	402												402 <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 8 performed were for the 2 complaints received in January, 2014.
5. 2 inspections of the 10 inspections performed in 2014 were for complaints received in 2014.
6. None of the resolved cases for January, 2014, were received in January, 2014.
7. None of the 3 cases resolved in FY 2014 were for complaints that were also received in FY 2014.
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 JANUARY, 2014**

<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>
175-13-02 (amended) B-4	Lot 3 in Triumph Industrial Park, Section 33, Somer Township; 1414 Triumph Drive, Urbana, Illinois PIN: 25-15-33-401-004	Big Top Properties Series LSS LLC	01/15/14 01/22/14	Construct a porch addition and place one wall sign on the building (addition to existing ZUP)
249-13-01  R-4	Unit A, Wisegarver's Townhome Condo 1, Section 21, Champaign Township; 2120 Briar Hill, Champaign, Illinois PIN: 03-20-21-451-009	Lars Johnson	09/06/13 01/22/14	Construct an addition to an existing home  CASE: 764-V-13
03-14-01  AG-1	A tract of land located in Part of the W ½ of the NE ¼ of Section 25, Somer Township; 1755 CR 2000N, Urbana, Illinois PIN: Pt. of 25-15-25-200-005	Trevor and Kristine Toler	01/03/14 01/23/14	Place a manufactured home on the subject property and construct a detached garage
*10-14-01		Darren Basham	01/10/14	
22-14-01  AG-1	A tract of land located in the SE Corner of the S ½ of the SE ¼ of Section 18, Rantoul Township; 2703 CR 1900E, Rantoul, Illinois PIN: 20-10-18-400-003	Raymond and Teresa Uden	01/22/14 01/29/14	Construct a single family home with attached garage (over existing basement)  Reconstruction after tornado

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JANUARY, 2014**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
01/22/14	175-13-02	Lot 3 in Triumph Industrial Park, Section 33, Somer Township; 1414 Triumph Drive, Urbana, Illinois PIN: 25-15-33-401-004	A Sporting Goods Sales and Service store, <i>High Caliber Training Center</i> , and to construct a porch addition, and place one wall sign on the building.