



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

County of Champaign, Urbana, Illinois

Thursday, November 5, 2015 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

### Committee Members:

Aaron Esry – Chair

Pattsi Petrie

C.Pius Weibel – Vice-Chair

Jon Schroeder

Astrid Berkson

Sam Shore

Stan Harper

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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

DATE: Thursday, September 3, 2015  
TIME: 6:30 p.m.  
PLACE: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

**Committee Members**

Present	Absent
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
Stan Harper	
Patti Petrie	
Jon Schroeder	
Sam Shore	

**County Staff:** Deb Busey (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)  
**Others Present:** Susan Monte (Regional Planning Commission), John Jay (County Board Member)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:30 p.m.

**II. Roll Call**

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

**III. Approval of Agenda**

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – August 6, 2015

**MOTION** by Mr. Schroeder to approve the minutes of the August 6, 2015 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Jennifer Putman attended the meeting on behalf of the Champaign County Healthcare Consumers Board of Directors. The Champaign County Healthcare Consumers Board of Directors is one of sixteen co-sponsors of a community meeting on the Mahomet Aquifer to be held on September 19<sup>th</sup>, 2015 at the Champaign Public Library. Ms. Putman commented that issues surrounding the Mahomet Aquifer will

continue after the County Board votes on the proposed Consent Decree and invited board members to attend the community meeting scheduled for September 19<sup>th</sup>.

**VI. Communications**

None

**VII. For Information Only**

*A. Enforcement Update for 1101 Carroll Avenue, Urbana*

Mr. Hall reported that 4 bids were received during the September 2<sup>nd</sup> bid opening; however, only 1 bid was complete and included irregularities. The State's Attorney's office has advised the project to be rebid. A budget amendment will still be included on the September 8<sup>th</sup> Committee of the Whole agenda. If the budget amendment is approved, Mr. Hall anticipates a new bid to open on and around October 1<sup>st</sup>.

Mr. Esry asked how much the budget amendment is anticipated to cost. Mr. Hall noted that half of the bids received on the September 2<sup>nd</sup> opening were below \$15,000, but a new bid opening will produce different bid amounts.

Mr. Harper asked if the county will be able to recoup the costs associated to the demolition. Mr. Hall anticipated that the county will be able to recoup demolition costs.

Mr. Weibel asked how the property is zoned. Mr. Hall noted that the property is zoned R-2, single family zoning district.

*B. Proposed FY2016 Budget for Department of Planning and Zoning*

Mr. Hall reported that the Planning and Zoning department anticipates reducing their budget by holding one less Zoning Board of Appeals meeting in FY2016.

Ms. Petrie asked if holding one less Zoning Board of Appeals meeting will continue into the future. Mr. Hall explained that Planning and Zoning's budget is allocated for 24 meetings each year so budget amendments are not needed throughout the year if more meetings are necessary. Mr. Hall does not anticipate any problems with holding one less meeting each year.

*C. Township Road District Ordinance Establishing Fees Required for Consideration of Proposed Development Projects*

Mr. Hall noted that the Committee is being made aware of the ordinance in anticipation of the new fees becoming material in Champaign County Special Use Permit and/or Zoning Map Amendment cases. Mr. Hall addressed concerns that anyone applying for a special use permit in rural areas would be required to pay \$5,000 in fees in order to receive comments from the appropriate Highway Commissioner. It is unclear if this will become an issue; however, Mr. Hall wanted to inform the board about the ordinance.

Mr. Shore asked if there any information available for comparable statutes in other regions of similar size. Mr. Hall noted that he will consult the County Engineer about the issue and provide the board with further information.

Ms. Petrie asked for additional background to be provided. Mr. Hall explained that the ordinance was drafted with the intent of establishing a permanent ordinance for any large project in order to recover costs associated with the project. More information will be provided to the board as it becomes available.

Ms. Berkson asked how small of a project would trigger the fees in the ordinance. Mr. Hall noted that there is no minimum currently set and it will depend on how each Highway Commissioner applies the ordinance. Mr. Hall additionally noted that townships will only be allowed to recover actual costs from the project.

Mr. Weibel noted that this not a county issue and asked how many townships have adopted the ordinance. Mr. Hall noted that all townships have adopted the ordinance. Mr. Weibel asked if the adopted township ordinances can be supplied to the board to see how each township is implementing the fee.

Mr. Jay asked if agriculture use is exempt from the ordinance. Mr. Hall noted that agriculture use is not exempt. Mr. Jay commented that although road districts are in need of revenue, subjecting agriculture to this ordinance is unfair to taxpayers.

Mr. Schroeder expressed concerns that implementation in different townships by different commissioners will create problems for agriculture and businesses that are subject to different implemented fee structures. Ms. Petrie commented that this ordinance has the potential to impact economic development and noted that discussions were not brought to the committee before the townships adopted this ordinance. Mr. Schroeder agreed with Ms. Petrie's comments.

Mr. Weibel noted that the ordinance calls for a deposit and not an assessed fee; however, he noted that there is still room for abuse in the current adopted ordinance.

Mr. Shore noted that Section II of the ordinance calls for the requesting party to make reimbursements at two times the respective hourly rates and asked if this was customary. Mr. Hall noted that reimbursement at twice the respective hourly rate would ensure that all township fees would be recovered.

*D. Regulation of Coolants in Closed Loop Geothermal Well Systems to Protect Groundwater*

Ms. Monte reported that the use of toxic coolants is currently allowed within Champaign County and options are being explored to implement a potential regulation of coolants to prohibit the contamination of groundwater. The authority of Champaign County to regulate coolants in closed loop geothermal well systems is currently in question and a formal opinion on the issue from the Assistant State's Attorney is waiting to be received. Macon County is currently the only county in Illinois to implement regulation.

Ms. Monte explained that geothermal wells are regulated by the Illinois Water Well Construction Code and the Illinois Water Well Pump Installation Code. A series of proposed amendments being made by the Illinois Department of Public Health to Illinois Water Well Construction Code outline which coolants can be safely used. The existing code does not currently limit any type or use of coolants. Champaign County has the option to proceed and adopt a regulation that limits the use of any coolant beyond food grade coolants or Champaign County can the actions taking place at the state level in regards to the proposed amendments from the Illinois Department of Public Health. Ms. Monte recommended that the Committee track the progress of the proposed amendments and to provide commentary as the Committee finds appropriate.

Ms. Petrie asked for details in regards to Macon County's regulations. Ms. Monte noted that Macon County included a one sentence provision in their regulation which states that only USP Food Grade Propylene Glycol can be utilized as a heat exchange fluid in Macon County. Ms. Petrie asked how many wells in Champaign County have the potential to be impacted and how long the Committee has to take action on the issue. Ms. Monte reported that 14 wells are currently permitted by the Illinois Department of Public Health but did not provide a window of time for actions to be made. Ms. Petrie asked how preexisting wells will handled if a new regulation is passed and toxic coolants are already

present in wells. Ms. Monte noted that more research will need to be provided. Mr. Hall speculated that preexisting wells with toxic coolants would remain in place unless reconstruction or expansion of a well was to occur.

Mr. Harper asked if contractors who are establishing well systems are currently using toxic coolants. Ms. Monte noted that contractors were not pushing for USP Food Grade coolants, but it is unclear what is being used.

Mr. Esry asked if water can still be used as a coolant even though it is not as efficient. Ms. Monte confirmed and asked the Committee how they would like to proceed with the issue.

Mr. Shore recommended that the Committee pay attention to the issue at the state level. Ms. Petrie recommended that the Committee also review the Assistant State's Attorney's recommendation on the issue. Mr. Esry asked Ms. Monte to provide an update on the issue at the October meeting.

E. *Proposed Consent Decree*

Ms. Monte noted that legal counsel will be present on September 8<sup>th</sup> to answer questions in regards to the proposed consent decree and asked the Committee to provide her with any questions they may have.

Mr. Schroeder asked if the Urbana Committee of the Whole passed the consent and if it has yet to pass the full Urbana City Council. Ms. Monte noted that it was considered at the Urbana Committee of the Whole and forwarded it without recommendation to the full City Council. Mr. Schroeder asked if the City of Champaign approved the consent decree. Ms. Monte confirmed. Mr. Schroeder asked how many additional communities are needed to approve the consent decree. Ms. Monte noted that the discussion on the consent decree is ongoing in many communities. Mr. Esry noted that as of September 1<sup>st</sup>, the City of Champaign, Monticello, Tuscola, and McLean County have approved the consent decree.

Ms. Petrie provided Ms. Monte with a list of questions from constituents in the community. Ms. Monte noted the questions and deferred answers to the legal counsel that will be present on September 8<sup>th</sup>.

Mr. Harper asked if coal ash can still be deposited at the Clinton Landfill. Mr. Esry confirmed. Mr. Harper noted that disturbing existing waste over a water source may cause more problems. Mr. Schroeder agreed with Mr. Harper's comments.

**VIII. Items to be Approved by ELUC**

A. *Recreation & Entertainment Licenses*

1. *Recreation & Entertainment License: River to Rail Ride, band, Middle Fork River Forest Preserve Activity Center, 3485 CR2700E, Penfield. September 19, 2015.*

**MOTION** by Mr. Shore to approve the Recreation & Entertainment License: River to Rail Ride, band, Middle Fork River Forest Preserve Activity Center, 3485 CR2700E, Penfield, September 19, 2015; seconded by Ms. Berkson.

Mr. Harper asked for clarification about the purpose of the event. Mr. Hall noted that the event is a fundraiser for a trail building initiative by the Forest Preserve District and the license is for live music at the event.

Upon vote: Aye (6) Esry, Weibel, Berkson, Petrie, Schroeder, Shore  
Nay (1) Harper

**MOTION CARRIED.**

**IX. Items for Recommendation to the County Board**

**A. Request to Adopt the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update**

Ms. Monte noted that Champaign County Multi-Jurisdictional Hazard Mitigation Plan is in the process of review and adoption by all local participating governments. This plan is update to an existing plan and provides mitigation actions for emergency and hazardous situations.

**MOTION** by Mr. Weibel to recommend the request to adopt the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update to the County Board; seconded by Ms. Berkson.

Ms. Petrie asked if the approval of the plan is dependent upon all participating governments adopting the plan. Ms. Monte noted that each participating entity needs to adopt the plan in order to be eligible for various types of grants and assistance.

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

**X. Monthly Reports**

**A. July 2015**

**MOTION** by Mr. Esry to accept and place on file the monthly reports for July 2015.

**XI. Other Business**

Ms. Petrie asked if any progress has been made on the burning ordinance Ms. Monte has been developing and if an update could be provided to the Committee in regards to Wilbur Heights.

Ms. Monte reported that alternatives to burning are being explored for citizens who would live within the burning restricted areas. A variety of alternatives are being discussed with the respective townships throughout the county.

Ms. Monte noted that public meetings need to be scheduled and the City of Champaign needs to be contacted in order for progress to continue on the Wilbur Heights project.

**XII. Chair’s Report**

None

**XIII. Semi-Annual Review of Closed Session Minutes**

Mr. Esry noted that the State’s Attorney’s recommendation is to maintain the closed session minutes as closed.

**MOTION** by Mr. Weibel to maintain the closed session minutes as closed as recommended by the State’s Attorney; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

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

IX. A

**XV. Adjournment**

**MOTION** by Ms. Harper to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:35 p.m.

To: Environment and Land Use Committee

From: Susan Monte, RPC Planner

Date: October 26, 2015

Subject: Proposal Regarding Comprehensive Update of the Champaign County Solid Waste Management Plan

Work Plan Item 15-14 of the RPC-Champaign County Planning Contract addresses Champaign County Land Resource Management Plan (LRMP) Priority Item 6.4a: "Submit a proposal to ELUC and County Board regarding the comprehensive update of the Champaign County Solid Waste Management Plan."

#### Proposal Summary

The Champaign County Regional Planning Commission proposal is to complete a comprehensive update of the Champaign County Solid Waste Management Plan ('Plan') during the mid-portion of 2017, with a proposed Scope of Services as described in Attachment A. The 2017 timeline is proposed so that the comprehensive update can be completed as a part of the next five-year update also due in 2017. The timeline allows for the possibility that potential improvements in state policy and regulations may be enacted, as further described below.

***Why a Comprehensive Update is Needed.*** In accordance with the Solid Waste Planning and Recycling Act requirements, the County Board adopted a five-volume Plan in 1991. The Plan contains background regarding solid waste generation and disposal in Champaign County circa 1991, with 46 recommendations for implementing the Plan. Since 1991 the County Board has adopted a series of four five-year updates to the Plan to meet minimum requirements of the Act, with the most recent update adopted in 2012. The five-year updates adopted in 1996 and 2002 included an explanation regarding the lack of support encountered by the Intergovernmental Solid Waste Disposal Association (ISWDA) and subsequent dissolution of the ISWDA in 1992, and how this, in turn, hindered implementation of most recommendations made in the 1991 Plan. The focus of the more recent five-year updates in 2007 and 2012 has been to provide current information regarding local government recycling efforts within the county.

The Plan will have potential to serve as a timely and more useful guide to the County Board and staff, if the following components are updated as part of the next required five-year Plan update in 2017:

- existing conditions;
- current solid waste/material management trends;
- local government policies and practices regarding solid waste management;
- Illinois policies and requirements regarding solid waste management; and
- input from the public, local governments, commercial and industrial stakeholders.

**Task Force Recommendations to Update State Requirements.** During 2013-2014, the Illinois Task Force on the Advancement of Materials Recycling met to conduct its review of the following key subject areas of the Act initially adopted in 1989:

- county recycling and waste management planning;
- current and potential policies and initiatives in Illinois for waste reduction, recycling, composting, and reuse;
- funding for state and local oversight and regulation of solid waste activities;
- funding for state and local support of projects that advance solid waste reduction, recycling, reuse, composting efforts, and the proper management of household hazardous waste; and
- extent to which materials with economic value are lost to landfilling and how to maximize the productive use of waste materials.

The full report of the Task Force dated January 1, 2015 and submitted to the Governor and Illinois' 98 General Assembly is available online at <https://www.illinois.gov/dceo/AboutDCEO/ReportsRequiredByStatute/Approved%20Final%20Report%20-%20Recycling%20Advancement%20Task%20Force.pdf>.

The Task Force approved seven recommendations, which if are acted on by the General Assembly, could potentially impact requirements and resources available to local governments statewide. Approved recommendations include:

- revise the Illinois Solid Waste Management Hierarchy;
- amend state law to establish a more convenient statewide household Hazardous Waste collection system;
- amend state law to authorize the development of a statewide Illinois Resource Master Plan; and
- allow temporary drop-off sites for organics, anaerobic digestion, define permitting and tiered compost regulations

**Next Step.** ELUC approval of the proposal for RPC to comprehensively update the Plan allows for future consideration that the comprehensive update occur as part of a RPC contract for County Planning to be developed and proposed in 2017. LRMP Priority Item 6.4b is “Proceed with ELUC recommendations regarding the preparation of an updated waste management plan for unincorporated Champaign County.”

LRMP Objective 6.4 Countywide Waste Management Plan  
Champaign County will develop an updated Champaign County Waste Management Plan by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.

Attachment A: Proposed Scope of Services for a Comprehensive Update to the Champaign County Solid Waste Management Plan



**PROPOSED SCOPE OF SERVICES**

*Proposal: Comprehensive Update of Champaign County Solid Waste Management Plan*

1	Update existing conditions: demographics and land use 2015 Characteristics Report residential sector commercial sector industrial sector public/institutional sectors available local data available state data	35
2	Review local policies/practices and state requirements re SWMP. Review relevant SW/recycling/public safety policies/objectives of CC & local governments. Note gaps/opportunities re recycling options for residents/businesses/commercial/institutions.	10
3	Report Comprehensive SWMP update status to ELUC. Seek ELUC direction if proposing significant adjustment to update strategy.	3
4	Solicit input from the public, local government and known commercial/industrial stakeholders. Review/adjust goals, objectives, and policies as appropriate.	24
5	Review/revise recommendations and implementation schedule as warranted.	10
6	Request Illinois EPA staff review as likely will be submitting to IEPA as 5-year update.	2
7	Draft comprehensive update and executive summary.	10
8	Present a review draft to ELUC for comment. Open public review comment period.	4
9	Consider input received and produce final draft.	10
10	Request ELUC recommendation for County Board approval	4
		<i>County Recycling Coordinator/Solid Waste Coordinator</i>
1	Provide accessible online draft.	112
		<i>Administrative Assistant</i>
Commodities: Display /Public Notice cost (estimated \$1,000)		12

To: Environment and Land Use Committee

From: Susan Monte, Planner and John Hall, Zoning Administrator

Date: October 28, 2015

Subject: Regulation of Coolants in Geothermal Wells [Closed Loop System Wells]

Action Requested: Recommend that the County Board of Health Consider an Amendment to the Champaign County Health Ordinance to Limit Types of Coolants in Closed Loop System Wells

### Background

At the September 3, 2015 ELUC meeting, members considered options to address recent concerns expressed regarding use of toxic coolants in geothermal wells (Attachment A). The current memorandum provides feedback from Assistant States Attorney David DeThorne and from Dave Johnson at the Illinois Department of Public Health (IDPH), and includes draft amendment text to the County Health Ordinance to forward to the County Board of Health for consideration.

### ***County Authority***

As a non-home rule entity, the county may consider amending its Health Ordinance to limit types of coolants in a closed loop system well. A key provision is that the IDPH must approve the County Health Ordinance, as indicated in Illinois Administrative Code 920.160(1). Assistant State's Attorney David DeThorne clarified options available to the County if the proposed amendment moves forward for consideration:

1. vote to enact the ordinance knowing that the permits being considered could not be issued or enforced until after IDPH approval, or
2. vote on the wording and then send it to the IDPH for approval, and after approval, voting to enact.

Macon County Environmental Health Department Director Cathy Wade shared that Macon County went with the second procedural option shown above. They initially obtained IDPH approval of their proposed amendment to restrict types of coolants, and then sought county approval.

### ***IDPH to Propose Amendment to Illinois Administrative Code, Part 920***

David Johnson, IDPH Private Water and Closed Loop Well Program Manager, recently indicated that the Rule set for Part 920 is not set to go to 'first notice' any time soon. His comment was "There is much controversy in how and what to regulate regarding the fluids." Previously Mr. Johnson had mentioned the Closed Loop Well Contractors and Water Well Contractors Licensing Boards as entities he interfaces with.

The previously shared draft text of the pending proposed IDPH restriction to Illinois Administrative Code, Part 920 regarding use of ‘heat exchange fluids (to be subject to the JCAR rule-making process) follows:

“c) Heat Exchange Fluid. The heat exchange fluid that is pumped through the closed loop well piping shall be water or a mixture of water and methanol, or ethanol, or United States Pharmacopeia food grade propylene glycol.”

The pending IDPH proposed amendment to Illinois Administrative Code, Part 920 would prohibit the use of the toxic substance ‘ethylene glycol.’ However, methanol and ethanol—widely considered to be toxic—would be allowed.

***Proposed Draft Amendment to County Health Ordinance***

Recall that the Macon County Health Ordinance (adopted by Macon County on January 8, 2015) contains the provision:

“Section 4 – Use of Food Grade Propylene Glycol  
All closed loop well heat exchange systems shall use USP or Food Grade Propylene Glycol as the coolant in Macon County, State of Illinois.”

At the September meeting, ELUC members considered that some closed loop well systems use water only as the heat exchange fluid.

The proposed draft amendment for consideration by the County Board of Health to include as a provision in Section 7.2 [Standards and Regulation] of the Champaign County Health Ordinance follows:

With regard to all closed loop well heat exchange systems in Champaign County, State of Illinois, the heat exchange fluid that is pumped through the closed loop well piping shall be: water; United States Pharmacopeia food grade propylene glycol; or a mixture of water and United States Pharmacopeia food grade propylene glycol.

Attachment A: Memorandum to ELUC dated August 24, 2015



To: Environment and Land Use Committee

From: Susan Monte, Planner and John Hall, Zoning Administrator

Date: August 24, 2015

Subject: Regulation of Coolants in Geothermal Wells [Closed Loop System Wells]

Action Requested: Information Only

### Background

This review addresses recent concerns expressed regarding the use of toxic coolants in geothermal wells. The priority item task was to explore potential options available to the County Board to consider implementing as a safeguard to avoid the potential for leaking of toxic coolant into groundwater sources.

In Champaign County, the C-U Public Health District Division of Environmental Health administers the all aspects of well permitting and follow-up inspection for the installation of wells, including geothermal wells. The County Health Ordinance is based on provisions of the Illinois Water Well Construction Code (77 Illinois Administrative Code, Part 920). Geothermal wells are regulated as a ‘closed loop well system.’ At present, Part 920 of the Illinois Water Well Construction Code contains no restriction regarding the type of coolants which may be used in a closed loop well system. Attachment A is a summary of coolants typically used in closed loop well systems in Illinois.

Section 920.20 of the Water Well Construction Code (77 Illinois Administrative Code, Part 920)—an excerpt of which is shown below-- limits the ability of a non-home rule county such as Champaign County to apply a more restrictive provision to limit or prohibit the use of a toxic coolant in a closed loop well system.

... Part [920] provides minimum standards for the location, construction and modification of water wells, monitoring wells and closed loop wells ... No water well, monitoring well or closed loop well as defined in this Part shall be constructed or modified contrary to the provisions of this Part. (Source: Amended at 37 Ill. Reg. 19676, effective November 25, 2013)

### Proposed Amendments to Water Well Construction Code

When contacted recently, David Johnson, Private Water program of the Division of Environmental Health, at the Illinois Department of Public Health, indicated that a proposal to further amend the Water Well Construction Code (77 Illinois Administrative Code, Part 920) is in progress.

Mr. Johnson shared the draft version of proposed changes to Part 920 as of 8/21/15, which is next expected to be subject to the rulemaking process at the Joint Committee on Administrative

Rules (JCAR). Attachment B is an excerpt of the proposed amendments to the Closed Loop Well provisions of the Water Well Construction Code regarding use of ‘heat exchange fluids.’

If these amendments are passed, there will be a further prohibition of one type of toxic coolant which is presently allowed. Mr. Johnson stated, “ethylene glycol which is toxic will no longer be allowable.”

Jim Roberts, Director of Environmental Health at C-U Public Health District, when apprised of the upcoming IDPH proposed amendments to the Water Well Construction Code, suggested that the County await the outcome of that process. His advice is that at such time the proposed amendments to the Water Well Construction Code are adopted, the County should follow-up and consider proposed amendments to the County Health Ordinance to include these and other important changes to the Water Well Construction Code.

Attachments

- A Coolants used in Closed Loop Well Systems
- B Excerpt of Proposed Amendments to Water Well Construction Code

Methanol (methyl alcohol)	A colorless, toxic, flammable liquid used as an antifreeze, a general solvent, a fuel, and a denaturant for ethyl alcohol. Also called 'carbinol', 'methyl alcohol', 'wood alcohol'.
Ethanol	An alcohol obtained from the fermentation of sugars and starches or by chemical synthesis. It is the intoxicating ingredient of alcoholic beverages, and is also used as a solvent, in explosives, and as an additive to or replacement for petroleum-based fuels. Also called ethyl alcohol, grain alcohol.
Ethylene Glycol	A poisonous, syrupy, colorless alcohol used as an antifreeze in heating and cooling systems that use water. Ethylene glycol is chemically like ethanol but has two hydroxyl (OH) groups instead of one. Also called glycol.
Propylene Glycol or USP Food Grade Propylene Glycol	A form of mineral oil, an alcohol produced by fermentation of yeast and carbohydrates. – gives it the designation of carbohydrate when used in foods.  Propylene glycol can be used for the following: As an emulsification agent in Angostura and orange bitters; As a moisturizer in medicines, cosmetics, food, toothpaste, shampoo, mouth wash, hair care and tobacco products; As a carrier in fragrance oils; As an ingredient in massage oils; In hand sanitizers, antibacterial lotions, and saline solutions; As a solvent for food colors and flavorings; As a moisture stabilizer (humectant) for snus (Swedish Style Snuff); As a cooling agent for beer and wine glycol jacketed fermentation tanks; As a non-toxic antifreeze for winterizing drinking water systems; As a less-toxic antifreeze in solar water heating systems; As a coolant in liquid cooling systems; To regulate humidity in a cigar humidior; As an additive to pipe tobacco to prevent dehydration; To treat livestock ketosis; To de-ice aircraft
Water	Alone or with a mixture of another coolant.

## ILLINOIS REGISTER

## DEPARTMENT OF PUBLIC HEALTH

## NOTICE OF PROPOSED AMENDMENTS

Closed loop wells that are constructed in a manner that leaves a casing in the ground shall be grouted in a manner consistent with water wells. Closed loop wells shall not be located closer to water wells and sources of contamination than the minimum separation distances specified in Table C.

- b) Piping Pressure. The installer shall pressure test the well loop as recommended by the manufacturer's specifications.
- c) Heat Exchange Fluid. The heat exchange fluid that is pumped through the closed loop well piping shall be water or a mixture of water and methanol, or ethanol, or United States Pharmacopeia food grade propylene glycol.
- d) Refrigerant. When refrigerant is used with copper piping in a direct exchange system, the refrigerant shall be R-134a, R-290 or any equivalent refrigerant with less ozone depletion potential.
- e) Borehole Piping or Other Department Approved Piping. Piping shall be watertight with a minimum of 160 psi pressure-rated high density polyethylene or equivalent manufactured for the purpose of use in a ground heat exchange system. All copper-piping and joints used in direct expansion heat pump systems shall be watertight and conform to UL 1995
- f) Sealing Requirements for Closed Loop Wells.
  - 1) Heat Exchange Fluid or Refrigerant. All heat exchange fluid or refrigerant shall be removed from the closed loop well system and disposed of off-site in accordance with State and local laws.
  - 2) Piping. All piping left in place in closed loop wells shall be sealed with neat cement grout or any bentonite product manufactured for water well sealing by pressure grouting. The sealing material shall be pumped into the supply of the loop until the sealing material is flowing out of the return of the loop.
  - 3) Open or cased wells shall be sealed according to Section 920.120.
  - 4) Abandoned closed loop wells or those that pose a threat to public health as determined by the Department and its agents shall be brought into compliance with this Section or sealed within 30 days in accordance with subsection (g)(1), (2), (3) and (4) of this Section.

Champaign County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708  
[zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us)  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: **Environment and Land Use Committee**  
From: **John Hall, Director & Zoning Administrator**  
Date: **October 26, 2015**

**RE: Proposed Zoning Ordinance Text Amendment**

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Requested Action:

**Authorize a Public Hearing to Amend the Champaign County Zoning Ordinance to add “Hospital and/ or Medical Clinic” as an Additional Principal Use at a Fairgrounds**

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### **Background**

The Champaign County Fair Association was granted a Special Use Permit for the Fairgrounds by the Zoning Board of Appeals in Case 962-S-94 on March 16, 1995. The use of the Fairgrounds parking areas by Carle Hospital and/or Carle Clinic on a daily basis had already been established by that time even though there is no mention of Carle’s use in the records of Case 962-S-94. Most significantly, the Carle “pick-up stations” (the bus waiting enclosures) in the Fairgrounds parking lot were authorized in the Phase 3 Parking Plans that were approved by the Zoning Administrator on May 5, 1994. As constructed, the pick-up stations meet the Zoning Ordinance definition of “buildings” but are only used by Carle’s employees and patients.

The Champaign County Fair Association desires to expand the paved parking area on the Fairgrounds and the proposed new parking expansion will be used by both the Fair Association and Carle and a new Special Use Permit is required. However, any new Special Use Permit for the Fairgrounds has to clearly provide for Carle’s ongoing use of the Fairgrounds as a “second principal use” and the Zoning Ordinance does not currently allow a second principal use on Public Fairgrounds.

### **Proposed Text Amendment**

The proposed text amendment (see attached) is intended to allow for a Hospital and/or Medical Clinic to be an additional principal use and/or principal structure on a Public Fairgrounds as a Special Use Permit. The intent is that a new Special Use Permit for the Champaign County Fair Association would also include Carle’s activities.

Special conditions have been proposed to limit the applicability of this amendment only to Public Fairgrounds that were in existence when the Zoning Ordinance was adopted on October 10, 1973, and that continue to remain in operation as a Public Fairgrounds, and to specifically address issues that will be of particular concern in the anticipated Special Use Permit for the Champaign County Fair Association Fairgrounds.

If ELUC authorizes the text amendment at the November 5, 2015, Committee meeting the public hearing for the text amendment is expected to open at a Special Meeting of the Zoning Board of Appeals that has been scheduled for December 3, 2015. It is hoped that the ZBA recommendation for the text amendment may be available for Committee review at the March 2016 ELUC meeting (or possibly February 2016) with a final Committee recommendation to the County Board no later than April 2016 and County Board approval also no later than April 2016.

**ATTACHMENT**



**Zoning Administrator**

Attachment: Proposed Zoning Ordinance Text Amendment

OCTOBER 26, 2015

Amend the Zoning Ordinance as follows:

- A. In Section 4.2.1 C. add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to Section 5.2.”
- B. In Section 5.2, add “HOSPITAL” as a Special Use Permit in the CR District and add a footnote stating that “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, may be authorized in the CR District only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds by SPECIAL USE Permit subject to the standard conditions in Section 6.1.3.”
- C. In Section 5.2, add “Medical and Dental CLINIC” as a Special Use Permit in the CR District and make the Special Use Permit subject to the same footnote as for HOSPITAL in the CR District.
- D. In Section 6.1.3 add “HOSPITAL, medical CLINIC, HOSPITAL and medical CLINIC, and/or any use and/or structure that is accessory to a HOSPITAL and/or medical CLINIC, as an additional principal USE or additional principal STRUCTURE on a Public Fairgrounds in the CR District” and require no minimum fencing; require the minimum LOT AREA, Width, Maximum HEIGHT, and Required Yards to be the same as in the CR Zoning DISTRICT; and add the following special provisions:
  - 1. The Public Fairgrounds must have been an established use at the subject location on October 10, 1973.
  - 2. Traffic impacts shall be considered.
  - 3. Site design, land management, and storm water management designs and practices shall provide effective site drainage; meet or exceed state and federal water quality standards; protect downstream drainage patterns; minimize impacts on adjacent properties; provide for stream flows that support healthy aquatic ecosystems; and, wherever possible, preserve existing habitat and enhance degraded habitat.
  - 4. A Public Fair must continue to be held at the Public Fairgrounds or the Special Use Permit shall become void.

# MONTHLY REPORT for AUGUST 2015<sup>1</sup>

Champaign County  
Department of

**PLANNING &  
ZONING**

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in August and one was filed in August 2014. The average number of cases filed in August in the preceding five years was 2.0.

One ZBA meeting was held in August and two cases were completed. Two ZBA meetings were held in August 2014 and six cases were completed. The average number of cases completed in August in the preceding five years was 2.4.

By the end of August there were 8 cases pending. By the end of August 2014 there were 7 cases pending.

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

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

**Table 1. Zoning Case Activity in August 2015 & August 2014**

Type of Case	August 2015 1 ZBA meeting		August 2014 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	1	2
SFHA Variance	0	0	0	0
Special Use	0	1	0	3
Map Amendment	0	0	0	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>1</b>	<b>6</b>
Total cases filed (fiscal year)	15 cases		12 cases†**	
Total cases completed (fiscal year)	14 cases		14 cases†	
Case pending*	8 cases		7 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
**Total cases filed in 2014 had been misreported as only 10 cases in the July 2015 Monthly Report but should have been reported as 11 cases				
†Does not reflect the actual FY2014 which was 12/13 through 12/14				

<sup>1</sup> Note that approved absences, sick days, and one part-time intern resulted in an average staffing level of 83% or the equivalent of 4.1 staff members (of the 5 authorized) present on average for each of the 21 work days in August.

## **Subdivisions**

No County subdivision application was received in August. No municipal subdivision plats were reviewed for compliance with County zoning in August.

## **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 August can be summarized as follows:

- 13 permits for 12 structures were approved in August compared to 18 permits for 18 structures in August 2014. The five-year average for permits in August in the preceding five years was 16.4.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, September 2011, February 2011, and January 2011).
- 6.7 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$1,424,200 was the reported value for the permits in August compared to a total of \$1,297,126 in August 2014. The five-year average reported value for authorized construction in August is \$1,425,355.
- 27 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2015, June 2015, December 2014, October 2014, June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, June 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, and April 2011).
- \$3,949 in fees were collected in August compared to a total of \$4,544 in August 2014. The five-year average for fees collected in August is \$4,171.
- 23 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, and June 2011).
- There were also 6 lot split inquiries and 234 other zoning inquiries in August.
- One rural address was issued in August.
- Two sets of ZBA meeting minutes were transcribed in August.

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**Table 2. Zoning Use Permits Approved in August 2015**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				3	0	837,000
Other	1	0	52,200	7	0	687,200
SINGLE FAMILY Resid.: New - Site Built	4	2,388	960,000	13	6,737	2,648,600
Manufactured				1	345	122,260
Additions	3	899	259,000	22	3,383	924,518
Accessory to Resid.	4	564	73,000	34	8,971	767,864
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>			6.73 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				13	0	0
COMMERCIAL: New				5	4,328	1,730,000
Other				1	1,533	1,400,000
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	28,000
Other				2	642	811,000
SIGNS				2	174	12,485
TOWERS (Incl. Acc. Bldg.)				3	832	260,000
OTHER PERMITS	1	98	80,000	10	849	89,100
<b>TOTAL APPROVED</b>	<b>13/12</b>	<b>\$3,949</b>	<b>\$1,424,200</b>	<b>118/94</b>	<b>\$27,827</b>	<b>\$10,318,027</b>

\* 13 permits were issued for 12 structures in August 2015; 13 permits require inspection and Compl. Certif.

◇ 118 permits have been issued for 94 structures since January 1, 2015 (FY2015)

**NOTE:** Home occupations and other permits (change of use, temporary use) total 24 since January 1, 2015, (this number is not included in the total # of structures).

There were 12 Zoning Use Permit Apps. *received* in August 2015 and 7 were *approved*.

6 Zoning Use Permit App. *approved* in August 2015 were *received* in prior months.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

**Table 3. Best Prime Farmland Conversion**

	August 2014	FY 2015 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case August authorize 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> Approved by the County Board, a subdivision approval August authorize creation of 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> Approved by the Zoning Administrator, a Permit August authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	6.14 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
<b>TOTAL</b>	0.0 acres	6.14 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- No zoning compliance inspections were made in August for a total of 185 compliance inspections in FY2015.
- 63 zoning compliance certificates were issued in August. A total of 217 zoning compliance certificates have been issued so far in FY2015 for an average of 6.4 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

**Zoning and Nuisance Enforcement**

Table 4 contains the detailed breakdown of enforcement activity for August 2015 and can be summarized as follows:

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- 9 new complaints were received in August compared to 5 complaints that were received in August 2014. One complaint was referred to other agencies in August and 3 complaints were referred to another agency in August 2014.
- 14 enforcement inspections were conducted in August compared to 48 in August 2014. One of the August 2015 inspections were for new complaints received in August 2015.
- No contact was made prior to written notification in August and one contact was made in August 2014.
- 14 initial investigation inquiries were made in August for an average of 3.5 per week in August and 9.7 per week for the fiscal year. The FY2015 budget anticipates an average of 9.9 initial investigation inquiries per week.
- 7 First Notices and no Final Notices were issued in August and 4 First Notices and no Final Notices issued in August 2014. The FY2015 budget anticipated a total of 32 First Notices for an average of 2.7 First Notices per month.
- No cases were referred to the State's Attorney in August and no cases were referred in August 2014. The FY2015 budget anticipated a total of 6 cases forwarded to the State's Attorney's Office.
- 1 case was resolved in August and 13 cases were resolved in August 2014. The FY2015 budget anticipated a total of 150 resolved cases for an average of 12.5 resolved cases per month.
- 325 cases remain open at the end of August compared to 313 open cases at the end of August 2014.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in August included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office.
  3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
  4. Assisted the Zoning Administrator with completing an Invitation to Bid for demolition of 1101 Carroll Avenue and a pre-bid meeting was held
  5. Assisted other staff with several floodplain development questions.

**APPENDICES**

**A Zoning Use Permit Activity During August 2015**

**B Zoning Compliance Certificates Issued in August 2015**

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**Table 4. Enforcement Activity During August 2015**

	FY2014 TOTALS <sup>1</sup>	Jan. 2015	Feb. 2015	March 2015	April 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	TOTALS <sup>1</sup> FY2015
Complaints Received	68	2	3	9	5	4	6	3	9					41
Initial Complaints Referred to Others	14	0	1	0	0	0	4	2	1					8
Inspections	485	49	19	37	29	44	71	62	14 <sup>4</sup>					325 <sup>5</sup>
Phone Contact Prior to Notice	10	0	0	2	1	1	0	0	0					4
First Notices Issued	22	4	2	0	2	0	3	0	7					18
Final Notices Issued	0	0	0	0	1	0	1	2	0					4
Referrals to State's Attorney	1	0	0	1	0	0	1	0	0					2
Cases Resolved <sup>2</sup>	159	0	0	8	3	1	5	9	1 <sup>6</sup>					27 <sup>7</sup>
Open Cases <sup>3</sup>	311	313	316	317	319	322	323	317	325					325 <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. 1 inspection of the 14 performed were for the 9 complaints received in August, 2015.
5. 44 inspections of the 325 inspections performed in 2015 were for complaints received in 2015.
6. None of the resolved cases for August, 2015, were for complaints received in August, 2015.
7. 10 of the cases resolved in FY 2015 were for complaints that were also received in FY 2015.
8. Total open cases include 22 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 PERMIT ACTIVITY DURING AUGUST 2015**

<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>
77-14-03  AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 21, Pesotum Township; 221 CR 900E, Pesotum, Illinois PIN: 18-32-21-400-010	Lucas and Joella Meharry	07/06/15 08/12/15	Construct a detached shed (added to existing permit prior to issuance of a ZCC)
153-15-03  AG-1	Tract 6 of Blackbird Meadows, Section 22, Newcomb Township; 362 CR 2650N, Mahomet, IL PIN: 16-07-22-251-010	Keith McFall	06/02/15 08/12/15	construct an in-ground swimming pool and pool house
197-15-02  AG-1	A tract of land located in the NE ¼ of Section 14, Scott Township, immediately to the West of the Village of Bondville, Illinois; 467 CR 1600N, Champaign, Illinois PIN: 23-19-14-201-008	Paul Berbaum	07/16/15 08/07/15	Construct a detached storage building for agriculture equipment
198-15-03  R-1	Lot 143, Lincolnshire Fields NE Subdivision, Section 21, Champaign Township; 3302 Stonybrook Drive, Champaign, Illinois PIN: 03-20-21-402-015	Steve and Melanie Michael	07/17/15 08/03/15	Construct a single family home with attached garage
202-15-01  AG-1	Part of the NE ¼ of the SE ¼ of Section 23, Newcomb Township; 2649 CR 500E, Mahomet, Illinois PIN: 16-07-23-400-019	Rob Whittaker	07/21/15 08/04/15	Construct a single family home with attached garage
211-15-02  AG-1	Two tracts of land consisting of 3 acres located in the SW Corner of the W ½ of the SE ¼ of Section 17, Colfax Township; 152 CR 900N, Ivesdale, Illinois PIN: 05-25-17-400-003 & 005	John and Janae Ladage	07/30/15 08/07/15	Construct a detached garage
261-15-01  CR	A tract of land located in the SW ¼ of the SE ¼ of Section 31, Condit Township; 686C CR 2425N, Champaign, IL PIN: 07-08-31-400-007	Jose and Silvia Alvarado	08/04/15 08/07/15	Construct an addition to an existing single family home and to authorize a previously constructed detached garage



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**APPENDIX A. ZONING USE PERMIT ACTIVITY DURING AUGUST 2015**

<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>
222-15-01 AG-1	A 2 acre tract of land located in the SE Corner of the W ½ of the SW ¼ of Section 15, Tolono Township; 818 CR 900N, Champaign, Illinois PIN: 29-26-16-300-006	Armstrong Construction	08/10/15 08/13/15	Construct a single family home with attached garage
224-15-01 AG-2	A 2 acre tract of land located in the NW Corner of the NW ¼ of Section 34, Champaign Township; 2407 Curtis Road, Champaign, Illinois PIN: 03-20-34-126-011	William and Emma Glick	08/12/15 08/17/15	Construct a detached garage
226-15-01 AG-2	A tract of land located in the E ½ of the SE ¼ of Section 25, Urbana Township; 1341 CR 1800E, Urbana, Illinois PIN: 30-21-25-400-004	Joyce Hudson dba Hudson Farm Wedding & Events LLC	08/14/15 08/31/15	Change the Use to a Private Indoor Recreational Development & an Outdoor Commercial Recreational Enterprise CASES: 799-AM-15 & 800-S-15
230-15-01 AG-1	A tract of land located in the N ½ of the NW ¼ of the SW ¼ of the SE ¼ of Section 26, Newcomb Township; 2522 CR 450E, Mahomet, Illinois PIN: 16-07-26-451-005	Scott and Erma Maves	08/18/15 08/31/15	Construct an addition to an existing detached storage shed
231-15-01 AG-2	Lot 101 of Farm Ridge Subdivision, Section 13, Urbana Township; 1743 CR 1550N, Urbana, Illinois PIN: 30-21-13-300-007	Briana Colclasure and Larry Coers	08/19/15 08/31/15	Construct a detached garage and additions to an existing single family home
233-15-01	Under review*			
236-15-01 CR	Lot 203 of a Replat of Lot 4 of Summerfield Subdivision, Section 36, Newcomb Township; address to be assigned PIN: 16-07-36-126-009	Ahmed Kassem	08/24/15 08/31/15	Construct a single family home with attached garage
236-15-02	Issued September 1*			
238-15-01	Under review*			
243-15-01	Under review*			
243-15-02	Under review*			

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

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*08/08/14	303-13-02	Lot 227, Minor Lake West 2 <sup>nd</sup> Plat, Section 21, Champaign Township; 1804 Oak Park Drive, Champaign, IL PIN: 03-20-21-252-019	A sunroom addition to an existing single family home
*02/18/15	121-14-02	Lot 18, Woodfield Estates Replat, Section 22, Mahomet Township; 1608 Woodfield Drive, Mahomet, Illinois PIN: 15-13-22-252-007	A single family home with attached garage
*03/11/15 *04/27/15	133-14-04	Lot 1, Walter Sandwell Subdivision #3, Philo Township; 609 Walters Way, Tolono, Illinois PIN: 19-27-33-476-004	A detached garage
*03/11/15	91-00-03	The S 340' of the E ½ of the SW ¼ of Section 27, Sidney Township; 2140 CR 700N, Sidney, Illinois PIN: 24-28-27-300-004	A manuf. home used as a temp. construction residence to be removed after renovations to existing home. Manuf. home removed.
*04/24/15	139-14-02	Lot 47, River Oaks Subdivision, Section 20, Mahomet Township; 1107 S. Clapper Court, Mahomet, Illinois PIN: 15-13-20-201-005	A sunroom addition to an existing single family home
*04/24/15	133-14-01	Lot 227, Minor Lake West 2 <sup>nd</sup> Plat, Section 21, Champaign Township; 1804 Oak Park Drive, Champaign, IL PIN: 03-20-21-252-019	An in-ground swimming pool with a 6' non-climbable fence with a self-closing, self-latching gate
*04/27/15	03-14-01	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: 25-15-25-200-007	A single family (manufactured) home with a detached garage
*04/27/15	124-12-01	A tract of land located in the NE ¼ of the NE ¼ of Section 26, Somer Township; 4913 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-26-200-005	A detached shed for agricultural equipment
*04/27/15	164-07-01	Lot 1, Staley Industrial Subdivision, Section 8, Champaign Township; 4400 W. Springfield Avenue, Champaign, Illinois PIN: 03-20-08-476-001	An addition to an existing commercial building

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*05/12/15	297-14-01	Lot 10, Busboom's Wiltshire Estates 2 <sup>nd</sup> Subdivision, Section 13, St. Joseph Township; 1203 Alderberry Drive, St. Joseph, Illinois PIN: 28-22-13-302-005	A detached garage
*05/12/15	142-14-01	Lot 28, Deer Ridge Subdivision (Ingram's 3 <sup>rd</sup> ), Section 30, Ogden Township; 2543 CR 1375N, Ogden, Illinois PIN: 17-24-30-176-004	An above ground swimming pool
*05/12/15	150-14-02	Lot 2 of Mitchell Subdivision, Section 10, St. Joseph Township; 1655 CR 2200E, St. Joseph, Illinois PIN: 28-22-10-276-015	An addition to an existing single family home
*05/12/15	119-14-01	A tract of land located in the E ½ of the NW ¼ of Section 13, Stanton Township; 2329 CR 2200N, St. Joseph, Illinois PIN: 27-16-13-100-005	A single family home with attached garage
*05/14/15	141-14-02	The West 269.722' of the East 377.610' of Lots 1, 2, 3 and 4 of the Subdivision of the Estate of James W. Boyd, deceased, Section 3, Urbana Township; 3104 E. Perkins Road, Urbana, Illinois PIN: 30-21-03-477-020	An addition to an existing single family home
*05/14/15	104-14-01	A tract of land located in the NE Corner of the E ½ of the NE ¼ of Section 8, Harwood Township; 1995 CR 3500N, Ludlow, Illinois PIN: 11-04-08-200-005	A detached garage and a detached shed
*05/14/15	71-14-02	A tract of land being the NE ¼ of Section 21, Harwood Township; 2065 CR 3300N, Rantoul, Illinois PIN: 11-04-21-200-001	A single family home with attached garage
*05/14/15	147-14-02	Lot 5, Westwood Trace Subdivision, Section 9, Champaign Township; 4114 Fieldstone Road, Champaign, IL PIN: 03-20-09-352-003	A warehouse addition to an existing office/warehouse building

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*05/14/15	22-15-01	Lot 14, O'Neill's First Street Subdivision, Section 30, Urbana Township; 3004 S. First Street, Champaign, Illinois PIN: 30-21-30-301-003	A sunroom addition to an existing single family home
*05/26/15	184-14-01	A parcel of land being a part of the N ½ of the NW ¼ of Section 21, Tolono Township; 821 CR 900N, Champaign, Illinois PIN: 29-26-21-100-004	A single family (manufactured) home
*05/26/15	337-14-01	The W 287' of the E 671' of the N 273.2' of the NW ¼ of Section 28, Philo Township; 1439 CR 800N, Tolono, Illinois PIN: 19-27-28-100-008	A single family home with attached garage
*05/26/15	171-14-02	A 78 acre tract of land located in the N ½ of the SW ¼ of Section 21, Scott Township; 1446 CR 200E, Seymour, Illinois PIN: 23-19-21-300-007	A detached agricultural shed for cattle
*03/18/15 *05/26/15	113-14-01	A tract of land in the NE Corner of the NW ¼ of the NW ¼ of the NW ¼ of Section 8, Colfax Township; 123 CR 1100N, Ivesdale, Illinois PIN: 05-25-08-100-011	A single family home with attached garage and a detached storage shed
*05/27/15	153-14-01	A .87 acre tract of land located in the NE ¼ of the SE ¼ of Section 15, Mahomet Township; 403 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-15-426-002	A detached storage shed
*05/27/15	279-14-01	A tract of land in part of the NE ¼ of the SE ¼ of Section 23, Newcomb Township; 2627 County Road 500E, Mahomet, Illinois PIN: 16-07-23-400-017	A single family home with attached garage
*05/27/15	175-14-01	Lot 11, Country Side Second Subdivision, Section 12, Urbana Township; 1108 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-12-151-008	A single family home with attached garage

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*07/03/14 *05/27/15	262-01-01	Lot 57, Lincolnshire Fields NW II, Section 21, Champaign Township; 1803 Bentbrook Dr., Champaign, IL PIN: 03-20-21-155-002	An in-ground swimming pool with a minimum 4 foot non-climbable fence with self-latching, self-closing gate
*11/05/14 *05/27/15	78-13-01	Lot 2 of Rasche's Replat of Lots 2 and 3 of D. W. Pearson's Midway Acres Subdivision, Section 29, Hensley Township; 4203 Lindsey Road, Champaign, Illinois PIN: 12-14-29-176-014	A single family home with attached garage, a detached storage shed and an addition to the detached storage shed
*05/28/15	184-14-02	All that part of Lots 4, 5, 6, and 7 of a Subdivision of the SW ¼ of the NW ¼ of Section 32, South Homer Township; 2611 S. Homer Lake Road, Homer, Illinois PIN: 26-24-32-100-021 & 022	A detached garage
*05/28/15	198-14-03	The NW ¼ of the SW ¼ of Section 20, Raymond Township; 244 CR 1900E, Longview, Illinois PIN: 21-34-20-300-006	A detached storage shed for agriculture equipment
*03/11/15 *05/28/15	238-14-01	The South 340' of the East ½ of the SW ¼ of Section 27, Sidney Township, except the West 394 feet thereof; 2140 CR 700N, Sidney, IL PIN: 24-28-27-300-004	An addition to an existing single family home
*05/28/15	177-14-01	A tract of land located in the W ½ of the NW ¼ of Section 17, Ogden Township; 1592 County Road 2650E, Ogden, Illinois PIN: 17-24-17-200-005	An addition to an existing single family home
*05/29/15	167-14-01	Lot 2 of Jones Subdivision, Section 16, Tolono Township; 945 CR 900E, Champaign, Illinois PIN: 29-26-16-401-002	An in-ground swimming pool, a detached storage shed and an addition to the existing single family home
*05/29/15	55-15-01	A 13 acre tract of land located in the NE ¼ of the NE ¼ of Section 29, Tolono Township; 785 CR 800E, Tolono, Illinois PIN: 29-26-29-200-019	A detached garage

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*06/02/15	157-14-01	A tract of land being the E ½ of Section 8, Kerr Township; 3437 CR 2700E, Penfield, Illinois PIN: 13-06-08-200-001	An addition to an existing caretaker's dwelling
*06/02/15	210-14-01	A 164 acre tract of land located in the S ½ of the NW ¼ and the W ½ of the S ½ of the NE ¼ of Section 13, Ludlow Township; 1725 CR 3375N, Ludlow, Illinois PIN: 14-03-13-100-003	A single family home with attached garage
*06/02/15	196-14-01	The N 340' of the E 260' of the N ½ of the SE ¼ of Section 14, Harwood Township; 3345 CR 2300E, Gifford, Illinois PIN: 11-04-14-400-007	An addition to an existing detached agriculture storage building
*08/05/14 *06/10/15	138-10-02	Lot 8, Triumph Industrial Park, Section 33, Somer Township; 1306 Triumph Drive, Urbana, Illinois PIN: 25-15-33-402-002	Place one wall sign on the existing building
*06/22/15	269-14-01	Lot 4 of the F & R Development Co. Subdivision, Section 4, Urbana Township; 2018 Perkins Road, Urbana, Illinois PIN: 30-21-04-479-001	A detached garage
*06/22/15	261-14-01	Lot 427 of Scottswood 6 <sup>th</sup> Subdivision, Section 15, Urbana Township; 2803 E. California Avenue, Urbana, Illinois PIN: 30-21-15-258-018	A covered deck/porch addition to an existing single family home
*06/22/15	212-14-01	A tract of land located in the NE ¼ of the NW ¼ of Section 2, Tolono Township; 1409 W. Old Church Road, Champaign, Illinois PIN: 29-26-02-100-006	A detached storage shed, with covered porch, to be used for personal storage
*02/27/15 *06/23/15	126-14-01	A tract of land located in the NE Corner of the W ½ of the SW ¼ and the NW Corner of the E ½ of the SW ¼ of Section 25, Newcomb Township; 525 CR 2550N, Mahomet, Illinois PIN: 16-07-25-300-015	A single family home with attached garage

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*06/23/15	254-14-01	Lot X of Headlee Subdivision, Section 14, Mahomet Township; 1611 E. Lake of the Woods Court, Mahomet, IL PIN: 15-13-14-251-003	An addition to an existing garage
*06/23/15	195-14-01	Lot 15, Westbrook Estates Subdivision, Section 8, Mahomet Township; 1506 Brookside Lane, Mahomet, Illinois PIN: 15-13-08-402-004	A detached garage
*06/23/15	164-14-01	Lot 45, Woodfield West Subdivision, Section 22, Mahomet Township; 804 Buckthorn Circle, Mahomet, Illinois PIN: 15-13-22-253-001	A detached garage
*06/23/15	211-14-01	Lot 1 of D. W. Pearson's Midway Acres Subdivision, Section 29, Hensely Township; 4205 Lindsey Road, Champaign, Illinois PIN: 12-14-29-176-007	A detached storage shed
*06/23/15	288-14-01	A tract of land located in the SE ½ of the SE ¼ of Section 15, Newcomb Township; 398 County Road 2700N, Mahomet, Illinois PIN: 16-07-15-400-024	An addition to an existing detached storage shed
*06/25/15	294-14-01	Lot 37 of Busboom's Wiltshire Estates 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1310 Bradford Circle, St. Joseph, Illinois PIN: 28-22-13-304-010	A detached garage
*06/25/15	293-14-01	A tract of land located in the W ½ of the NE ¼ of Section 26, St. Joseph Township; 1385 CR 2275E, St. Joseph, Illinois PIN: 28-22-26-200-008	A barn for agricultural animals
*06/25/15	266-14-01	A 11.74 acre tract of land lying in the SE ¼ of the SE ¼ of Section 29 and in the NE ¼ of Section 32, South Homer Township; 1301 State Route 49S, Homer, Illinois PIN: 26-24-32-200-005 & 29-400-006	A cattle barn
*06/25/15	224-14-01	Lot 30, Wiltshire Estates 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1207 Peters Drive, St. Joseph, Illinois PIN: 28-22-13-301-024	A single family home with attached garage

\* Compliance inspections conducted in previous months.

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*06/25/15	212-14-04	A 9.26 acre tract of land in the S ½ of the NE ¼ of the NW ¼ of Section 10, Sidney Township; 1076 CR 2125E, Sidney, Illinois PIN: 24-28-10-100-025	A barn for horses, tack, feed and equipment
*06/29/15	140-14-01	A tract of land located in the SW ¼ of Section 31, Brown Township; 52 CR 3000N, Fisher, Illinois PIN: 02-01-31-300-010, 011	A detached shed for agriculture equipment
*06/29/15	262-14-01	A tract of land located in Part of the SE ¼ of the NE ¼ of Section 26, Newcomb Township; 2563 CR 500E, Mahomet, Illinois PIN: 16-07-26-200-009	A detached storage shed for agricultural equipment storage
*06/29/15	357-14-01	Tract 9 of Blackbird Meadows Development, Section 22, Newcomb Township; 366C CR 2650N, Mahomet, Illinois PIN: 16-07-22-251-004	A detached garage
*06/29/15	245-14-01	Lot 201 of a Replat of Lot 4, Summerfield Subdivision, Section 36, Newcomb Township; 2487 CR 550E, Dewey, Illinois PIN: 16-07-36-126-007	A single family home with attached garage
*06/29/15	02-15-01	Beginning 696' North of the SW Corner of Section 11, East Bend Township, thence East 342', thence South 410', thence West 342' to the point of beginning, Section 11, East Bend Township; 3426 CR 1000E, Dewey, Illinois PIN: 10-02-11-300-005	A detached storage shed
*06/29/15	35-15-01	A tract of land located in the NE ¼ of Section 18, Newcomb Township; 2789 CR 100E, Mahomet, Illinois PIN: 16-07-18-200-003	A detached storage shed for agriculture equipment
*06/30/15	58-15-01	A tract of land located in the SW ¼ of Section 29, Somer Township; 4017 N. Lincoln Avenue, Champaign, Illinois PIN: 25-15-29-300-005	A detached carport

\* Compliance inspections conducted in previous months.



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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*06/30/15	272-14-01	Lot 99, Edgewood 6 <sup>th</sup> Subdivision, Section 10, Urbana Township; 2404 E. John Drive, Urbana, Illinois PIN: 30-21-10-327-010	A detached garage
*04/27/15 *06/22/15	273-14-02	Lot 35, North Arrowhead 3 <sup>rd</sup> Subdivision, Section 16, Somer Township; 1208 E. North Arrowhead Circle, Urbana, Illinois PIN: 25-15-16-377-001	An addition to an existing single family home and a detached storage shed
*04/27/15 *06/22/15	211-13-01	Lot 35, North Arrowhead 3 <sup>rd</sup> Subdivision, Section 16, Somer Township; 1208 E. North Arrowhead Circle, Urbana, Illinois PIN: 25-15-16-377-001	An above ground swimming pool
*03/18/15 *05/26/15	77-14-03	A tract of land located in the SE ¼ of the SE ¼ of Section 21, Pesotum Township; 211 CR 900E, Pesotum, IL PIN: 18-32-21-400-010	A single family home with attached garage and detached shed
*06/02/15	153-15-03	Tract 6 of Blackbird Meadows, Section 22, Newcomb Township; 362 CR 2650N, Mahomet, Illinois PIN: 16-07-22-251-010	An in-ground swimming pool and pool house

\* Compliance inspections conducted in previous months.

# MONTHLY REPORT for SEPTEMBER 2015<sup>1</sup>

Champaign County  
Department of

**PLANNING &  
ZONING**

Brookens Administrative  
Center  
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Urbana, Illinois 61802

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## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in September and two were filed in September 2014. The average number of cases filed in September in the preceding five years was .8.

One ZBA meeting was held in September and no case was completed. Two ZBA meetings were held in September 2014 and four cases were completed. The average number of cases completed in September in the preceding five years was 2.6.

By the end of September there were 11 cases pending. By the end of September 2014 there were 5 cases pending.

**Table 1. Zoning Case Activity in September 2015 & September 2014**

Type of Case	September 2015 1 ZBA meeting		September 2014 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	2	2
SFHA Variance	0	0	0	0
Special Use	1	0	0	1
Map Amendment	1	0	0	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>3</b>	<b>0</b>	<b>2</b>	<b>4</b>
Total cases filed (fiscal year)	18 cases		13 cases†	
Total cases completed (fiscal year)	14 cases		18 cases†	
Case pending*	11 cases		5 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
†Does not reflect the actual FY2014 which was 12/13 through 12/14				

<sup>1</sup> Note that approved absences, sick days, and one part-time intern resulted in an average staffing level of 86% or the equivalent of 4.3 staff members (of the 5 authorized) present on average for each of the 21 work days in September.

## **Subdivisions**

No County subdivision application was received in September. No municipal subdivision plats were reviewed for compliance with County zoning in September.

## **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 September can be summarized as follows:

- 12 permits for 11 structures were approved in September compared to 15 permits for 13 structures in September 2014. The five-year average for permits in September in the preceding five years was 18.4.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, September 2011, February 2011, and January 2011).
- 4.1 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$1,328,200 was the reported value for the permits in September compared to a total of \$1,231,300 in September 2014. The five-year average reported value for authorized construction in September is \$1,237,252.
- 28 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2015, July 2015, June 2015, December 2014, October 2014, June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, June 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, and April 2011).
- \$5,676 in fees were collected in September compared to a total of \$3,776 in September 2014. The five-year average for fees collected in September is \$4,290.
- 24 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2015, July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, and June 2011).
- There were also 6 lot split inquiries and 260 other zoning inquiries in September.
- Four rural address were issued in September.

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**Table 2. Zoning Use Permits Approved in September 2015**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				3	0	837,000
Other				7	0	687,200
SINGLE FAMILY Resid.:						
New - Site Built	4	2,055	1,090,000	17	8,792	3,738,600
Manufactured				1	345	122,260
Additions	2	226	21,200	24	3,609	945,718
Accessory to Resid.	4	3,136	204,000	38	12,107	971,864
TWO-FAMILY Residential						
<b>Average turn-around time for permit approval</b>			4.1 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood				13	0	0
COMMERCIAL: New				5	4,328	1,730,000
Other	1	161	13,000	2	1,694	1,413,000
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	28,000
Other				2	642	811,000
SIGNS				2	174	12,485
TOWERS (Incl. Acc. Bldg.)				3	832	260,000
OTHER PERMITS	1	98	0	11	947	89,100
<b>TOTAL APPROVED</b>	<b>12/11</b>	<b>\$5,676</b>	<b>\$1,328,200</b>	<b>130/105</b>	<b>\$33,503</b>	<b>\$11,646,227</b>

\*12 permits were issued for 11 structures in September 2015; 12 permits require inspection and Compl. Certif.

◇ 130 permits have been issued for 105 structures since January 1, 2015 (FY2015)

**NOTE:** Home occupations and other permits (change of use, temporary use) total 25 since January 1, 2015, (this number is not included in the total # of structures).

There were 13 Zoning Use Permit Apps. *received* in September 2015 and 7 were *approved*.

5 Zoning Use Permit App. *approved* in September 2015 were *received* in prior months.

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- Two sets of ZBA meeting minutes were transcribed in September.

**Conversion of Best Prime Farmland**

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

**Table 3. Best Prime Farmland Conversion**

	September 2014	FY 2015 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case September authorize 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> Approved by the County Board, a subdivision approval September authorize creation of 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> Approved by the Zoning Administrator, a Permit September authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	6.14 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
<b>TOTAL</b>	0.0 acres	6.14 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- No zoning compliance inspections were made in September for a total of 185 compliance inspections in FY2015.
- 18 zoning compliance certificates were issued in September. A total of 235 zoning compliance certificates have been issued so far in FY2015 for an average of 6.1 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

**Zoning and Nuisance Enforcement**

Table 4 contains the detailed breakdown of enforcement activity for September 2015 and can be summarized as follows:

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- 4 new complaints were received in September compared to 9 complaints that were received in September 2014. No complaint was referred to other agencies in September and 2 complaints were referred to another agency in September 2014.
- 71 enforcement inspections were conducted in September compared to 42 in September 2014. Four of the September 2015 inspections were for new complaints received in September 2015.
- No contact was made prior to written notification in September and none was made in September 2014.
- 71 initial investigation inquiries were made in September for an average of 15.8 per week in September and 10.4 per week for the fiscal year. The FY2015 budget anticipates an average of 9.9 initial investigation inquiries per week.
- 23 First Notices and no Final Notices were issued in September and 3 First Notices and no Final Notices issued in September 2014. The FY2015 budget anticipated a total of 32 First Notices for an average of 2.7 First Notices per month.
- No cases were referred to the State's Attorney in September and no cases were referred in September 2014. The FY2015 budget anticipated a total of 6 cases forwarded to the State's Attorney's Office.
- 15 cases were resolved in September and 9 cases were resolved in September 2014. The FY2015 budget anticipated a total of 150 resolved cases for an average of 12.5 resolved cases per month.
- 314 cases remain open at the end of September compared to 313 open cases at the end of September 2014.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in September included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office.
  3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
  4. Assisted the Zoning Administrator with completing a second Invitation to Bid for demolition of 1101 Carroll Avenue
  5. Assisted other staff with several floodplain development questions.
  6. The Senior Planner helped with enforcement in September with 24 Inspections and/or First Notices and resolving 3 cases.

**APPENDICES**

**A Zoning Use Permit Activity During September 2015**

**B Zoning Compliance Certificates Issued in September 2015**

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**Table 4. Enforcement Activity During September 2015**

	FY2014 TOTALS <sup>1</sup>	Jan. 2015	Feb. 2015	March 2015	April 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	TOTALS <sup>1</sup> FY2015
Complaints Received	68	2	3	9	5	4	6	3	9	4				45
Initial Complaints Referred to Others	14	0	1	0	0	0	4	2	1	0				8
Inspections	485	49	19	37	29	44	71	62	14	71 <sup>4,9</sup>				396 <sup>5</sup>
Phone Contact Prior to Notice	10	0	0	2	1	1	0	0	0	0				4
First Notices Issued	22	4	2	0	2	0	3	0	7	23 <sup>9</sup>				41
Final Notices Issued	0	0	0	0	1	0	1	2	0	0				4
Referrals to State's Attorney	1	0	0	1	0	0	1	0	0	0				2
Cases Resolved <sup>2</sup>	159	0	0	8	3	1	5	9	1	15 <sup>6,9</sup>				42 <sup>7</sup>
Open Cases <sup>3</sup>	311	313	316	317	319	322	323	317	325	314				314 <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. 4 inspections of the 71 performed were for the 4 complaints received in September, 2015.
5. 66 inspections of the 396 inspections performed in 2015 were for complaints received in 2015.
6. None of the resolved cases for September, 2015, were for complaints received in September, 2015.
7. 16 of the cases resolved in FY 2015 were for complaints that were also received in FY 2015.
8. Total open cases include 21 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
9. The Senior Planner helped with enforcement in September with 24 Inspections and/or First Notices and resolving 4 cases.

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**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER 2015**

<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>
210-15-01  B-5	Lots 4 and 5 of a Sub. of the S ½ of the SE ¼ of Section 7, St. Joseph Township; 1868 CR 1600N, St. Joseph, Illinois PIN: 28-22-07-451-009	Dave Costley	07/29/15 09/04/15	Construct a detached storage shed
236-15-02  AG-1	Lot 1 of Linbry Estates, Section 3, St. Joseph Township; 1753 CR 2200E, St. Joseph, Illinois PIN: 28-22-03-283-001	Jeff Finis	08/24/15 09/01/15	Construct a detached storage shed
238-15-01  AG-1	A tract of land located in the NW ¼ of the W ½ of the SE ¼ of Section 22, Mahomet Township; 801 E. South Mahomet Rd., Mahomet, IL PIN: 15-13-22-400-007	Ben and Lesa Brandt	08/26/15 09/08/15	Construct an attached garage addition to an existing single family home
243-15-01  CR	A tract of land located in the NE ¼ of Section 2, Sidney Township; 1157 CR 2300E, Sidney, Illinois PIN: 24-28-02-277-002	Richard Shiley	08/31/15 09/08/15	Construct a detached garage
243-15-02  CR	A tract of land located in the SW Corner of the SW ¼ of the SE ¼ of Section 18, East Bend Township; 3302 CR 650E, Fisher, Illinois PIN: 10-02-18-400-011	Eric Spitz	08/31/15 09/08/15	Construct a single family home with attached garage
244-15-01  AG-1	A tract of land located in the SE ¼ of Section 36, Stanton Township; 1832 CR 2350E, St. Joseph, Illinois PIN: 27-16-36-400-007	Greg Immke	09/01/15 09/08/15	Construct a detached storage shed for personal items only
246-15-01  AG-1	The West 660' of the South 330' of the S ½ of the SW ¼ of Section 35, Newcomb Township; 401B CR 2425N, Mahomet, Illinois PIN: 16-07-35-300-002	Charles and Janet Francisco	09/03/15 09/08/15	Construct an indoor riding arena with tack and hay storage



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**APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER 2015**

<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>
251-15-01  CR	The S 231' of the N 298.4' of that part of the SE ¼ of the SE ¼ of Section 25, Newcomb Township lying E of the centerline of the Big Slough Ditch; 2521 CR 600E, Dewey, Illinois PIN: 16-07-25-400-013	Bruce Busboom	09/08/15 09/14/15	Establish a Temporary Use for a Magic Show on 11/7 and 11/14/15
253-15-01  AG-1	Lot 3 of Walter Sandwell's Second Subdivision, Section 33, Philo Township; 1480 CR 600N, Tolono, Illinois PIN: 19-27-33-400-016	Joanne Heck	09/10/15 09/14/15	Construct a single family home with attached garage
258-15-01  CR	Lot 2 of Buck Hollow North Subdivision, Section 25, Newcomb Township; 545 CR 2550N, Mahomet, IL PIN: 16-07-25-300-033	McGuire Homes	09/15/15 09/24/15	Construct a single family home with attached garage
259-15-01  AG-1	A three acre tract of land located in the NW ¼ of the NE ¼ of Section 21, Stanton Township; 2059 CR 2100N, St. Joseph, Illinois PIN: 27-16-21-200-004	Anthony Sjoken	09/16/15 09/24/15	Construct a single family home with attached garage
260-15-01  R-1	Lots 5, 6 & 7 of Critzer Subdivision, Section 7, St. Joseph Township; 1890 CR 1600N, Urbana, Illinois PIN: 28-22-07-476-010	Casey Phillips	09/17/15 09/24/15	Construct a covered porch addition to an existing single family home
*260-15-02	Issued October 1 <sup>st</sup>			
*265-15-01	Under review			
*265-15-02	Under review			
*266-15-01	Under review			
*268-15-01	Under review			
*272-15-01	Under review			

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

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER  
2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*07/01/15	220-14-02	Commons area of Briarcliff Subdivision, Section 11, Mahomet Township; PIN: 15-13-11-301-013	A pedestrian bridge as an Eagle Scout project
*07/01/15	276-14-01	A tract in the SE ¼ of the E ½ of Fractional Section 2, Hensley Township; 2303 CR 1100E, Champaign, Illinois PIN: 12-14-02-400-003	A detached garage
*07/01/15	290-14-02	A tract located in the NW Corner of the NE ¼ of the NE ¼ of Section 14, Hensley Township; 1085 CR 2200N, Champaign, Illinois PIN: 12-14-14-200-005	A detached storage shed
*07/01/15	37-15-01	A tract of land located in the W ½ of the NW ¼ of Section 18, Scott Township; 1588 CR 0 E, Seymour, IL PIN: 23-19-18-100-006	A detached storage shed for agriculture equipment
*07/01/15	111-15-02	Lot 1 of Richard Rayburn Subdivision, Section 31, Condit Township; 2407 CR 700E, Dewey, IL PIN: 07-08-31-400-012	A detached storage shed
*07/02/15	282-14-01	A portion of Lots 3 and 4 of a Subdivision of the South 24 acres of the W ½ of the SW ¼ of Section 3, Urbana Township; 2204 E. Perkins Road, Urbana, Illinois PIN: 30-21-03-351-015	A detached garage
*07/02/15	218-14-01	A five acre tract of land located in the NE ¼ of Section 23, Compromise Township; 2269 CR 2700N, Gifford, Illinois PIN: 06-10-23-200-013	A detached garage
*07/02/15	328-14-01	A tract of land located in the S ½ of Fractional Section 3, Stanton Township; 2108 CR 2300N, St. Joseph, Illinois PIN: 27-16-03-300-001	A detached storage shed for agriculture equipment

\* Inspection conducted in prior months, ZCC issued in current month

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**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER  
2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*07/02/15	96-15-01	A tract of land located in the NE Corner of the NE ¼ of Section 26, Ludlow Township; 1699 CR 3200N, Rantoul, Illinois PIN: 14-03-26-200-005	A detached storage shed constructed on the property and a detached storage shed moved onto the property
*07/08/15	02-15-02	Two tracts of land comprising 1.61 acres in the S ½ of the NW ¼ of the NW ¼ of Section 9, Tolono Township; 1076 CR 800E, Champaign, Illinois PIN: 29-26-09-100-007 & 009	A detached storage shed/garage for personal storage
*07/08/15	308-14-01	A 2.07 acre tract of land located in the SW ¼ of Section 14, Tolono Township; 916 CR 1000E, Tolono, IL PIN: 29-26-14-300-002	A storage shed/wood working shop and an above ground swimming pool
*05/14/15	196-00-01	Lot 8, (Original Town of Dewey) Behrens Subdivision, Section 34, East Bend Township; 9 N. Main Street, Dewey, Illinois PIN: 10-02-34-178-007	A fire station
*05/26/15	127-14-01	10.54 acres being a plat of part of the W ½ of the W ½ of the SW ¼ of Section 25, Colfax Township; 742 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-008	A detached storage shed for farm equipment storage, a carport and an above ground swimming pool
*10/29/14	237-14-01	A tract of land located in the NE ¼ of Section 32, Newcomb Township; 169 CR 2500N, Mahomet, Illinois PIN: 16-07-32-200-004	An addition to an existing single family home
*10/29/14	157-11-01	A tract of land located in the NE ¼ of Section 32, Newcomb Township; 169 CR 2500N, Mahomet, Illinois PIN: 16-07-32-200-004	A storage shed (Change of Use from a manufactured home)

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**SEPTEMBER 2015**

**APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2015**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/09/15	28-15-02	Eight rods wide off of the E side of the SE ¼ of the NW ¼ of the NW ¼ of Section 8; and the W 20 rods of Lots 2, 3, and 4 of the S. T. Busey's Sub. of the NE 14/ of the NW ¼, and the E ½ of the NW ¼ of the NW ¼ of Section 8, Urbana Township, with exceptions and an easement: 00R14010 PIN: Pt. of 30-21-08-102-008, 101-002 & 91-21-08-101-028	A cellular communication tower 100' in height and an equipment shelter, pursuant to Zoning Case 798-V-15
09/23/15	303-14-02	The N ½ of Block 3 of Lamar Foos Addition to the Town of Foosland, Section 17, Brown Township; 300 Park Street, Foosland, Illinois PIN: 02-01-17-255-001	A storage building and a pavilion
09/24/15	211-15-01	Lot 9, Regency West Subdivision, Section 35, Hensley Township; 1415 Queens Way, Champaign, Illinois PIN: 12-14-35-378-006	A detached garage and a relocated storage shed