



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

County of Champaign, Urbana, Illinois

Thursday, April 7, 2016 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

C.Pius Weibel – Vice-Chair

Astrid Berkson

Stan Harper

Pattsi Petrie

Jon Schroeder

Sam Shore

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – February 4, 2016 **1 - 5**
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
 - A. Update regarding Assistance to Wilber Heights **6 - 10**
 - B. Update regarding Land Resource Management Conditions Relevant to the Champaign County Land Resource Management Plan **11 - 19**
- VIII. **Items to Receive & Place on File by ELUC Committee to allow for 30 day Review Period**
 - A. Proposed Minor Amendments to the Champaign County Land Resource Management Plan **20 - 22**
- IX. **Items to be Approved by ELUC**
 - A. Recreation & Entertainment License: Eastern Illinois A.B.A.T.E. Inc. for live bands and motorcycle rodeo, Rolling Hills Campground, 3151-A CR2800E, Penfield for June 3-5, 2015 **23 - 29**
 - B. Approve Re-allocation of Hours from “General Planning” to “Wilber Heights Assistance” in the 2016 RPC Planning Contract **30 - 31**
- X. **Items to be Recommended to the County Board**
 - A. Zoning Case 824-AM-15: Request by petitioner Dustin Ehler d.b.a. Ehler Brothers Company to amend the Zoning Map to change the Zoning District designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center on a 1.4 acre tract to allow for the expansion of an existing Farm Chemicals and Fertilizer Sales Business **32 - 46**

Champaign County strives to provide an environment welcoming to all persons regardless of disabilities, race, gender, or religion. Please call 217-384-3776 to request special accommodations at least 2 business days in advance.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
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including storage and mixing of blended fertilizer in the NE Quarter of the NE Quarter of Section 19 of Ogden Township, Township 20 North Range 11 East of the Third Principal Meridian, on the east side of the existing Ehler Brothers facility located at 2475 CR2100N, Thomasboro.

- B. Intergovernmental Cost-Share Agreement for the 2016 Countywide Residential Electronics Collection **47 - 50**
- C. Agreement Between the Contractor, the Coordinator, and the Host Site for the 2016 Countywide Residential Electronics Collection **51 - 60**
- XI. Monthly Reports
 - A. January, February 2016 **61 - 80**
- XII. Other Business
 - A. Semi-Annual Review of Closed Session Minutes
- XIII. Chair's Report
- XIV. Designation of Items to be Placed on Consent Agenda
- XV. Adjournment

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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, February 4, 2016

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)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:31 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

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 – December 3, 2015

MOTION by Ms. Berkson to approve the minutes of the December 3, 2015 ELUC meeting as distributed; seconded by Mr. Shore. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

1 **VI. Communications**

2 None.

3
4 **VII. For Information Only**

5 A. *Update regarding assistance to Wilber Heights*

6
7 **Mr. Weibel entered the meeting at 6:34 p.m.**

8
9 Ms. Monte reported that a recap and preliminary cost estimation for assistance will be provided to
10 the Wilber Heights community in a newsletter. A second newsletter will be sent on February 28th to
11 review the estimated costs and possible strategies for funding the appropriate improvements. A
12 survey will be included in the second newsletter and will ask residents how much help they are
13 willing to potentially provide to the project as a monthly special assessment fee. The Illinois
14 Department of Transportation (IDOT) Jurisdictional Transfer Funds and Community Development
15 Assistance Program Funds are available for use.

16
17 Ms. Petrie asked if Ms. Monte is concerned about the return rate of the community surveys and if a
18 community meeting should be held before the survey is mailed to ensure more surveys will be
19 returned. Ms. Monte noted that Ms. Petrie’s comments will be considered to ensure a higher
20 survey response rate. Ms. Petrie asked what percentage of the total project amount will be covered
21 by IDOT Jurisdictional Transfer Funds. Ms. Monte noted that approximately \$634,000 that will be
22 allocated towards the reconstruction of Wilber Avenue with approximately \$200,000 that will need
23 to be identified. Ms. Petrie asked what aspects of the project the IDOT jurisdictional transfer funds
24 will cover. Ms. Monte explained that a strategy still needs to be developed, and that drainage
25 improvements and road improvements will more than likely be covered by the transfer funds.

26
27 **VIII. Items to Receive & Place on File by ELUC Committee to Allow for 30 Day Review Period**

28 A. *Zoning Case 819-AT-15. Amend the text of the Zoning Ordinance as follows:*

29 *PART A - In Section 6.1.3 add special provisions (standard conditions) for a Special Use Permit for a*
30 *“Fairground”.*

31 *PART B - In Section 4.2.1C. add “PARKING LOT and related passenger waiting buildings” as a Special*
32 *Use Permit in the CR District only as an additional principal USE or additional principal STRUCTURE*
33 *on Public; and in Section 5.2 add a footnote to “PARKING GARAGE or LOT” stating that “PARKING*
34 *LOT and related passenger waiting buildings may be authorized in the CR District by SPECIAL USE*
35 *Permit only as an additional principal USE or additional principal STRUCTURE on Public Fairgrounds*
36 *provided that the Public Fairgrounds were an established use at the subject location on October 10,*
37 *1973, and provided that a Public Fair must continue to be held at the Public Fairgrounds or the*
38 *Special Use Permit shall become void; and in Section 6.1.3 add the Special Use “PARKING LOT and*
39 *related passenger waiting buildings as an additional principal USE or additional principal*
40 *STRUCTURE on a Public Fairgrounds in the CR District” and add special provisions (standard*
41 *conditions).*

42
43 **MOTION** by Mr. Weibel to receive and place on file the amendments for Zoning Case 819-AT-15;
44 seconded by Ms. Berkson.

45
46 Mr. Weibel asked for explanation in regards to the City of Urbana requesting the amendment. Mr.
47 Hall explained that the original version of the amendment would allow for the construction of
48 hospitals buildings, and the City of Urbana felt that this left the zoning ordinance to be too open-
49 ended. City of Urbana staff members met with the Champaign County Fairgrounds Association and
50 representatives of Carle Hospital, and it was determined that the proposed amendment satisfies all
51 need of the involved parties.

52
53 Upon vote, the **MOTION CARRIED** unanimously.

1 **IX. Items to be Approved by ELUC**

2 A. Annual Renewal of Recreation & Entertainment License

- 3 1. Alto Vineyards, 4210 North Duncan Road, Champaign. 1/1/16 – 12/31/16

4
5 **MOTION** by Ms. Berkson to approve the Recreation & Entertainment License for Alto Vineyards, 4210
6 North Duncan Road, Champaign. 1/1/16 – 12/31/16; seconded by Mr. Shore.

7
8 Ms. Petrie asked if the Recreation & Entertainment License fee is required by state statute.
9 Mr. Hall confirmed.

10
11 Upon vote, the **MOTION CARRIED** unanimously.

12
13 B. Countywide Residential Electronics Collection in 2016

14
15 **MOTION** by Ms. Berkson to approve the Countywide Residential Electronics Collection in 2016; seconded
16 by Mr. Shore

17
18 Ms. Monte reminded the committee that this updated item contains two residential collections
19 rather than one collection. Best Buy no longer recycles televisions, and it is expected that a large
20 number of televisions will be recycled at the collection along with an increased amount of dumping
21 of televisions in inappropriate locations.

22
23 Ms. Petrie asked if Best Buy has been consulted to determine the number of televisions they
24 previously recycles in order to prepare for increase in the number of televisions that will appear at
25 the collections. Ms. Monte noted that she will find that information for Ms. Petrie. Ms. Petrie
26 commented that it would be helpful to collect more electronics recycling data to better determine
27 if two collections are needed instead of one collection. Ms. Monte confirmed.

28
29 Mr. Weibel asked for the volume of televisions recycled at the previous collection while Best Buy
30 was still recycling televisions. Ms. Monte reported that 70% of the tonnage collected was
31 comprised of televisions. Mr. Weibel asked if more televisions are expected at the collections. Ms.
32 Monte confirmed.

33
34 **AMENDED MOTION** by Mr. Weibel to include Two Countywide Residential Electronics Collections in 2016;
35 seconded by Mr. Shore.

36
37 Mr. Weibel explained that two collections will necessary moving into the future since Best Buy no
38 longer provides recycling services from televisions. Mr. Shore voiced support for Mr. Weibel's
39 motion.

40
41 Ms. Busey noted the budget amendment included in the upcoming Finance Committee meeting
42 will be based upon the ELUC Committee's decision for one or two collections.

43
44 Upon vote: Aye (5) Esry, Berkson, Schroeder, Shore, Weibel
45 Nay (1) Petrie

46 **MOTION CARRIED.**

47
48 Mr. Esry noted that guidance is needed on the number of semi-trucks needed for the event. Ms.
49 Monte explained that the upper range will be utilized for the budget amendment and any funds left
50 over from the event will not be spent.

51
52 C. Recreation & Entertainment License

- 53 1. Generations Music Booking Christian music festival at Champaign County Fair Association,
54 1302 North Coler Avenue, Urbana. June 30- July 3, 2016

1 **MOTION** by Mr. Weibel to approve the Recreation and & Entertainment License for the Generations
2 Music Booking Christian music festival at Champaign County Fair Association, 1302 North Coler Avenue,
3 Urbana. June 30- July 3, 2016; seconded by Ms. Berkson.

4
5 Mr. Weibel asked if this event has been held in the past. Mr. Hall confirmed.

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

8
9 **X. Items to be Recommended to the County Board**

- 10 A. *Case 805-AM-15. Request by petitioners Michael Wishall, Jason Wishall, and Brian Wishall, d.b.a.*
11 *Wishall Transport, Wishall Farms & Transportation, Inc., and Wishall Farms, Inc. to amend the*
12 *Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to*
13 *the AG-2 Agriculture Zoning District in order to authorize the use of an existing unauthorized Truck*
14 *Terminal as a Special Use Permit approved by the Zoning Board of Appeals in related Zoning Case*
15 *806-S-15 and subject to a variance approved by the Zoning Board of Appeals in related Zoning Case*
16 *807-V-15 on a 5.70 acre tract in Pesotum Township commonly known as the farmstead and truck*
17 *terminal located at 482 and 486 CR 900 East, Tolono.*

18
19 **MOTION** by Mr. Schroeder to Recommend Case 805-AM-15 to the County Board; seconded by Ms.
20 Berkson.

21
22 Mr. Schroder asked if a complaint was received about the farming activity on the property in
23 regards to Resolution 3425 and why the amendment includes the farming activity. Mr. Hall noted
24 that it is included in each map amendment in order to be in compliance with the Land Resource
25 Management Plan.

26
27 Mr. Weibel asked for explanations regarding the building and property outside of the map
28 amendment. Mr. Hall explained that the Wishall Family owns all property included in the map
29 amendment and that all parties involved have signed and agreed to the terms of the amendment.

30
31 Ms. Petrie commented that this amendment reflects reactive compliance for a complaint against
32 the property. Additionally, Ms. Petrie asked if the amount of traffic will increase as the business
33 grows, and if checks and balances are in place to handle future traffic increases. Mr. Hall noted that
34 the checks and balances for this amendment will be reflected in the agreement that the Wishall
35 Family and the Pesotum Highway Commissioner have agreed upon.

36
37 Mr. Shore asked if the special use permit for the Wishall Family should come up for review at some
38 point in the future if the petitioners are released from the conditions of the special use permit by
39 the Highway Commissioner. Mr. Hall noted that remanding to the Zoning Board of Appeals would
40 be an option.

41
42 Upon vote, the **MOTION CARRIED** unanimously.

43
44 Ms. Petrie asked that this item not be included on the consent agenda. Mr. Esry confirmed.

45
46 **XI. Monthly Reports**

- 47 A. *November, December 2015*

48
49 **MOTION** by Mr. Esry to accept and place on file the monthly reports for November, December 2015.

50
51 **XII. Other Business**

52 None

53
54 **XIII. Chair's Report**

1 None

2

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

4 None

5

6 **XV. Adjournment**

7 **MOTION** by Ms. Petrie to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**
8 unaniously. There being no further business, Mr. Esry adjourned the meeting at 7:09 p.m.

To: Environment and Land Use Committee
From: Susan Monte, Planner, and John Hall, Zoning Administrator
Date: March 24, 2016
Re: Update regarding Wilber Heights Subdivision Assistance
Action Request: For Information Only

At the April 7 ELUC meeting, we will provide a verbal update to address the following items:

Community meetings held on February 20 and 23

- o phases and sequence of recommended improvements covered
- o storm water drainage improvements options (e.g., residential on-street parking, roadside ditch subsurface piping to enhance drainage)
- o types of concerns raised and questions received

Landowner, Resident and Business Survey

- o summary of responses received to date

Potential funding sources to pursue to pay for recommended improvements

- o IDOT funding for a jurisdictional transfer (\$634,200)
- o Community Development Assistance Program (CDAP) grants highly competitive, every other year funding cycle through Illinois DCEO
- o Low interest loans:
 - CCRPC's Intermediary Relending Program (IRP) can loan up to half the project cost with a maximum loan amount of \$150,000. Interest rates for this program are in the 2-3% range.
 - USDA Rural Development's Community Facilities Direct Loan and Grant Program has current rates of 3.75% to 4.5% over a 20 to 40 year amortization.
 - USDA Rural Development's Water and Waste Disposal Loan and Grant Program has rates of 2.25% to 3.75% over a 20 to 40 year amortization.
 - Illinois Finance Authority issues bonds for community projects. Rates and fees vary.
 - The Illinois Clean Water Initiative has loans available for stormwater projects.
- o Special Assessment fee to businesses and residents to help offset the cost of recommended stormwater drainage improvements (similar to what was done for the Scottswood Subdivision in Urbana).
- o The Illinois Green Infrastructure Grant Program for Stormwater Management (IGIG) has not had a funding cycle since 2013. IGIG program changes are planned and the program may open again according to their website. Previously \$5 million per year was available per year, with 13 grants awarded in 2013. Maximum grant amount was \$750,000 or 75% of the eligible project cost, whichever is lower.
- o Occasional grants from private sources might occur, but there is no certainty.

ELUC recommendation regarding strategy forward

- o At the upcoming ELUC May 5 meeting, we plan to review a strategy forward regarding recommended Wilber Heights improvements

Attachments: Wilber Heights *focus* dated March 14, 2016
Wilber Heights Landowner, Resident and Business Survey

Planning and Community Development
1776 E. Washington Street
Urbana IL 61802
217.328.3313
www.ccrpc.org



Champaign County Board Environment & Land Use Committee

Next Meeting: Thursday, April 7, 2016, 6:30 pm

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

At the upcoming April 7 meeting, Champaign County Board Environment & Land Use Committee (ELUC) members may review available Wilber Heights Survey results and potentially discuss next steps toward seeking funding sources for recommended drainage improvements and Wilber Avenue road reconstruction at Wilber Heights Subdivision.

Champaign County Board ELUC meetings are public, open meetings. All are welcome to attend. An opportunity to provide comments is possible during the public participation portion of the meeting.

**Please Complete and Return the Enclosed
Landowner, Resident and Business Survey**

This Newsletter packet contains a short SURVEY to landowners, residents, and businesses. The intent of the survey is to gauge your potential support of a "fair share" monthly special assessment fee toward correcting surface flooding throughout the Wilber Heights Subdivision.

Please return your completed response to the enclosed survey using the postage-paid envelope provided **by March 24, 2016.**

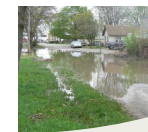
**LANDOWNER, RESIDENT AND
BUSINESS SURVEY**

INCLUDED WITH THIS NEWSLETTER

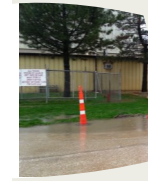
Please complete and return the ENCLOSED Survey by **March 24, 2016**

A postage-paid return envelope is provided.

If questions or comments regarding newsletter content, please contact Susan Monte, Champaign County Regional Planning Commission, at (217) 819-4105 or smonte@ccrpc.org



▶ RECENT COMMUNITY MEETINGS . . . 1



▶ PRELIMINARY COST ESTIMATE,
POTENTIAL FUNDING, AND LOCAL
COST SHARE . . . 1-2

▶ FAIR SHARE APPORTIONING OF
LOCAL COST SHARE . . . 3

▶ POSSIBLE SPECIAL ASSESSMENT . . . 2



▶ LANDOWNER, RESIDENT AND
BUSINESS SURVEY . . . 4

Wilber Heights *focus*

NEWS ABOUT CHAMPAIGN COUNTY EFFORTS TO
IMPROVE INFRASTRUCTURE IN WILBER HEIGHTS

The previous *Wilber Heights focus* dated February 5, 2016 reviewed engineering recommendations and potential phasing to reconstruct Wilber Avenue and to construct recommended drainage improvements for the Wilber Heights subdivision. This *Wilber Heights focus* reviews a preliminary cost estimate, possible funding, an estimate of the "local share" (Champaign County Board expense) of those improvement costs and information to illustrate how a "fair share" apportioning of the local share costs could be used as a basis for a special assessment (fee) for landowners benefiting from improvements.



Recent Community Meetings

More than 30 persons attended community meetings held by the Champaign County Regional Planning Commission (RPC) on February 20 and Feb 23 at the Eastern Prairie FPD building. The meetings were held to discuss the scope of recommended subdivision-wide drainage improvements and Wilber Avenue reconstruction, and to review funding challenges and options to be considered by the Champaign County Board to achieve the improvements over four phases of construction. RPC staff discussed the possibility to create a Special Assessment to be paid by landowners in Wilber Heights Subdivision. The Special Assessment would be used to pay the "local match" funds needed for the recommended drainage improvements.

Preliminary Cost Estimate, Potential Funding, and Local Cost Share

Presently Community Development Assistance Program (CDAP) grants are the most likely funding source for drainage improvements. CDAP grants are available no more often than every other year for an ongoing project and therefore there is a minimum two-year time period for each phase based on availability of CDAP grants. Note that Phases 1a and 1b may be able to occur simultaneously.

CDAP grants are not guaranteed and to receive more than one CDAP grant for the same project will be extraordinary. CDAP grants also have a maximum "ceiling" or amount per grant (the 2015 ceiling was 450,000). The availability of CDAP grants only every other year and the CDAP ceiling combine to have a great impact on how quickly the recommended drainage improvements may be made.

The local cost share will probably also include some financing costs. The recommended improvements will have to be paid for at the time of construction and a yet-to-be identified low interest loan is the most likely means for financing the construction.

The total amount of the local cost share presents a significant challenge to making needed improvements. (continued ...)

Preliminary Cost Estimate, Potential Funding, and Local Cost Share (continued)

Preliminary costs, potential funding from likely non-local sources, and the amount needed in local cost share are listed in the following table:

Phase	Recommended Improvements	Preliminary Cost Estimate	Amount Potentially Funded	Amount Needed in Local Cost Share
1a	Install storm sewer system, ditch and culvert improvements along Wilber Avenue and outlet east-ward to railroad ditch	\$535,000	\$399,750 (CDAP Grant)	\$133,250
1b	Reconstruct Wilber Avenue	\$850,000 to \$1,000,000	\$634,200 (IDOT Jurisdictional Transfer)	\$215,800 to \$365,800
2	Improve downstream outlet ditch on railroad property	\$235,000	\$174,000 (CDAP Grant)	\$58,000
3	Install remaining storm sewer system on 2nd, 3rd, 4th and 5th Streets, including culvert, roadside ditch, and underdrain	\$510,000	\$381,000 (CDAP Grant)	\$127,000
4	Complete culvert, roadside ditch, and underdrain on Paul and Wallace Avenues	\$330,000	\$244,500 (CDAP Grant)	\$81,500
	Total	\$2,460,000 to \$2,610,000	\$1,833,450	\$615,550 to \$765,550

Possible Special Assessment

The Champaign County Board may require landowners benefitted by the drainage improvements to pay back some or all of the local cost share of the improvements. The fair share cost analysis shown in the table on Page 3 represents what could be a special assessment fee to recapture (repay) the local cost share of the improvements. A Special Assessment would probably show up on a real estate tax bill in an amount equal to six times the amortized fair share cost.

A survey to each landowner to gauge support for such a special assessment is provided with this Newsletter. Landowners should expect that if there is not broad support for such a special assessment then the County Board may not have the political will to incur the local cost share for the improvements. Landowners who are supportive of the County Board undertaking these improvements need to complete and return the enclosed Survey. Landowners who may be opposed to either the recommended improvements or to a possible special assessment should know that their views are important and their opinions also need to be represented in the Survey response.

Survey results will be compiled and presented to the Champaign County Board Environment and Land Use Committee (ELUC) in the near future. A summary of available survey results may be available to share at the upcoming regular public meeting of the Champaign County Board ELUC meeting on April 7, 2016 (see ELUC meeting information on Page 4). A continued strong show of support at public meetings regarding the recommended improvements could be essential to convince the County Board to undertake the recommended drainage improvements at Wilber Heights.

“Fair Share” Apportioning of Local Cost Share

It is possible to identify a “fair share” cost of recommended drainage improvements for each property that directly benefits from those improvements. A fair share cost must be based on the total cost of the recommended drainage improvements including the cost of engineering design and oversight, the actual cost of construction (including inflation when build out takes many years), and the cost of any financing that may be necessary.

By definition, a fair share cost for each property will be proportional to the drainage benefits provided to that property. A property that produces more storm water runoff will benefit more than a property that produces less storm water runoff. Therefore, a fair share cost for each property must consider both the total area of each property and the amount of each property that is “impervious” (resistant to infiltration) to rainfall because those two factors are directly proportional to how much storm water runoff leaves that property.

“Fair Share” Costs for Drainage Improvements Table

Property Area ¹ (SF= square feet)	Amount of Impervious Area ^{2,3}	Total Fair Share Cost Per Property ⁴	Amortized Fair Share Cost Per Property ⁵
Up to 3,300 SF	Less than 50% lot area	\$ 1,197	\$ 4.99
	50% lot area or more	\$ 2,056	\$ 8.57
3,301 SF to 6,600 SF	Less than 50% lot area	\$ 2,394	\$ 9.98
	50% lot area or more	\$ 4,112	\$17.13
6,601 SF to 9,900 SF	Less than 50% lot area	\$ 3,591	\$14.96
	50% lot area or more	\$ 6,168	\$25.70
9,901 SF to 13,200 SF	Less than 50% lot area	\$ 4,788	\$19.95
	50% lot area or more	\$ 8,224	\$34.27
13,200 SF to 16,500 SF	Less than 50% lot area	\$ 5,985	\$24.94
	50% lot area or more	\$10,280	\$42.83
16,501 SF to 19,800 SF	Less than 50% lot area	\$ 7,182	\$29.93
	50% lot area or more	\$12,336	\$51.40
19,801 SF to 23,100 SF	Less than 50% lot area	\$ 8,379	\$34.91
	50% lot area or more	\$14,392	\$59.97
23,101 SF to 26,400 SF	Less than 50% lot area	\$ 9,576	\$39.90
	50% lot area or more	\$16,448	\$68.53
26,401 SF to 29,700 SF	Less than 50% lot area	\$10,773	\$44.89
	50% lot area or more	\$18,504	\$77.10
29,701 SF to 33,000 SF	Less than 50% lot area	\$11,970	\$49.88
	50% lot area or more	\$20,560	\$85.67

NOTES:

- The original (now nonconforming) lots in Wilber Heights range between 2,750 square feet to 3,300 square feet in area.
- Properties with 50% or more impervious area were assumed to contribute a minimum of 35% more storm water runoff per acre when compared to properties with less than 50% impervious area. Therefore, the fair share percentage of costs for properties with 50% or more impervious area is 35% greater than the percentage of costs attributed to properties with less than 50% impervious area.
- Note that about half of land in the Wilber Heights Subdivision has 50% or more impervious area.
- Total fair share cost includes the total cost of the recommended drainage improvements including cost of engineering design and oversight, the actual cost of construction, and inflation over a possible 10-year year construction period. Financing costs have not been included.
- Amortization assumes monthly increments over a 20-year term.

The “Fair Share” Costs for Drainage Improvements Table represents one simple attempt to identify fair share costs for recommended drainage improvements.

Per-property costs identified in this fair share cost analysis is simply a best guess at this time of what the fair share costs might be. The per-property costs are based on a total loan amount for the unmet “local match” portion to be paid in monthly increments over a 20-year term.

Costs shown are not guaranteed to be these amounts if the County Board does decide to make the recommended improvements nor are costs guaranteed not to increase between now and completion of drainage improvements.



Your input is vital to provide an idea of the potential level of support that Champaign County officials can expect as they seek funding sources for recommended drainage improvements throughout Wilber Heights.

Please take a few minutes to answer the questions in the following survey and then return it to the Champaign County Regional Planning Commission, Attention: Susan Monte, 1776 E. Washington Street, Urbana, IL 61802, using the enclosed postage-paid envelope. We ask that only one person representing a landowner, household or business complete the questionnaire. **Please return the survey by March 24, 2016.**

1. Please check answer(s) for any category which applies:						
a) I own or make payments toward ownership of a property in the Wilber Heights Subdivision.			<input type="checkbox"/> Yes	<input type="checkbox"/> No		
b) I own or make payments toward ownership of a property in the Wilber Heights Subdivision which is rented out to others.			<input type="checkbox"/> Yes	<input type="checkbox"/> No		
c) I reside on property in Wilber Heights Subdivision.			<input type="checkbox"/> Yes	<input type="checkbox"/> No		
d) I conduct business on property that I own or lease in Wilber Heights Subdivision.			<input type="checkbox"/> Yes	<input type="checkbox"/> No		
2. Are you willing to provide your "fair share" of support to pay to correct surface flooding throughout the subdivision over a 20-year Special Assessment period as described in the Table on Page 3 of the Newsletter?			<input type="checkbox"/> Yes	<input type="checkbox"/> No		
3. If you answer 'no' to Question 2 above, what special assessment amount(s) indicated below would you be willing to provide on a monthly basis over a Special Assessment period of 20 years to pay to correct surface flooding throughout the subdivision? (Please indicate amounts you'd be willing to consider.)						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$6 per month equal to \$72/year	\$9 per month equal to \$108/year	\$12 per month equal to \$144/year	\$15 per month equal to \$180/year	\$18 per month equal to \$216/year	\$22 per month equal to \$264/year	
4. Proposed drainage improvements throughout Wilber Heights would modify roadside ditches with sloped swales not conducive to parking vehicles along the public right-of-way. Once drainage swales in the right-of-way were constructed, parking over drainage swales in the public right-of-way would be prohibited.						
For an additional cost, an option would be available to individual property owners to choose to have a parking space constructed in the street right-of-way over the drainage swale. One (1) parking space in the street right-of-way may require an investment of \$2,000 or \$2,500. If the ability to park a vehicle on-street in front of your residence is important to you, would you be willing to pay \$2,000 to \$2,500 for each parking space reconstructed in the right-of-way?			<input type="checkbox"/> Yes	<input type="checkbox"/> No		

continued on back

5. The recommended drainage improvements include an option to install a perforated pipe underdrain underneath the roadside ditches to aid in drying out these ditches after rainfall events. This option is included in the total costs of recommended drainage improvements (represents an estimated \$318,000 of the total). County engineering staff recommends these underdrains be provided as recommended.

Would you prefer the County realize a cost savings of approximately \$318,000 toward overall construction cost of \$1.6 million for drainage improvements and not include the optional recommended underdrains?

Yes

No

6. Comments / Questions

Please return in the postage-paid return envelope provided by March 24, 2016.

Thank you.



Date: March 30, 2016
To: Environment and Land Use Committee
From: Susan Monte, Planner
John Hall, Zoning Administrator
Re: Land Resource Management Conditions Relevant to Champaign County: 2016 Update
Action Request: Information Only

This update is provided as Work Plan ID 16-2 of the FY16 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 2015 relevant to land resource and management in Champaign County included:

1) *Sole Source Aquifer Designation of Mahomet Aquifer*

On March 11, 2015 the U.S. EPA announced its decision to designate a portion of the Mahomet Aquifer system¹ as a Sole Source Aquifer. Attachment A describes the boundaries of the Mahomet Sole Source Aquifer.

The Sole Source Aquifer designation provides significant added protections for the Mahomet Aquifer by requiring a U.S. EPA review of proposed federally funded projects on territory located over the Mahomet Aquifer, to insure that they will be designed and operated in a manner that will not pose an unreasonable risk of contamination to the Aquifer, and by also imposing more rigorous requirements for certain potentially harmful activities over the Aquifer under the Illinois Environmental Protection Act, such as more stringent restrictions on the operation of a chemical waste landfill. Sole Source Aquifer designation will not affect the vast majority of farming operations. Only agricultural projects that require federal funding, not including farming subsidies, would be reviewed.

2) *Consent Decree Approved by Mahomet Aquifer Coalition and All Parties*

On September 29, 2015, the Champaign County Board approved the Consent Decree drafted between Illinois Attorney General Lisa Madigan, Clinton Landfill, Inc., and 14 government agencies comprising the Mahomet Aquifer Coalition.² Subsequently during 2015 all parties approved the Consent Decree.

The Consent Decree³ settled all claims in a Citizens’ Complaint filed with the Illinois Pollution Control Board by the 14 units of local government against Clinton Landfill, Inc. and resolved pending litigation regarding the disposal of certain hazardous material in a

2) ***Consent Decree (continued)***

landfill located above the Mahomet Aquifer. The agreement allows manufactured gas plant (MGP) waste already dumped at the Clinton Landfill in DeWitt County to remain. In exchange, Clinton Landfill, Inc. is barred from accepting any more MGP source material or submitting any more applications to dispose of MGP source materials or federally regulated PCB waste at any landfill facility anywhere in DeWitt County over the Mahomet Aquifer. Additionally, the landfill is required to receive at minimum, semi-annual groundwater monitoring, and must provide at least 12 additional inches of cover over the MGPs stored there.⁴

3) ***Underfunded Statewide Collection System for Electronics Waste Stream***

The Illinois Electronic Products Recycling and Reuse Act was implemented in 2010 to establish a statewide system for recycling and or reuse of unwanted electronics items from residents by requiring manufacturers to participate in the management of these electronic products. Although the law has succeeded in increasing electronics recovery, the requirements for manufacturer collection are not keeping pace with the amount of e-scrap being collected. Insufficient manufacturer support is causing instability in the electronics recycling market, which is eroding the law's intent to provide responsible recycling of electronics in Illinois.

Beginning in 2015 local impacts in Champaign County included unanticipated costs to local government agencies which partner to organize the Countywide Residential Electronics Collection events and the widespread discontinuation of retail collection options for unwanted televisions from households. Under these conditions, local government agencies are presently encountering increased instances of abandoned televisions.

Attachment B contains the *Guide for Residents*, listing current options for residents of or nearby Champaign County to recycle or reuse unwanted electronics items.

Efforts continue statewide and locally to identify and implement a workable and sustainable take-back program for the fast-growing electronic waste stream.

Attachments

- A Mahomet Sole Source Aquifer Boundaries
- B Guide for Residents: Recycle/Reuse Unwanted Electronics

Notes:

1. More than half of the population in east-central Illinois relies on the Mahomet Aquifer system as a source of drinking water. The Mahomet Aquifer system is an underground layer of water-bearing sand and gravel that fills a wide bedrock valley in an area that includes 14 east-central Illinois counties including Champaign County. The aquifer system provides

Notes: (continued)

about 58 million gallons of drinking water each day for 120 public water systems and thousands of rural wells that serve about a half million people in Illinois.

2. The Mahomet Aquifer Coalition includes the following local government agencies: Champaign County, Piatt County, Macon County, McLean County, City of Urbana, City of Champaign, City of Decatur, City of Monticello, City of Tuscola, Town of Normal, City of Bloomington, Village of Savoy, Village of Forsyth, and the Mahomet Valley Water Authority.
3. The Consent Decree can be viewed as an attachment to Champaign County Board Resolution No. 9404. Visit the [Champaign County Clerk website](#) to download the Resolution.
4. In October 2015, Senator Chapin Rose proposed three Senate bills ([SB218](#), [SB2180](#), and [SB2182](#)) to add protective monitoring and improved access to Illinois landfill data. On March 10, 2016, *The News-Gazette's* Tom Kacich reported that Illinois EPA Director Lisa Bonnett has indicated that the agency has committed to:
 - begin enhanced monitoring of groundwater wells near or at landfills over the Mahomet Aquifer, with samples collected and tested by Clinton Landfill operators additionally to be tested by IEPA;
 - publish landfill monitoring information on its website, integrating groundwater monitoring data collected from the landfills with the State Groundwater Monitoring Network; and
 - post a statewide directory of inactive and active landfills on the Illinois EPA website.

Mahomet Sole Source Aquifer Boundaries

Three boundaries are delineated for the Mahomet Sole Source Aquifer:

(1) Sole Source Aquifer Area	Physical area in which the designated aquifer is located.
(2) Aquifer Service Area	Area where the entire population served by the aquifer lives and can include areas that rely on the aquifer for water but are outside the proposed SSA area
(3) Project Review Area	Area for which EPA must review proposed federally funded projects if the proposed SSA is designated.

The following excerpt is from the Errata Sheet dated March 2015 augmenting the final Support Document for Proposed Designation of the Mahomet Aquifer System as a Sole Source Aquifer, accessed from the US EPA website <https://www3.epa.gov/region5/water/gwdw/mahomet/pdfs/mahomet-supportdoc-201503.pdf>. The excerpt describes the Mahomet Sole Source Aquifer areas in more detail:

“... EPA has reviewed the boundaries proposed by the coalition, as well as information supporting the selection of those boundaries. Based on the information provided, EPA believes that the boundaries proposed by the coalition for the SSA area and aquifer service area fit within the designation criteria. After reviewing available information regarding upstream watersheds that contribute to recharge within the proposed SSA area, however, EPA is proposing a larger project review area than that proposed by the coalition.

1. Proposed SSA Area

The coalition’s proposed SSA boundary ... generally follows the 500-foot Mahomet Aquifer buried valley contour line in Illinois, which has been identified as the outer edge of the principal Mahomet Aquifer. The Mahomet Aquifer extends into Indiana in the east and past the Illinois River in the west. The coalition, however, proposes to designate only a portion of the aquifer, bounded by the Iroquois River and the North Fork of the Vermillion River in the east and the Illinois River in the west. The coalition has stated that the portion of the Mahomet Aquifer system proposed for designation is hydrogeologically and hydraulically separate from the remainder of the aquifer. Citing a 2011 study of the Mahomet Aquifer, the coalition stated that groundwater east of the proposed boundary discharges to the Iroquois River to the northeast and the North Fork of the Vermillion River to the east and southeast. Based on that information, groundwater in the aquifer to the east of those rivers does not move westward into the portion of the aquifer proposed for designation. In addition to reviewing the information provided by the coalition, EPA has discussed the proposed eastern boundary with Indiana Department of Environmental Management and Indiana Department of Natural Resources, both of which concur that the proposed eastern boundary is a plausible hydrogeological separation in the aquifer system. The coalition also states that groundwater west of the Illinois River discharges into the Illinois River, thereby creating a hydrogeologic and hydraulic separation. Based on EPA’s review of the petition and other available information, EPA believes the coalition’s proposed SSA area is justified. ...

The proposed SSA area includes not only the principal Mahomet Aquifer, but also the shallower aquifers and other geologic units above this portion of the principal aquifer. EPA has reviewed scientific evidence that demonstrates the shallower aquifers and the principal aquifer are connected in the western portion of the proposed SSA area. While much of the eastern portion of the proposed SSA area is confined by low-permeability glacial till, studies support the existence of some interconnections between the overlying geologic units and the Mahomet Aquifer in this area. Consequently, EPA proposes to designate the entire aquifer system within the proposed SSA area.

2. Proposed Aquifer Service Area

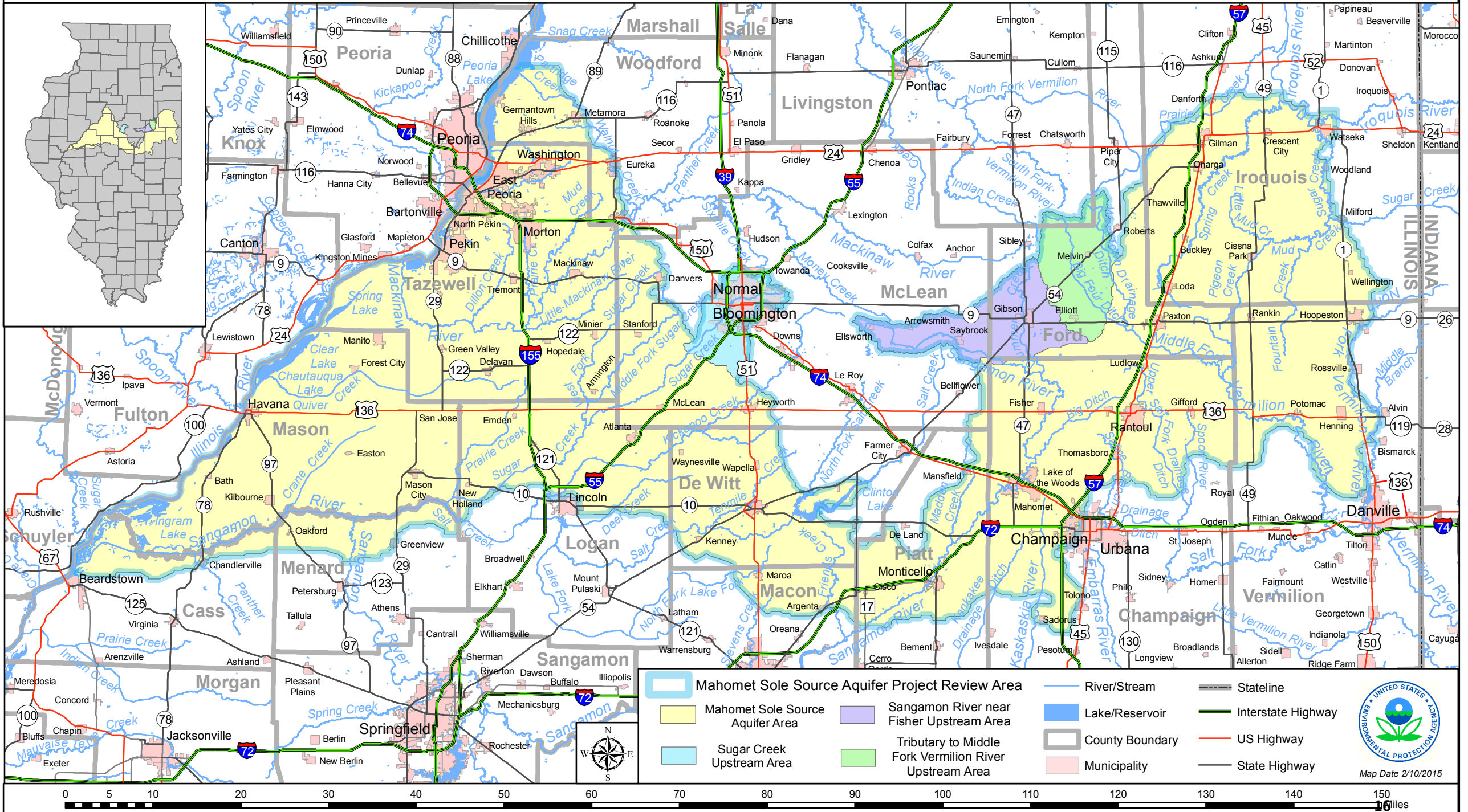
... The proposed aquifer service area is largely the same as the SSA area, but it also includes several communities that are outside the proposed SSA boundary but withdraw water from the Mahomet Aquifer. These communities are predominantly in southern Champaign County as well as in Douglas, Coles, and Cumberland Counties. In addition, the proposed service area includes the communities of Cerro Gordo (Piatt County), Petersburg (Menard County), Virginia (Cass County), and Normal (McLean County). ...

3. Proposed Project Review Area

The proposed project review area is the area within which federal financially-assisted projects would be reviewed if the proposed SSA were designated. ... The Guidance provides that the project review area should include streamflow source areas that contribute to recharge of the proposed SSA. Streamflow source areas are defined as upstream headwater areas of losing streams that flow into aquifer recharge areas. The petition identifies certain areas within the proposed SSA area that are recharged by losing streams with headwaters outside of the proposed SSA boundary. Although the coalition has proposed that the project review area be the same as the SSA area, EPA believes that the watersheds of these streamflow source areas should be included in the proposed project review area. Based on its review of available information, EPA believes that there is evidence showing the streamflow source areas that recharge the Mahomet Aquifer include tributaries and upstream portions of the Sangamon River in McLean County, Ford County and Champaign County; Sugar Creek; and parts of Salt Creek.”

The next page contains the Final Mahomet Sole Source Aquifer Project Review Area Map.

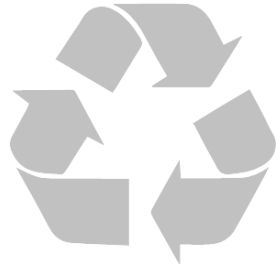
Mahomet Sole Source Aquifer Project Review Area



Mahomet Sole Source Aquifer Project Review Area	River/Stream	Stateline
Mahomet Sole Source Aquifer Area	Lake/Reservoir	Interstate Highway
Sugar Creek Upstream Area	County Boundary	US Highway
Sangamon River near Fisher Upstream Area	Municipality	State Highway
Tributary to Middle Fork Vermilion River Upstream Area		



Map Date 2/10/2015



GUIDE FOR RESIDENTS of or nearby Champaign County, Illinois

This guide describes local options available to residents to recycle or reuse unwanted electronics items.

As of January 1, 2012, local waste haulers no longer accept 17 categories of electronics items listed below with your regular trash collection, as these have been banned from Illinois landfills.

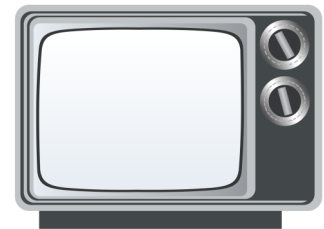
Electronics Items Banned from Illinois Landfills

- Televisions
- Monitors
- Printers
- Computers (laptops, notebooks, netbooks, tablets)
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players
- Video game consoles
- Small scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable receivers
- Satellite receivers
- Digital video disc recorders

For a list of registered residential e-waste collectors and recyclers in Illinois, visit:
www.epa.illinois.gov/topics/waste-management/electronics-recycling.

The following listings are not intended to constitute company endorsements.

TVs



As of February 1, 2016, there are no known available local no-cost options for residents to recycle TVs, other than listed below or at the upcoming May 21, 2016 or October 15, 2016 Countywide Residential Electronics Collection (see next page).

Note: Best Buy no longer accepts TVs or Computer Monitors from residents at no cost as of 2/1/2016.

If a Best Buy customer purchases a 55" or larger TV from Best Buy and has it delivered to his or her home, then Best Buy will take back one TV for recycling. Or, a person may sign up at Best Buy's home theater section, pay \$100 for a television pick-up, and then Best Buy would arrange to pick-up and recycle a TV from that residence.

Flat-Panel TVs in Working Condition*

CRT (Tube) Monitors

Goodwill -- accepts only flat-panel TVs in working condition for free. *No other type of TV accepted.

Goodwill accepts non-working computer CRT (tube) monitors.

Champaign Store, 912 W. Anthony Drop-off in store only: Mon-Sat 9am-7pm and Sunday noon-6pm

Savoy Store, 1201 Savoy Plaza Lane Drop-off in store only: Mon-Sat 9am-8pm and Sunday noon-6pm

CRT (Tube) Monitors

Staples -- accepts CRT monitors only from residents for free. Staples does not accept TVs.

2005 N. Prospect Avenue, Champaign Drop-off in store only during Staples business hours.

THE NEXT FREE COUNTYWIDE RESIDENTIAL ELECTRONICS COLLECTIONS

**Saturday, May 21, 2016 &
Saturday, October 15, 2016**

8 a.m. - noon Location: PARKLAND COLLEGE Parking Lot M-4
2400 W Bradley Avenue, Champaign
*** * Enter on Duncan Road * ***

Residents may bring the following electronic items (working and non-working) to the Countywide Residential Electronics Collection Events. *The limit is 10 items per household.*

ACCEPTED ITEMS:

Entertainment:

Televisions, VCRs, Radios, stereo equipment, tape recorders, record players, remote controls, MP3 players, compact disc players, e-readers
Electronic toys, amplifiers, electronic keyboards, Hand-held gaming devices, game consoles, Walkmans, sewing machines
Digital cameras, camcorders

Computer components:

Computers, printers, copiers, monitors, keyboards, speakers, mice, cables, PDAs
Software, CDROM/floppy disks, UPS, tablet computers
Computer parts including but not limited to: circuit boards, hard drives, optical drives, power supplies, ribbon cables, RAM
Networking equipment, hubs, switches, routers, cables, modems, scanners
Ink cartridges

Communication Devices and Other Office Electronics:

Cash registers, typewriters, adding machines, calculators
Copiers, duplicators, voice recorders
Portable power banks and coin counters, Label makers
Telephones, PBX systems, answering machines, fax machines
CB radios, ham radios, cell phones, pagers, Black Berry/ Palm Units, GPS units, Bluetooth serial port adapters
Rechargeable batteries, battery chargers and adapters, surge strips
Video recorders, video monitors, security systems, walkie-talkies

Miscellaneous:

Cables/cords/wire

ITEMS NOT ACCEPTED

Broken glass screen televisions, dismantled televisions, or tube-only portions of televisions
Refrigerators, dehumidifiers, air conditioners and other Freon-bearing devices
Stoves, washer/dryers, garbage compactors, dishwashers
Fluorescent lighting, ballast and other devices containing PCBs
Medical waste, household hazardous waste
Thermostats, fire detectors
Alkaline batteries, other than installed in equipment
Gas powered equipment and lawn equipment
Desk/Office furniture or lighting
Can openers, toaster ovens, coffee makers, digital (non-mercury) thermometers, digital kitchen scales, other small appliances
Vacuum cleaners, window fans, microwaves
Electric motors, electronic exercise equipment

Residents: Recycle / Reuse Unwanted Electronics

Where to bring **OTHER ELECTRONICS ITEMS** ** for Recycling / Reuse

- Computers (laptop, notebook, netbook, tablet)
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players
- Video game consoles
- Printers
- Small scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable or satellite receivers



Mervis Recycling — *No TVs or CRT (Tube) Monitors*

Location: 3008 N. Cunningham Ave, Urbana

Drop-Off Times: Monday-Friday, 8 am-5 pm & Saturday 8 am-noon

Best Buy — *No TVs or CRT (Tube) Monitors*

Location: 2117 N. Prospect Avenue, Champaign

Drop-Off Times: Best Buy business hours only

3-item limit per household per day

Goodwill — *No TVs*

Champaign Store, 912 West Anthony, Champaign

Drop-Off Times: Monday-Saturday 9 am -7 pm & Sunday noon-6 pm

Savoy Goodwill Store, 1201 Savoy Plaza Lane, Savoy

Drop-Off Times: Monday-Saturday 9 am-8 pm & Sunday noon-6 pm

Habitat for Humanity ReStore — *No TVs or CRT (Tube) Monitors*

Location: 119 East University Avenue, Champaign

Drop-Off Times: Monday – Friday 10 am-6 pm or Saturday 10 am-4 pm

Mack's Twin City Recycling — *No TVs or CRT (Tube) Monitors*

Location: 2808 N. Lincoln Avenue, Urbana

Drop-Off Times: Monday-Friday 8 am-4 pm & Saturday 8 am-11:30 am

Staples — *No TVs*

Location: 2005 N. Prospect Avenue, Champaign

Drop-Off Times: Staples business hours. 6-item limit per household per day

*These listings are not intended to constitute company endorsements.
This brochure was prepared by the Champaign County Regional Planning Commission.*

DATE: March 31, 2016

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: Hold to Allow for 30-Day Review Period

Background

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in Work Plan ID 16-3 and Work Plan ID 16-4 of the FY16 County Planning Contract.

Work Plan ID 16-3 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 16-4 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.

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

A minor amendment is proposed to LRMP Volume 1, Chapter 10: Natural Resources, Groundwater Section to include updated information about the Sole Source Aquifer designation of the Mahomet Aquifer. Largely an excerpt of the US EPA detailed description of the Mahomet Sole Source Aquifer,¹ the following text is proposed to be included preceding the existing describe content of the Mahomet Aquifer on page 10-14.

On March 11, 2015 the U.S. EPA announced its decision to designate a portion of the Mahomet Aquifer system as a Sole Source Aquifer (SSA). The SSA designation provides significant added protections for the Mahomet Aquifer by requiring a U.S. EPA review of proposed federally funded projects on territory located over the Mahomet Aquifer, to insure that they will be designed and operated in a manner that will not pose an unreasonable risk of contamination to the Aquifer, and by also imposing more rigorous requirements for certain potentially harmful activities over the Aquifer under the Illinois Environmental Protection Act, such as more stringent restrictions on the operation of a chemical waste landfill. SSA

designation will not affect the vast majority of farming operations. Only agricultural projects that require federal funding, not including farming subsidies, would be reviewed.

Three boundaries are delineated for the Mahomet Sole Source Aquifer:

<ul style="list-style-type: none"> • Sole Source Aquifer Area 	Physical area in which the designated aquifer is located.
<ul style="list-style-type: none"> • Aquifer Service Area 	Area where the entire population served by the aquifer lives and can include areas that rely on the aquifer for water but are outside the proposed SSA area
<ul style="list-style-type: none"> • Project Review Area 	Area for which EPA must review proposed federally funded projects if the proposed SSA is designated.

Sole Source Aquifer Area. The Sole Source Aquifer (SSA) boundary generally follows the 500-foot Mahomet Aquifer buried valley contour line in Illinois, which has been identified as the outer edge of the principal Mahomet Aquifer.

The SSA area includes not only the principal Mahomet Aquifer, but also the shallower aquifers and other geologic units above this portion of the principal aquifer. EPA reviewed scientific evidence that demonstrates the shallower aquifers and the principal aquifer are connected in the western portion of the SSA area. While much of the eastern portion of the SSA area confined by low-permeability glacial till, studies support the existence of some interconnections between the overlying geologic units and the Mahomet Aquifer in this area. Consequently, EPA agreed to designate the entire aquifer system within the SSA area.

Aquifer Service Area. The aquifer service area is largely the same as the SSA area, but it also includes several communities that are outside the proposed SSA boundary but withdraw water from the Mahomet Aquifer. These communities are predominantly in southern Champaign County as well as in Douglas, Coles, and Cumberland Counties. In addition, the proposed service area includes the communities of Cerro Gordo (Piatt County), Petersburg (Menard County), Virginia (Cass County), and Normal (McLean County). ...

Project Review Area. The project review area is the area within which federal financially-assisted projects would be reviewed if the proposed SSA were designated. The project review area includes streamflow source areas that contribute to recharge of the proposed SSA. Streamflow source areas are defined as upstream headwater areas of losing streams that flow into aquifer recharge areas.

In their decision to designate the Mahomet Aquifer as a SSA, EPA indicated that the watersheds of the streamflow source areas should be included in the project review area. Based on its review of available information, EPA believed that there is evidence showing the streamflow source areas that recharge the Mahomet Aquifer include tributaries and upstream portions of the Sangamon River in McLean County, Ford County and Champaign County; Sugar Creek; and parts of Salt Creek.

Figure 10-10 is the [Final Mahomet Sole Source Aquifer Project Review Area Map](#). This figure will be placed on the LRMP website prior to the April 7, 2016 ELUC meeting.

The proposed Figure 10-10 would replace the existing Figure 10-10 of the Mahomet Aquifer.

The following Note 21 is proposed to be added under the existing Chapter 10 Notes, displacing the subsequently numbered notes accordingly.

Notes:

- 21 The Mahomet Aquifer extends into Indiana in the east and past the Illinois River in the west. Only the portion of the aquifer, bounded by the Iroquois River and the North Fork of the Vermillion River in the east and the Illinois River in the west is designated as a Sole Source Aquifer based on the rationale that this portion of the Mahomet Aquifer system is hydrogeologically and hydraulically separate from the remainder of the aquifer. Citing a 2011 study of the Mahomet Aquifer, the coalition that applied for the sole source aquifer designation stated that groundwater east of the proposed boundary discharges to the Iroquois River to the northeast and the North Fork of the Vermillion River to the east and southeast. Based on that information, groundwater in the aquifer to the east of those rivers does not move westward into the portion of the aquifer proposed for designation. In addition to reviewing the information provided by the coalition, EPA discussed the proposed eastern boundary with Indiana Department of Environmental Management and Indiana Department of Natural Resources, both of which concurred that the proposed eastern boundary is a plausible hydrogeological separation in the aquifer system. In their application for a sole source aquifer designation for the Mahomet Aquifer, the coalition also stated that groundwater west of the Illinois River discharges into the Illinois River, thereby creating a hydrogeologic and hydraulic separation. Based on EPA's review of the petition and other available information, EPA believe the coalition's proposed SSA area was justified.

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

The proposed minor amendment to the LRMP Land Use Management Areas Map is an update to both municipal boundaries and corresponding 1-1/2 extraterritorial jurisdiction (ETJ) boundaries based on most current CCGIS Consortium GIS data. The corporate limit and ETJ boundaries on the LRMP Land Use Management Areas map are typically updated on an annual basis. A copy of the proposed updated LRMP Land Use Management Areas Map will be provided on the LRMP website and available prior to the April 7, 2016 ELUC meeting.



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

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

FILED

Filing Fees:
MAR 29 2016

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2016-ENT-26

Date(s) of Event(s) June 3-5, 2016

Business Name: Eastern Ill ABATE

License Fee: \$ 30.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 34.00

Checker's Signature: [Signature]

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

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

- A. 1. Name of Business: Eastern Illinois A.B.A.T.E. Inc.
2. Location of Business for which application is made: Rolling Hills Campground
3151-A CR 2800E, Penfield, IL 61862
3. Business address of Business for which application is made: 3151-A CR 2800E, Penfield, IL 61862
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: Campground
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live music, motorcycle rides
8. Term for which License is sought (specifically beginning & ending dates): June 3-5, 2016
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? No
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Rolling Hills Campground
3151-A 2800E, Penfield, IL 61862
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

255-2856-112uluxa

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

Recreation & Entertainment License Application
Page Two

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

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

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Melissa Wilson
Date of Birth: _____ Place of Birth: Champaign
Social Security Number: _____ Citizenship: U.S.
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 2011 Rainbow View, Urbana 61802
113 Ennis Ln., Urbana 61802
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Jordan Fabrics

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

- D. Answer only if applicant is a Corporation: List of officers attached

1. Name of Corporation exactly as shown in articles of incorporation and as registered:

Eastern Illinois A.B.A.T.E., Inc

2. Date of Incorporation: 12/03 State wherein incorporated: IL

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

N/A

Give first date qualified to do business in Illinois: _____

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

P.O. Box 6132, Champaign, IL 61826

5. Objects of Corporation, as set forth in charter: motorcyclists rights + education

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

Name of Officer: _____ Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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

attached

REDACTED

AFFIDAVIT
(Complete when applicant is an Individual or Partnership)

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

AFFIDAVIT
(Complete when applicant is a Corporation)

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

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

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

Signature of President

Signature of Secretary

Melissa G. Wilson

Signature of Manager or Agent

Subscribed and sworn to before me this 29th day of March, 2016.



Sharalynn A. Janeski

Notary Public

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

The parties to this Agreement are Rolling Hills Camp ground, hereinafter called "Owner" and Eastern Illinois ABATE Inc., hereinafter called "Tenant".
The owner's name and address is: Chuck & Cora Massey 3151 CR 2800 E, Penfield, IL 61862

2. Property

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

3. Term

This agreement shall run for the period from June 3 to June 5

4. Rent

The rental for said property shall be 1000.00, due and payable by check on

By June 12th 2016

Additional Trash fees paid to property owner will be paid by renter. Amount

\$ 175.00

5. Utilities

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

Electricity & Water

In Addition It Is Agreed:

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

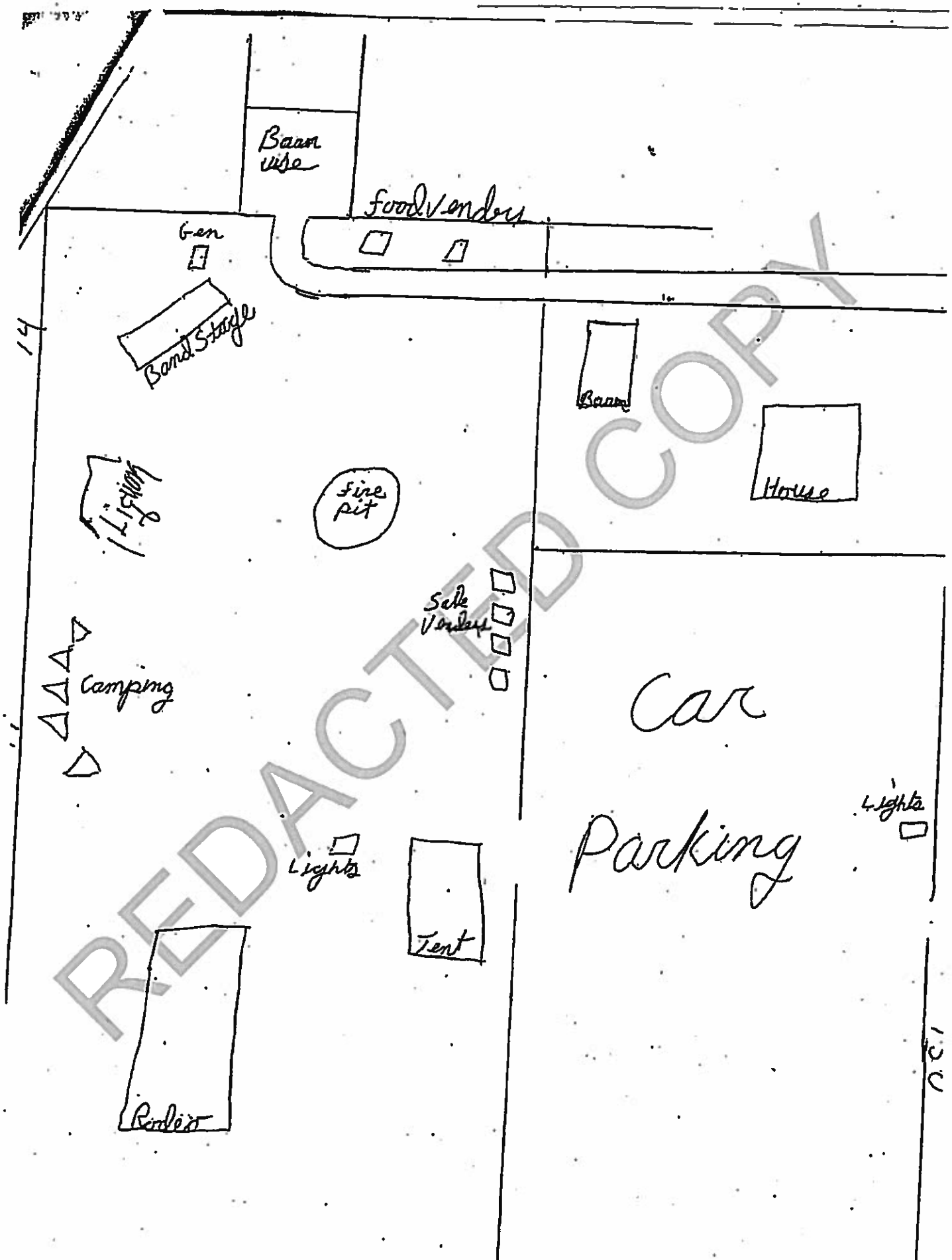
Cora Massey
We, the undersigned, agree to this Rental Agreement:

Owner:

Tenant:

Eastern IL ABATE

1 Jerry Ruffner



14

Ban use

Food vendors

Gen

Band Stage

Lighting

Fire pit

Camping

Sale Vendor

Ban use

House

Car Parking

Lights

Lights

Tent

Rendezvous

130

Officers List 2016

President - Terry Baker 217-621-9933
339 E. Campbell, Rantoul, IL

Vice-President - Steve 'Squirrel' Norman 217-586-3168
2209 E. Robin, Mahomet, IL

Secretary - Angela Lee 217-721-9441
1007 Philo Rd., Urbana, IL

Treasurer - Jamie Waymouth 217-202-6326
1510 Southpoint Dr., Rantoul, IL

Safety + Education - Michael Mahorney 217-504-3124
P.O. Box 253, Rossville, IL

State Rep. - Dan Walton 217-356-5449
1115 W. John St., Champaign, IL

Legislative - Jim Hamilton 217-480-7259
P.O. Box 546, St. Joseph, IL

Activities Director - John 'Romeo' Wiegel 217-766-5003
1614 Golfview, Rantoul, IL

REDAC



To: Environment and Land Use Committee

From: Susan Monte, Planner
John Hall, Zoning Administrator

Date: March 24, 2016

Re: Amending the RPC FY16 County Planning Contract

Action Request: Approve Re-Allocation of Hours from ‘General Planning Services’ to ‘Wilber Heights Assistance’

This request is that 60 hours be re-allocated from the ‘General Planning Services’ line item to ‘Wilber Heights Assistance’ line item of the FY16 RPC County Planning Contract (see Attachment A). The requested amendment will allow RPC Planner Susan Monte to provide the following additional Wilber Heights Assistance:

- Continue to collaborate with the Champaign County Planning & Zoning Director to develop one or more forward strategies with regard to recommended improvements at Wilber Heights for ELUC review this spring based on Wilber Heights Survey input regarding support of a Wilber Heights Area special assessment, potential grant timelines, and other factors.
- Continue to investigate potential availability of grants or funding sources for recommended drainage improvements and Wilber Avenue reconstruction.

Attachment: A Proposed Amendment to General Work Plan of the FY16 Planning Contract



Attachment A
Proposed County Planning Contract for FY16
January 1, 2016 through December 31, 2016

	<u>Hours</u>	<u>Cost</u>
LRMP Implementation		
Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources.	585.5	\$34,544.50
Hazard Mitigation Planning		
Conduct a needs assessment in unincorporated areas of the county regarding vulnerable populations and access to community shelter. Coordinate annual Hazard Mitigation Planning Team meeting.	100	\$5,900
Wilber Heights Assistance		
Facilitate public involvement opportunities in coordination with City of Champaign. Consider annexation, costs to residents and businesses to pay for road and drainage improvements with and without annexation and associated timelines.	50 <u>110</u>	\$2,950 <u>\$6,715</u>
General Planning Services Request		
County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or County administration.	200 <u>140</u>	\$11,800 <u>\$8,035</u>
Solid Waste/Recycling Events Coordination		
Countywide recycling collection initiatives and household hazardous waste collection efforts in coordination with local entities.	160	\$8,480
Champaign County Area Rural Transit System Coordination		
Coordinating C-CARTS' operation, maintaining communication with IDOT regarding C-CARTS, and coordinating quarterly meetings of Rural Transit Advisory Group.	60	\$6,000
Administration (budgeting, work plan, project management)	20	\$1,480
Non-staff expenses (supplies, services, capital outlay)		\$2,175.50
Typical expenses: printing finished documents, purchasing research materials, office supplies, yearly subscriptions/ memberships, etc.		
Total	1,175.5	\$73,330

Champaign County
Department of



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: **Champaign County Environment & Land Use Committee**

From: **John Hall, Zoning Administrator**
Susan Chavarria, Senior Planner

Date: **March 30, 2016**

RE: **Recommendation for rezoning Case 824-AM-15**
Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture District to the B-1 Rural Trade Center District in order to expand operations of a Farm Chemicals and Fertilizer Sales business including incidental storage and mixing of blended fertilizer in the Northeast Quarter of the Northwest Quarter of Section 19, Township 20N Range 11E of the Third Principal Meridian in Ogden Township located immediately east of the existing Ehler Brothers facility with an address of 2475 E CR 2100 N (CH 20), Thomasboro.

Request:

Petitioner: **Dustin Ehler d.b.a. Ehler Bros Co.**

STATUS

The Zoning Board of Appeals (ZBA) voted 6-1 to “RECOMMEND ENACTMENT” of this map amendment at their March 24, 2016 meeting. The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The one dissenting ZBA vote was explained as not being against either the petitioner or this specific map amendment but against the Zoning Ordinance not requiring a Special Use Permit at a location like this that is in the 100-year floodplain and adjacent to a drainage ditch.

All comments received during the hearing were in favor of the proposed rezoning.

This memorandum reviews the ZBA’s consideration of the Champaign County LESA System rating of “very high rating for protection” for the subject property and the recommendations of the Illinois Department of Natural Resources (IDNR) regarding the likely impact on a relatively nearby “natural area”.

One special condition for the rezoning is recommended regarding Right to Farm Resolution 3425.

The subject property is located within 1.5 miles of the Village of Royal. The Village was notified of the proposed rezoning but no comment has been received.

BACKGROUND

The petitioner requests to rezone newly purchased property east of the existing Ehler Bros. facility from its current AG-1 Agriculture zoning designation to the B-1 Rural Trade Center zoning designation. The petitioner seeks to expand its existing fertilizer blending and sales business.

LAND EVALUATION AND SITE ASSESSMENT (LESA) RATING OF 254

Any proposed zoning map amendment from a rural classification (AG-1, AG-2, CR) to a non-rural classification for new development is analyzed using the Champaign County Land Evaluation and Site Assessment (LESA) System. LESA is a systematic and objective method of evaluating (rating) a site or property in terms of its “agricultural importance”. “Agricultural importance” is based both on the quality of the soils (the land evaluation rating) and non-soil factors (the site assessment rating) related to the importance of continuing agricultural use on the property. The LESA System ranks agriculturally important property in terms of how suitable the land is for “protection” (i.e., not being taken out of agriculture) as follows:

- Overall LESA rating of 251 to 300 indicates a “**very high** rating for protection”
- Overall LESA rating of 226 to 250 indicates a “**high** rating for protection”
- Overall LESA rating of 151 to 225 indicates a “**moderate** rating for protection”
- Overall LESA rating of less than 151 indicates a “**low** rating for protection”

The soils on the property are best prime farmland and received an LE rating of 100 (the highest possible).

The Site Assessment rating was 154 for a total LESA rating of 254 out of a possible 300.

The LESA analysis is relevant to Champaign County Land Resource Management Policy (LRMP) 4.1.8. The ZBA reviewed the LESA analysis for their recommendation on Policy 4.1.8 and that analysis is summarized on page 13 of the Finding of Fact. The review of Policy 4.1.8 and the LESA score concludes with the following recommendation:

The total LESA Score of 254 receives the highest protection rating in LESA which is “very high rating for protection.” Even though the LESA score indicates a “very high rating for protection” this facility is an important agricultural support facility and the LESA score should not guide the County Board in this instance.

Note that the LESA System makes no provision for the expansion of existing agricultural support facilities. It should be assumed that if the proposed development were not an agricultural support facility the recommendation from the ZBA would probably be different.

ENVIRONMENTAL CONSULTATION WITH IDNR REGARDING THE SPOON RIVER

The Champaign County Land Resource Management Plan contains three objectives (8.4, 8.5, and 8.6) related to implementing Illinois Department of Natural Resource (IDNR) recommendations regarding endangered or threatened species and/or minimizing disturbance to habitat areas for such species.

The Spoon River Illinois Natural Area Inventory (INAI) site is a few miles downstream from the subject property and by definition, an INAI site is an existing area that provides habitat for native and/or endangered or threatened species.

On March 11, 2016, staff initiated a formal consultation process with the Illinois Department of Natural Resources (IDNR) regarding the impact of the proposed map amendment on the Spoon River site.

A Consultation Termination Letter for IDNR Project Number 1608384 dated 3/21/16 was received on March 21, 2016. The letter stated that IDNR has determined that the proposed action (map amendment) is unlikely to have adverse effects on any protected resources (habitat) in the vicinity (see attached).

PROPOSED SPECIAL CONDITION

The following special condition was recommended by the ZBA for Case 824-AM-15:

- A. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received March 14, 2016
- C IDNR Consultation Termination Letter for IDNR Project Number 1608384 dated 3/21/16
- D Copy of Right to Farm Resolution 3425
- E Summary Finding of Fact, and Final Determination for Case 824-AM-15 as approved by ZBA on March 24, 2016

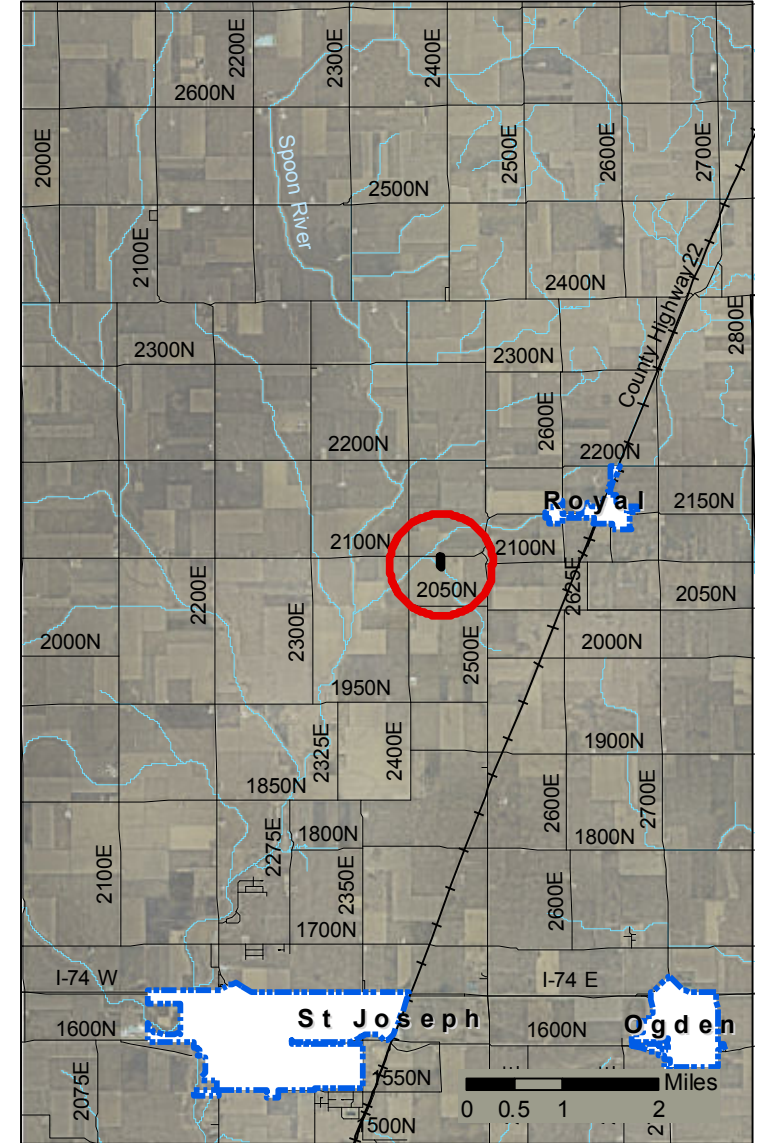
Location Map

Case 824-AM-15
 March 10, 2016






Subject Property

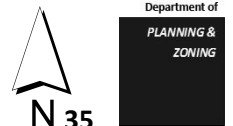


Property location in Champaign County



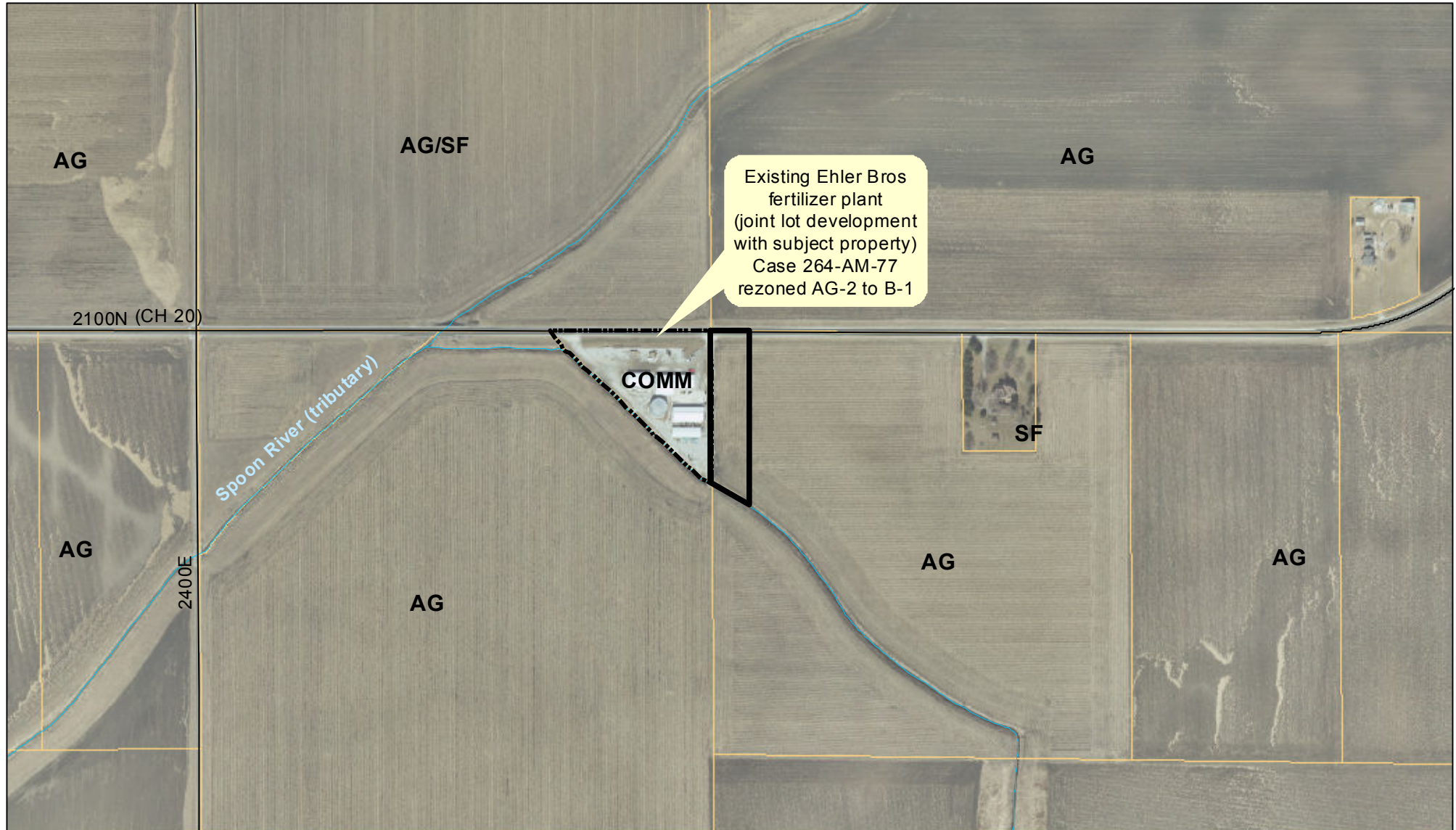
Legend

-  Subject Property
-  Municipal Boundary
-  Existing Ehler Bros facility
-  Streams
-  Parcels
-  Streets



Land Use Map

Case 824-AM-15
March 10, 2016



Legend

- Subject Property
- Streams
- Streets
- Parcels
- SF Single Family Residential
- AG Agriculture

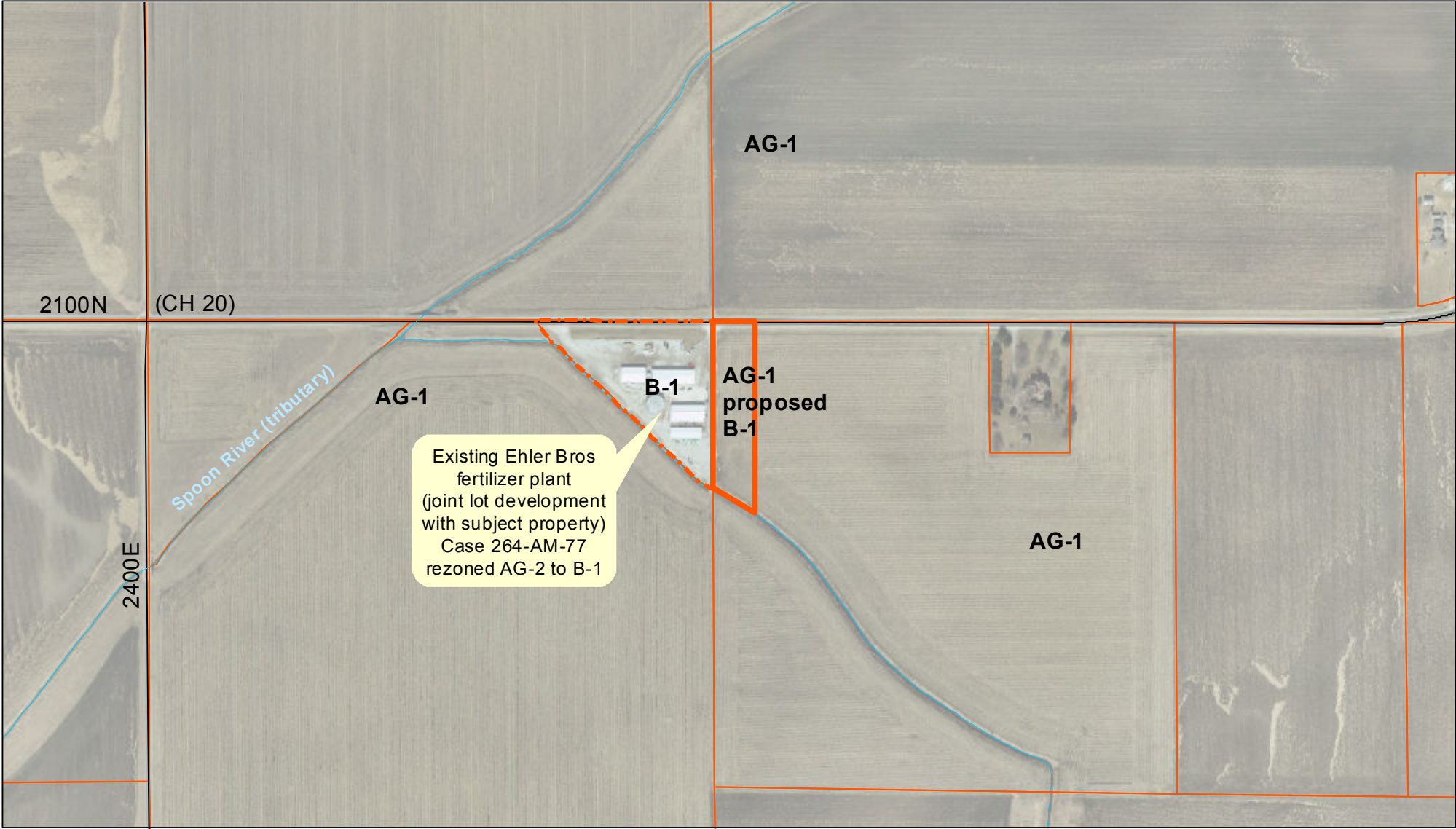
0 110 220 440 Feet

Champaign County
Department of
PLANNING &
ZONING



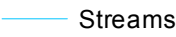
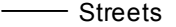
Zoning Map

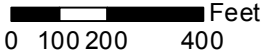
Case 824-AM-15
March 10, 2016

Note: Original Mylar Zoning background could not be used for this area.



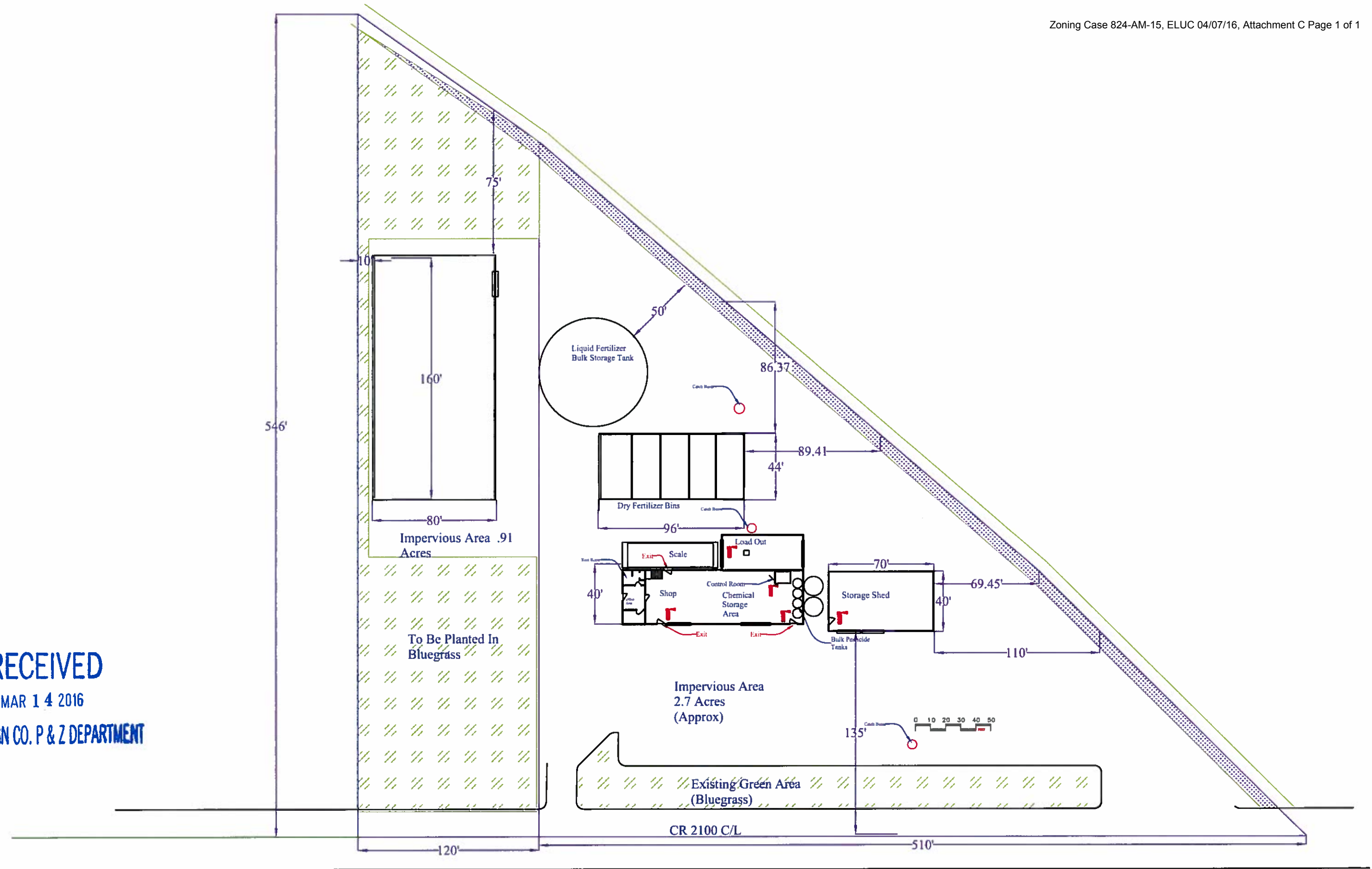
Legend

-  Subject Property
-  Ehler Bros existing facility
-  Streams
-  Streets



Champaign County
Department of
**PLANNING &
ZONING**

RECEIVED
 MAR 14 2016
 CHAMPAIGN CO. P & Z DEPARTMENT



Safety Consulting Services
 1001 S. Center St
 Mahomet, IL 61853
 888-791-2530

Fire Extinguisher
Safety Equipment
 Shower, Eye Wash, Respirator
Gas Shutoff

Water Flow Direction

Electrical Panel

Drawn Dan Ray
Design _____
Checked _____
Reviewed _____

Facility
 Ehler Brothers
 Royal, IL

Sheet Title
 Proposed Site Plan

Scale
 See Scale Bar

Sheet 38 of 1

MAR 21 2016



Illinois Department of Natural Resources

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

CHAMPAIGN CO. P & Z DEPARTMENT

Bruce Rauner, Governor

Wayne Rosenthal, Director

March 21, 2016

Susan Chavarria
Susan Chavarria
Champaign County Planning & Zoning
1776 East Washington Street
Urbana, IL 61802

RE: Ehler Bros. Facility
Project Number(s): 1608384 [824-AM-15]
County: Champaign

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Natalia Jones
Division of Ecosystems and Environment
217-785-5500

RESOLUTION NO. 3425

**A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY**

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.

3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

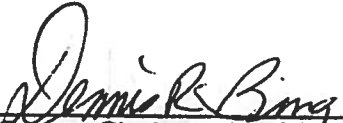
RESOLUTION NO. 3425

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of May, A.D., 1994.



Chairman, County Board of the
County of Champaign, Illinois

ATTEST: 

County Clerk and Ex-Officio
Clerk of the County Board

SUMMARY FINDING OF FACT

As approved by ZBA on March 24, 2016
824-AM-15 Ehler Bros

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 10, 2016** and **March 24, 2016**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3 Prosperity:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow an existing business to expand and continue to serve the needs of Champaign County farmers.
 - (2) Based on achievement of the above 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 3 Prosperity.
 - B. Regarding Goal 4 Agriculture:
 - (1) The proposed amendment will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it will **HELP ACHIEVE** the following:
 - a. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture or is appropriate in a rural area (see Item 14.B.(5)).
 - b. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.B.(4)).
 - c. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.B.(3)).
 - d. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.B.(2)).
 - (2) The proposed amendment will **HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it will **HELP ACHIEVE** the following:
 - a. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 14.C.(5)).
 - b. Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 14.C.(4)).

- c. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 14.C.(3)).
 - d. Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 14.C.(2)).
- (3) The proposed amendment will **HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it will **HELP ACHIEVE** the following:
- a. Policy 4.1.4, which states that the County will guarantee landowners of one or more lawfully created lots that are recorded or lawfully conveyed and are considered a good zoning lot (i.e., a lot that meets County zoning requirements in effect at the time the lot is created) the by right development allowance to establish a new single family dwelling or non-agricultural land use on each such lot, provided that current public health, safety and transportation standards are met (see Item 14.D.(2)).
 - b. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 14.D.(3)).
 - c. Policy 4.1.7 minimizing the conversion of best prime farmland (see Item 14.D.(4)).
 - d. Policy 4.1.8 requiring the County to consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development (see Item 14.D.(5)).
- (4) Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
- C. Regarding Goal 7 Transportation:
- (1) The proposed amendment will **HELP ACHIEVE** Objective 7.1 requiring the consideration of traffic impact in land use decisions because it will **HELP ACHIEVE** the following:
 - a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation (see Item 17.A.(1)).
 - (2) Based on achievement of the above Objective and Policy 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 7 Transportation.
- D. Regarding Goal 8 Natural Resources:
- (1) The proposed amendment will **HELP ACHIEVE** Objective 8.4 requiring the County to work to ensure that new development maintains and improves surface

water quality, contributes to stream channel stability, and minimizes erosion and sedimentation because it will **HELP ACHIEVE** the following:

- a. Policy 8.4.1 requiring the County to incorporate the recommendations of adopted watershed plans in the review of new discretionary development (see Item 18.A.(1)).
 - b. Policy 8.4.2 requiring the County to require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide stream flows that support healthy aquatic ecosystems (see Item 18.A.(2)).
 - a. Policy 8.4.5 requiring the County to ensure that non-point discharges from new development meets or exceeds state and federal water quality standards (see Item 18.A.(3)).
- (2) The proposed amendment will **HELP ACHIEVE** Objective 8.5 requiring the County to encourage the maintenance and enhancement of aquatic and riparian habitats because it will **HELP ACHIEVE** the following:
- a. Policy 8.5.1 requiring the County to require discretionary development to have land use patterns, site design standards, and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat (see Item 18.B.(1)).
 - b. Policy 8.5.2 requiring that new discretionary development cause no more than minimal disturbance to the stream corridor environment (see Item 18.B.(2)).
 - c. Policy 8.5.3 requiring the County to encourage the preservation and voluntary restoration of wetlands and a net increase in wetland habitat acreage (see Item 18.B.(3)).
- (3) The proposed amendment will **HELP ACHIEVE** Objective 8.6 requiring the County to encourage resource management which avoids loss or degradation of areas representative of the pre-settlement environment and other areas that provide habitat for native and game species because it will **HELP ACHIEVE** the following:
- a. Policy 8.6.2 requiring that for new development the County will require land use patterns, site design standards, and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species or to mitigate impacts of unavoidable disturbance (see Item 18.C.(1)).
 - b. Policy 8.6.3 requiring the County to use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement (see Item 18.C.(2)).
 - a. Policy 8.6.4 requiring the County to implement IDNR recommendations for discretionary development sites that contain endangered or threatened species and to seek to ensure that recommended management practices are maintained on such sites (see Item 18.C.(3)).

4. 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 (see Item 18).

- E. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 5 Urban Land Use
 - Goal 6 Public Health and Public Safety
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities

- F. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.

2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
 - A. The proposed amendment will allow an existing business to expand and continue to serve the needs of Champaign County farmers.

3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
 - A. Establishing the B-1 District at this location will help lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 22.C.).
 - B. Establishing the B-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-1 District (Purpose 2.0 (i) see Item 22.G.).
 - C. Establishing the B-1 District at this location will prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance (Purpose 2.0 (m) see Item 22.H.).
 - D. Establishing the B-1 District at this location will help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses (Purpose 2.0 (n) see Item 22.I.).
 - E. Establishing the B-1 District at this location will help minimize the cost of development of public utilities and public transportation facilities (Purpose 2.0 (p) see Item 22.K.).
 - F. Establishing the B-1 District at this location will help encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities (Purpose 2.0 (q) see Item 22.L.).

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in **Case 824-AM-15** should **BE ENACTED** by the County Board in the form attached hereto.

SUBJECT TO THE FOLLOWING SPECIAL CONDITION:

- A. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425 (see attached).

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date



DATE: March 16, 2016

TO: Environment and Land Use Committee

FROM: Susan Monte, Planner

RE: Intergovernmental Cost-Share Agreement for
2016 Countywide Residential Electronics Collections

ACTION REQUEST: Recommend County Board Approval

This request is to recommend County Board approval to authorize Champaign County to enter into an Intergovernmental Agreement between Champaign County, City of Champaign, City of Urbana, and Village of Savoy (Attachment A). The Agreement establishes a cost-sharing plan to cover maximum costs associated with holding two Countywide Residential Electronics Collection (CREC) events in 2016.

Champaign County Assistant State's Attorney David DeThorne recently reviewed the Agreement.

Attachment A Intergovernmental Cost-Share Agreement for 2016 Countywide Residential Electronics Collections

AN INTERGOVERNMENTAL AGREEMENT

2016 COUNTYWIDE RESIDENTIAL ELECTRONICS COLLECTION EVENTS COST-SHARING AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN, THE CITY OF CHAMPAIGN, THE CITY OF URBANA, AND THE VILLAGE OF SAVOY

THIS AGREEMENT is made and entered into by and between the County of Champaign and the following Illinois municipal corporations: the City of Champaign, the City of Urbana, and the Village of Savoy, effective on the last date signed by a party hereto. The foregoing entities will hereafter be noted as “the parties.”

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970, and 5 ILCS 220/1, *et seq.* enable the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

WHEREAS, the parties find it to be most cost effective to mutually combine efforts and to share in the costs associated with the two Countywide Residential Electronics Collection Events to be held in calendar year 2016 (hereinafter referred to as “events”) at Parkland College campus in Champaign, Illinois utilizing the services of the electronics recycling contractor company Advanced Technology Recycling (ATR). These costs include:

- a logistics fee of \$2,500 charge per semi-trailer utilized during the event. This logistics fee is intended to be additionally used toward associated costs of ATR employees, transportation, and supplies including forklift, pallets, gaylords, and shrink wrap; and
- cost of the traffic patrol services to be provided by two City of Champaign traffic patrol officers and one Parkland College traffic patrol officer per event held, with the total cost for traffic patrol services not to exceed \$900 per event.

WHEREAS, the cost contribution required of each party is provided in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. Purpose

1-1. This Agreement outlines a cost-sharing arrangement between the parties for the purpose of administering the 2016 Countywide Residential Electronics Collection Events. Costs will include:

- a) paying a logistics fee of \$2,500 per semi-trailer utilized during each event held at Parkland College, Champaign, Illinois, with the logistics fee to be used toward costs associated with ATR employees, transportation, and supplies including forklift, pallets, gaylords, and shrink wrap; and
- b) paying the cost of the traffic patrol services to be provided by two City of Champaign traffic patrol officers and one Parkland College traffic patrol per each event held, with the total cost for traffic patrol services not to exceed \$900 per event held.

Section 2. Terms

2-1. The terms of this Agreement shall be from the date last signed by the parties until 60 days following the final event, unless amended by agreement of the parties.

Section 3. Responsibilities

3-1. The parties understand and agree that of the parties to this Agreement, only the County of Champaign shall enter into a contract with the contractor to remove the electronic items collected during the events from the facility. However, the County of Champaign shall be entering into said contract on behalf of the other parties as well, and Champaign County agrees that it shall not enter into said contract unless it specifically names the other parties to this agreement as third party beneficiaries of that contract. Champaign County shall obtain approval of the form of said contract with the contact from each of the parties to this Agreement prior to executing said contract.

3-2. Each party is responsible for contributing the amount of money specified in Section 4 (Cost - Sharing) of this Agreement.

3-3. Each party is also responsible for coordinating information requests from the other parties in a timely manner.

Section 4. Cost Sharing

4.1 The parties agree to share total costs not to exceed \$20,900 per event held in 2016, as shown in Table 4.1:

Table 4.1

Event Date	Champaign County Maximum Share	City of Champaign Maximum Share	City of Urbana Maximum Share	Village of Savoy Maximum Share	Maximum Total Cost
May 21, 2016	\$7,336	\$8,527	\$4,243	\$794	\$20,900
October 15, 2016	\$7,336	\$8,527	\$4,243	\$794	\$20,900

Section 5. Invoices and Payments

5.1 To facilitate payment for services described in Section 1.1 of this Agreement, following each event held and within 30 days of receipt of an invoice from the Champaign County Recycling Coordinator, each party agrees to provide its share of funds as shown in Table 4.1, payable to 'Champaign County' to the attention of Susan Monte, Champaign County Regional Planning Commission, 1776 E. Washington Street, Urbana, IL 61802.

Section 6. Amendments.

This agreement may be amended only in writing signed by all parties.

Section 7. Survival of Provisions.

Any terms of this Agreement that by their nature extend after the end of the Agreement, whether by way of expiration or termination, will remain in effect until fulfilled.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date and year indicated herein.

CHAMPAIGN COUNTY

CITY OF CHAMPAIGN
An Illinois Municipal Corporation

By: _____

By: _____

Date: _____

Date: _____

ATTEST: _____

ATTEST: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

State's Attorney's Office

City Attorney

CITY OF URBANA
An Illinois Municipal Corporation

VILLAGE OF SAVOY
An Illinois Municipal Corporation

By: _____

By: _____

Date: _____

Date: _____

ATTEST: _____

ATTEST: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

City Attorney

Village Attorney



DATE: March 16, 2016
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: Agreement Between Contractor, Coordinator, and Host Site for
Countywide Residential Electronics Collections in 2016

ACTION REQUEST: Recommend County Board Approval

This request is to recommend County Board approval to authorize Champaign County (as Coordinator) to enter into an Agreement between Contractor, Coordinator, and Host Site for two Countywide Residential Electronics Collections to be held in 2016 (Attachment A).

Champaign County Assistant State's Attorney David DeThorne recently reviewed the Agreement.

Attachment A Agreement Between Contractor, Coordinator, and Host Site for Countywide Residential Electronics Collections in 2016

**CONTRACTOR, COORDINATOR, AND HOST SITE AGREEMENT
2016 COUNTYWIDE RESIDENTIAL ELECTRONICS COLLECTIONS**

This Agreement is made as of the date below the signature of the last entity to sign it, by and between CHAMPAIGN COUNTY, ILLINOIS, PARKLAND COLLEGE, and B&K TECHNOLOGY SOLUTIONS DBA ADVANCED TECHNOLOGY RECYCLING. The authorized signatures of Champaign County, serving as Coordinator of planning for the 2016 Countywide Residential Electronics Collection Events (“Coordinator”), B&K Technology Solutions dba Advanced Technology Recycling (“Contractor”), and Parkland College (“Host Site”), signify acceptance of the terms of this Agreement. The Host Site location is: Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

Section 1. Term

This Agreement is for services to be provided in conjunction with the two Countywide Residential Electronics Collections which are scheduled to occur on May 21, 2016 and October 15, 2016.

Section 2. Collection Event Schedule

- 2-1. Two Countywide Residential Electronics Collections in 2016 are scheduled to occur on Saturday, May 21, 2016, and Saturday, October 15, 2016.
- 2-2. The advertised hours of each collection event will be 8:00 a.m. to 12:00 noon.

Section 3. Access to Host Site

- 3-1. The Coordinator, event staff, and Contractor will have access to the Host Site premises after noon on the Friday prior to each event for purposes of setting up.
- 3-2. On the day of the event, the Coordinator, event staff and volunteers, and Contractor will have access to the Host Site premises from 6:00 a.m. to 5:00 p.m.
- 3-3. Access to the Host Site premises shall be limited to access to a classroom and restroom facilities in the Applied Technology Center (T Building) for use by the event staff and volunteers and Contractor’s employees and volunteers as a break room station. Event staff may stock the area with coffee, water, and other non-alcoholic drinks and food snacks. Event staff and volunteers will be responsible for cleaning up the area after the event is concluded and will vacate the premises by 5:00 p.m. on the day of the event.

Section 4. Coordinator

- 4-1. The Coordinator, assuming the continued assistance of participating municipal event sponsors, agrees to:
 - a) pay the Contractor a logistics fee of \$2,500 per semi-trailer utilized during each event held;
 - b) participate in promotion and advertisement for the collection events; and
 - c) provide sufficient volunteer labor at each collection event to:
 - 1) safely direct vehicles through the collection area;
 - 2) pick up on-site trash and recyclable cardboard, paper, Styrofoam generated during the collection event, and sort these items into designated on-site containers; and
 - 3) unload vehicles dropping off items, and sort these items into Gaylord boxes or to designated areas onsite, following agreed-upon sorting guidelines provided by the Contractor prior to each event.

Section 5. Contractor Services to be Provided

- 5-1. The Contractor agrees to provide recycling and refurbishing services for the planned collection events. These collection events will take place at the Host Site premises of Parkland College located at 2400 W. Bradley Avenue, Champaign, Illinois. Area wide residents will drop off electronics waste at Lot M-4 of Parkland College premises on the dates and times indicated in Section 2.
- 5-2. The Contractor declares, as mentioned in the proposal, that it is an R2 certified company.
- 5-3. At no cost to the Host Site, and for the logistics charge to the Coordinator for each event as described in Section 4, the Contractor agrees to accept for processing and recycling the following accepted items (working and non-working):

Computer components:

- Computers, printers, copiers, monitors, keyboards, speakers, mice, cables, PDAs
- Software, CDROM/floppy disks, UPS, tablet computers
- Computer parts including but not limited to: circuit boards, hard drives, optical drives, power supplies, ribbon cables, RAM
- Networking equipment, hubs, switches, routers, cables, modems, scanners
- Ink cartridges

Communication Devices and Other Office Electronics:

- Cash registers, typewriters, adding machines, calculators
- Copiers, duplicators, voice recorders
- Label makers
- Portable power banks and coin counters
- Telephones, PBX systems, answering machines, fax machines,
- CB radios, ham radios, cell phones, pagers, Black Berry/ Palm Units, GPS units, Bluetooth serial port adapter
- Rechargeable batteries, battery chargers and adapters, surge strips
- Video recorders, video monitors, security systems, walkie-talkies

Entertainment:

- Television, VCRs, Radios, stereo equipment, tape recorders, record players, remote controls, MP3 players, compact disc players, e-readers
- Electronic toys, amplifiers, electronic keyboards
- Hand-held gaming devices, game consoles, Walkmans, sewing machines
- Digital cameras, camcorders

Miscellaneous:

- cables/cords/wire

- 5-4. The Contractor will not accept the following unaccepted items:

- Broken glass screen televisions, dismantled televisions, or tube-only portions of televisions
- Refrigerators, dehumidifiers, air conditioners and other Freon-bearing devices
- Stoves, washer/dryers, garbage compactors, dishwashers
- Fluorescent lighting, ballast and other devices containing PCBs
- Medical waste
- Thermostats, fire detectors

(continued)

- Alkaline batteries, other than installed in equipment
 - Household hazardous waste
 - Gas powered equipment and lawn equipment
 - Vacuum cleaners
 - Desk/Office furniture or lighting
 - Can openers, toaster ovens, coffee makers, digital (non-mercury) thermometers, digital kitchen scales and other small appliances
 - Window fans, microwaves
 - Electric motors
 - Electronic exercise equipment
- 5-5. The Contractor will supply an ATR staff of no less than 10 at each event and will be responsible for all onsite stacking, shrink-wrapping, loading and transporting off-site of all items collected.
- 5-6. The Contractor will accept and recycle recyclable materials (e.g., plastics and miscellaneous cardboard) and trash (e.g., Styrofoam) from electronics items accepted, sorted and generated at each event.
- 5-7. The Contractor will provide proof of insurance requested as part of the contractual service agreement with the Coordinator and the Host Site, with Champaign County, Parkland College, City of Urbana, City of Champaign, and Village of Savoy listed as additional insured.
- 5-8. Before each event, the Contractor staff will provide instruction to the event organizer regarding requested day-of-event onsite separation, sorting and packaging of collected electronics waste by volunteers.
- 5-9. The Contractor agrees to provide, at no charge, and set up a sufficient amount of pallets, shrink-wrap and Gaylord boxes at the Host Site prior to the beginning of each scheduled collection event.
- 5-10.
- a) The Contractor agrees to arrange for and pay all costs associated with the provision of adequate powered industrial trucks, e.g., a forklift and/or a motorized transport vehicle (MTV), plus an adequate number of properly certified forklift operators or MTV operators, to be provided at the Host Site on the day of each event no later than 7:00 a.m.
 - b) All volunteers and employees of the Coordinator and Contractor shall comply with requests from the Host Site's representative on site pertaining to safety of people, property, and equipment and use of the Host Site.
- 5-11.
- a) The Contractor agrees to secure, remove, transport, and process all materials collected at the Host Site pursuant to the *Illinois Electronic Products Recycling and Reuse Act*.
 - b) The Contractor agrees to remove and/or securely store all materials collected at each collection event by 5 p.m. on the day of the collection event within semitrailers or trucks located in Parking Lot M-4 of Host Site. The Contractor agrees to remove and transport all materials collected at each collection event and securely stored within

semi-trucks and/or trucks in Parking Lot M-4 of the Host Site by 10 a.m. on the Monday immediately following each collection event. The Contractor further agrees that if it fails to remove materials collected and stored at the Host Site by the deadline established in this paragraph, the Contractor will pay a late fee of \$500 per day, commencing the Monday immediately following each collection event, and continuing until the removal of the stored materials. The Contractor shall pay any late fees due pursuant to this Paragraph to Parkland College, Attn.: James Bustard, Physical Plant Director, Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

- 5-12. Reporting/Documentation of E-waste: The Contractor will provide the Coordinator with a receiving report that includes volumes/pounds, description, service date, manifest number for the items collected, within 30 days of each collection event.

Section 6. Data Security Requirements

- 6-1. All electronics materials brought to the Countywide Residential Electronics Collection events shall immediately become the property of the Contractor. No Coordinator, Host Site staff, or event volunteers shall take any electronics materials. All electronics materials will be brought back to the Contractor's facility in Pontiac, Illinois for further processing.
- 6-2. In order to ensure confidentiality and destruction of information or data remaining on hard drives or other electronics equipment that is dropped by residents at each event, the Contractor shall meet or exceed the requirements and standards indicated in the *Illinois Electronic Products Recycling and Reuse Act* regarding data security.
- 6-3. The Coordinator and Host Site assume no responsibility for information left on any hard drive.

Section 7. Employment Issues

- 7-1. The Contractor agrees that it is an independent Contractor. Supplies provided and services performed pursuant to this Agreement are not rendered as an employee of either the Coordinator or the Host Site and any money received by the Contractor pursuant to this Agreement does not constitute compensation paid to an employee.
- 7-2. Neither the Coordinator nor the Host Site assumes liability for actions of the Contractor or its subcontractors under this Agreement. The Contractor shall maintain sufficient supervision and control of its operation to ensure that services enumerated herein shall be performed in a good and professional manner at all times. The Contractor is responsible for paying the payroll taxes and any employee benefits that the Contractor utilizes for this event.

Section 8. Licenses and Related Laws

- 8-1. The Contractor, by signing this Agreement, warrants that the Contractor, its employees, and its Contractors which will perform services requiring a license, will have and maintain any required license. However, the Contractor may meet the license requirement through use of a subcontractor; provided however, the Contractor's use of a subcontractor in that circumstance does not relieve the Contractor of any obligations under the Agreement.
- 8-2. The Contractor agrees that it will comply with all applicable laws, ordinances and regulations of any kind whatsoever in the performance of this Agreement.

Section 9. Liability and Insurance: Coordinator

- 9-1. The Coordinator agrees to assume all risk of loss and to indemnify and hold the Contractor and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suites, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or destruction of property because of or arising out of the Coordinator's or its subcontractor's negligent or intentional acts or omissions.
- 9-2. The Coordinator further agrees to maintain adequate insurance to protect the Contractor and the Host Site against such risks. The Coordinator shall carry public liability, casualty and auto insurance in sufficient amount to protect the Contractor and the Host Site from liability for acts of the Coordinator. Minimum acceptable coverage for bodily injury shall be \$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Coordinator shall carry Worker's Compensation Insurance in amount required by laws.
- 9-3. The Coordinator assumes full responsibility for and shall indemnify the Contractor and Host Site for all loss or damage of whatsoever kind and nature to any and all Contractor and Host Site property resulting from the negligent acts or omissions of the Coordinator or any employee, agent, or representative of the Coordinator or its subcontractor. The Coordinator shall do nothing to prejudice the Contractor's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Contractor or Host Site) property, and shall upon request and at the Contractor's or Host Site's expense, furnish to the Contractor or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Contractor or Host Site in obtaining recovery.
- 9-4. All electronics materials brought to the Countywide Residential Electronics Collection events shall immediately become the property of the Contractor for transport off the Host Site premises for further processing. No Coordinator staff, Host Site staff, or event volunteers shall take any electronics materials.
- 9-5. The Coordinator shall provide the Contractor and Host Site with proof of such insurance by May 1, 2016.

Section 10. Liability and Insurance: Contractor

- 10-1. The Contractor agrees to assume all risk of loss and to indemnify and hold the Coordinator and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suites, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or destruction of property because of or arising out of the Contractor's or its subcontractor's negligent or intentional acts or omissions.
- 10-2. The Contractor further agrees to maintain adequate insurance to protect the Coordinator and the Host Site against such risks. The Contractor shall carry public liability, casualty and auto insurance in sufficient amount to protect the Coordinator and the Host Site from liability for acts of the Contractor. Minimum acceptable coverage for bodily injury shall be \$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Contractor shall carry Worker's Compensation Insurance in amount required by laws.

- 10-3. The Contractor assumes full responsibility for and shall indemnify the Coordinator and Host Site for all loss or damage of whatsoever kind and nature to any and all Coordinator and Host Site property resulting from the negligent acts or omissions of the Contractor or any employee, agent, or representative of the Contractor or its subcontractor. The Contractor shall do nothing to prejudice the Coordinator's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Coordinator or Host Site) property, and shall upon request and at the Coordinator's or Host Site's expense, furnish to the Coordinator or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Coordinator or Host Site in obtaining recovery.
- 10-4. The Contractor shall provide the Coordinator and Host Site with proof of such insurance by May 1, 2016.

Section 11. No Smoking or Alcohol on Grounds

The Contractor and Coordinator shall abide by the Host Site rules with regard to the use of the Host Site, including the provision that calls for no smoking on the Host Site and no alcohol to be available on the Host Site.

Section 12. Damage to Premises

- 12-1. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or proximately caused by Contractor's use of the premises, or that of Contractor's employees or agents, then the Contractor shall indemnify and hold Host Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings or activities or damages caused by anything else related to Contractor's activities. Upon repair, Contractor shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Contractor or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Contractor within twenty-four hours.
- 12-2. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or proximately caused by Coordinator's use of the premises, or that of Coordinator's employees or agents, visitors, volunteers, members of the public who drop off recycling, and vendors engaged by Coordinator; then Coordinator shall indemnify and hold Host Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings or activities or damages caused by anything else related to Coordinator's activities. Upon repair, Coordinator shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Contractor or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Contractor within twenty-four hours.

Section 13. Dangerous Materials

The Coordinator or Contractor shall not keep or have on the Host Site premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the subject premises or that might be considered hazardous or extra hazardous by an insurance company.

Section 14. Subordination of Agreement

This Agreement and Coordinator's and Contractor's Agreement interests hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the subject premises by Host Site, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

Section 15. Time of the Essence

Time is of the essence of each and every provision hereof.

Section 16. Abandonment

If at any time during the term of this Agreement, the Contractor abandons the Host Site premises or the property it collects during a countywide residential electronics collection event, Host Site may, at Host Site's option, without being liable for any prosecution therefore, and without becoming liable to Contractor for damages or any payment of any kind whatever, consider any personal property belonging to Contractor and left on the premises to also have been abandoned, in which case Host Site may keep or dispose of all such personal property in any manner Host Site shall deem proper and is hereby relieved of all liability for doing so. Abandonment of the premises will have occurred if Host Site cannot obtain a decision by Contractor regarding the removal and disposal of the recycling materials within seven days following each event that occurs during 2016.

Section 17. Contact Information

Contact information for the Coordinator is as follows:

Name: Champaign County
Address: 1776 E. Washington Street, Urbana, Illinois 61802
Contact person: Susan Monte
Title: Champaign County Recycling Coordinator
Contact's work phone: 217-328-3313; Contact's cell phone: 217-600-1516

Contact information for the Contractor is as follows:

Name: B&K Technology Solutions dba Advanced Technology
Recycling Address: 601 E. Prairie Street, Pontiac, IL 61764
Contact Person: Ray Magee
Title: Business Development Manager
Contact's work phone: 815-844-7779; Contact's cell phone: 815-674-6715

Contact information for the Host Site is as follows:

Name: Parkland College Community College
Address: 2400 West Bradley Avenue, Champaign, IL 61821
Contact Person: James Bustard
Title: Physical Plant Director
Contact's work phone: 217-351-2211 extension 108

Section 18. Choice of Law

- 18-1. This Agreement and the Contractor's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and state laws.
- 18-2. This Agreement shall be construed in accordance with the laws of the State of Illinois.

Section 19. Agreement Severability

In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 20. Changes

The Coordinator, Host Site, or Contractor, may, from time to time, require or request changes in the scope of services to be performed hereunder. Such changes which are mutually agreed upon by and between all parties shall be incorporated only in written amendments to this Agreement.

Section 21. Termination

- 21-1. This Agreement may be terminated, for any or no reason, at the option of any party upon 60 days written notice to the other party.
- 21-2. Notwithstanding the foregoing, the obligations of the Contractor under Section 22 of this Agreement shall survive and not be affected by any termination of this Agreement or by its expiration.

Section 22. Remedies

Except as may be otherwise provided in this Agreement, all claims, counter-claims, disputes and other matters in question between the Coordinator, Host Site and Contractor, arising out of or relating to this Agreement or the breach thereof shall be initiated in the Circuit Court of Champaign County, Illinois. Each party shall be responsible for its own attorney's fees and costs.

Section 23. Successors and Assigns

This Agreement and all of the covenants hereof shall inure to the benefit of and be binding upon the Coordinator, Contractor and Host Site, respectively and their partners, successors, assigns, and legal representatives. No party to this Agreement shall have the right to assign, transfer or sublet their interest or obligations hereunder without the written consent of the other party.

The foregoing constitutes the entire Agreement between the parties, and no verbal statement shall supersede any of its provisions.

In witness hereof, the parties have caused this Agreement to be signed by their respective duly authorized officers on the dates noted below.

Contractor: Barbara Ehresman, Chair/CEO
B&K Technology Solutions dba
Advanced Technology Recycling

Date

Coordinator: Pattsy Petrie, County Board Chair
Champaign County, Illinois

Date

Host Site: James Bustard, Physical Plant Director
Parkland College

Date

MONTHLY REPORT for JANUARY 2016¹

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in January and two were filed in January 2015. The average number of cases filed in January in the preceding five years was 1.4.

One Zoning Board of Appeals (ZBA) meeting was held in January and four cases were completed. One ZBA meeting was held in January 2015 and one case was completed. The average number of cases completed in January in the preceding five years was 1.6.

By the end of January there were 13 cases pending. By the end of January 2015 there were 10 cases pending.

Table 1. Zoning Case Activity in January 2016 & January 2015

Type of Case	January 2016 1 ZBA meeting		January 2015 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	1	1	0
SFHA Variance	0	0	0	0
Special Use	1	1	0	0
Map Amendment	0	1	1	0
Text Amendment	0	1	0	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	4	2	0
Total cases filed (fiscal year)	4 cases		2 cases	
Total cases completed (fiscal year)	4 cases		1 case	
Case pending*	13 cases		10 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences, sick days, and one part-time intern resulted in an average staffing level of 85% or the equivalent of 4.2 full time staff members (of the 5 authorized) present on average for each of the 19 work days in January.

Subdivisions

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

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 2 structures were approved in January compared to 7 permits for 5 structures in January 2015. The five-year average for permits in January in the preceding five years was 7.2.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including December 2015, October 2015, 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, October 2011, and February 2011).
- There were “complete” initial residential applications in January and the overall average turnaround time for residential applications was 13.5 days.
- \$1,088,000 was the reported value for the permits in January compared to a total of \$177,827 in January 2015. The five-year average reported value for authorized construction in January is \$537,117.
- 29 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including January 2016, 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).
- \$3,054 in fees were collected in January compared to a total of \$1,364 in January 2015. The five-year average for fees collected in January is \$1,534.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including January 2016, December 2015, October 2015, 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 9 lot split inquiries and 150 other zoning inquiries in January.

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Table 2. Zoning Use Permits Approved in January 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential						
Other						
SINGLE FAMILY Resid.: New - Site Built	1	1,533	986,000	1	1,533	986,000
Manufactured						
Additions						
Accessory to Resid.	1	1,521	102,000	1	1,521	102,000
TWO-FAMILY Residential						
Average turn-around time for permit approval	13.5 days (see text)					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	1	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	0	0	1	0	0
TOTAL APPROVED	4/2	\$3,054	\$1,088,000	4/2	\$3,054	\$1,088,000

*4 permits were issued for 2 structures in January 2016; 3 permits require inspection and Compl. Certif.

◇ 4 permits have been issued for 2 structures since January 1, 2016 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 2 since January 1, 2016, (this number is not included in the total # of structures).

There were 7 Zoning Use Permit Apps. *received* in January 2015 and 2 were *approved*.

2 Zoning Use Permit App. *approved* in January 2016 had been *received* in prior months.

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- One rural address was issued in January.
- A Joint Addressing Letter between the County and the Village of Mahomet was mailed to residents of the Red Bud Court/ Red Bud Drive area.
- Meeting minutes for two different ZBA meetings were transcribed in January.
- Zoning Technicians and the Director attended ADA training in January.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2016.

Table 3. Best Prime Farmland Conversion

	January 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case January authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval January authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit January 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	0.0 acres
Agricultural Courtesy Permits	0.0 acres	0.0 acres
TOTAL	0.0 acres	0.0 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in January.
- 2 zoning compliance certificates were issued in January. A total of 2 zoning compliance certificates have been issued so far in 2016 for an average of .5 certificates per week. The 2016 budget anticipates a total of 330 compliance inspections and certificates for an average of 6.4 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for January 2016 and can be summarized as follows:

- 3 new complaints were received in January compared to 2 complaints that were received in January 2015. No complaint was referred to another agency in either January.
- 18 enforcement inspections were conducted in January compared to 49 in January 2015. Two of the January 2016 inspections were for the new complaints received in January 2016.
- No contact was made prior to written notification in January and none was made in January 2015.
- 18 initial investigation inquiries were made in January for an average of 4.5 per week in January. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- No First Notice and no Final Notice was issued in January and 4 First Notice and no Final Notices that were issued in January 2015. The 2016 budget anticipates a total of 23 First Notices for an average of 1.9 First Notices per month.
- No cases were referred to the State's Attorney in January and no cases were referred in January 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State's Attorney's Office.
- 1 case was resolved in January and no cases were resolved in January 2015. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 315 cases remain open at the end of January compared to 313 open cases at the end of January 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in January 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 and particularly those cases that involve dangerous structures.
 3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
 4. Coordinated with the Senior Planner who helped with enforcement in January by performing three inspections.

MS4 Storm Water Program

The Illinois Environmental Protection Agency (IEPA) conducted its first audit of the Champaign County MS4 Storm Water Program on January 22, 2016.

County MS4 Contact John Hall, County Engineer Jeff Blue, and Facilities Director Dana Brenner represented Champaign County in the audit.

It is an understatement to say that County staff learned a great deal during the audit.

The final results of the IEPA audit have not yet been received but are hopefully awaited.

APPENDIX

A Zoning Use Permit Activity In January 2016

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued in January 2016

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Table 4. Enforcement Activity During January 2016

	2015 TOTALS ¹	Jan. 2016	Feb. 2016	March 2016	April 2016	May 2016	June 2016	July 2016	Aug. 2016	Sep. 2016	Oct. 2016	Nov. 2016	Dec. 2016	TOTALS 2016 ¹
Complaints Received	55	3												3
Initial Complaints Referred to Others	9	0												0
Inspections	495	18 ⁴												18 ⁵
Phone Contact Prior to Notice	4	0												0
First Notices Issued	48	0												0
Final Notices Issued	7	0												0
Referrals to State's Attorney	2	0												0
Cases Resolved ²	53	1 ⁶												1 ⁷
Open Cases ³	313	315												315 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 18 performed were for the 3 complaints received in January, 2016.
5. 2 inspections of the 18 inspections performed in 2016 were for complaints received in 2016.
6. None of the resolved cases for January, 2016, were received in January, 2016.
7. None of the cases resolved in FY 2016 were for complaints that were also received in FY 2016.
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.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JANUARY 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*316-15-04 AG-2	Lot 1 of Woodcreek West Subdivision, Section 17, Mahomet Township; 1502 W. Oak Street, Mahomet, IL PIN: 15-13-17-225-028	Wade Denby	11/12/15 12/01/15 (Additional fee received 1/25/16)	Construct a single family home with attached garage
*351-15-01 FP CR/AG-2	A portion of a 73 acre tract of land located in the NW ¼ of the NW ¼ of Section 32, Somer Township; Phase 2 of the North Lincoln Avenue-Olympian Drive Project PIN: Pt. of 25-15-32-100-002	City of Urbana	12/16/15 01/05/16	Install 2 culverts and place fill within the mapped floodway as part of Phase 2 of the North Lincoln Avenue – Olympian Road construction project
04-16-01 AG-1	A tract of land located in the NW Corner of the SW ¼ of Section 22, Pesotum Township; 917 County Road 250N, Pesotum, Illinois PIN: 18-32-22-300-015	Richard Siuts	01/04/16 01/28/16	Construct a detached shed
*14-16-01	More information required			
*21-16-01	Under review			
*25-16-01	Under review			
*27-16-01	More information required			
*27-16-02	Under review			
*28-16-01 RHO	Under review			

Land Disturbance Erosion Control Permit also required (None in January 2016)

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

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**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS IN
THE CHAMPAIGN COUNTY MS4 JURISDICTIONAL AREA**

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
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No active LDEC permits during January 2016

Planning & Zoning Monthly Report
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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY, 2016

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*04/01/15	101-14-02	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 E. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020 & 021	A detached storage shed for golf carts
*07/01/15	190-14-01	A tract of land being the South 165' of the W ½ of the SW ¼ of Fractional Section 30, Condit Township; 2504 County Road 600E, Dewey, Illinois PIN: 07-08-30-300-010	A detached storage shed for agriculture equipment

MONTHLY REPORT for FEBRUARY 2016¹

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
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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 February and four were filed in February 2015. The average number of cases filed in February in the preceding five years was 1.6.

One Zoning Board of Appeals (ZBA) meeting was held in February and two cases were completed. Two ZBA meetings were held in February 2015 and three cases were completed. The average number of cases completed in February in the preceding five years was 1.6.

By the end of February there were 14 cases pending. By the end of February 2015 there were 11 cases pending.

Table 1. Zoning Case Activity in February 2016 & February 2015

Type of Case	February 2016 1 ZBA meeting		February 2015 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	2	1	1
SFHA Variance	0	0	0	0
Special Use	1	0	1	1
Map Amendment	1	0	1	1
Text Amendment	0	0	1	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	2	4	3
Total cases filed (fiscal year)	7 cases		6 cases	
Total cases completed (fiscal year)	6 cases		4 cases	
Case pending*	14 cases		11 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences, sick days, one snow day, and one part-time intern resulted in an average staffing level of 90% or the equivalent of 4.5 full time staff members (of the 5 authorized) present on average for each of the 19 work days in February.

Subdivisions

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

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 February can be summarized as follows:

- 13 permits for 12 structures were approved in February compared to 5 permits for 3 structures in February 2015. The five-year average for permits in February in the preceding five years was 7.4.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including February 2016, December 2015, October 2015, 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, and October 2011).
- 5.4 days was the average turnaround (review) time for complete initial residential permit applications in February.
- \$1,445,249 was the reported value for the permits in February compared to a total of \$218,000 in February 2015. The five-year average reported value for authorized construction in February is \$566,072.
- 30 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including February 2016, January 2016, 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).
- \$6,039 in fees were collected in February compared to a total of \$1,364 in February 2015. The five-year average for fees collected in February is \$1,534.
- 28 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including February 2016, January 2016, December 2015, October 2015, 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 5 lot split inquiries and 196 other zoning inquiries in February.

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Table 2. Zoning Use Permits Approved in February 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	1	0	300,000
Other						
SINGLE FAMILY Resid.: New - Site Built	2	1,278	538,000	3	2,811	1,524,000
Manufactured	1	213	75,000	1	213	75,000
Additions	4	499	185,249	4	499	185,249
Accessory to Resid.	2	610	41,000	3	2,131	143,000
TWO-FAMILY Residential						
Average turn-around time for permit approval	5.4 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural	1	33	0	1	33	0
Neighborhood				1	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New	1	1,533	150,000	1	1,533	150,000
Other	1	1,873	156,000	1	1,873	156,000
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				1	0	0
TOTAL APPROVED	13/12	\$6,039	\$1,445,249	17/14	\$9,093	\$2,533,249

*13 permits were issued for 12 structures in February 2016; 13 permits require inspection and Compl. Certif.

◇ 17 permits have been issued for 14 structures since February 1, 2016 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 3 since February 1, 2016, (this number is not included in the total # of structures).

There were 17 Zoning Use Permit Apps. *received* in February 2015 and 6 were *approved*.

7 Zoning Use Permit App. *approved* in February 2016 had been *received* in prior months.

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- Two rural addresses were issued in February.
- Minutes for two ZBA meetings were transcribed in February.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2016.

Table 3. Best Prime Farmland Conversion

	February 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case February authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval February authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit February 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	0.0 acres
Agricultural Courtesy Permits	0.0 acres	0.0 acres
TOTAL	0.0 acres	0.0 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in February.
- No zoning compliance certificates were issued in February. A total of 2 zoning compliance certificates have been issued so far in 2016 for an average of .5 certificates per week. The 2016 budget anticipates a total of 330 compliance inspections and certificates for an average of 6.4 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for February 2016 and can be summarized as follows:

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- 2 new complaints were received in February compared to 3 complaints that were received in February 2015. No complaint was referred to another agency in February but one complaint was referred to another agency in February 2015.
- 35 enforcement inspections were conducted in February compared to 19 in February 2015. Two of the February 2016 inspections were for new complaints received in February 2016.
- Two contacts were made prior to written notification in February and none were made in February 2015.
- 37 initial investigation inquiries were made in February for an average of 8.8 per week in February and an average of 6.6 per week for the fiscal year.. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- One First Notice and one Final Notice were issued in February and 2 First Notice and no Final Notices were issued in February 2015. The 2016 budget anticipates a total of 23 First Notices for an average of 1.9 First Notices per month.
- No cases were referred to the State’s Attorney in February and no cases were referred in February 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State’s Attorney’s Office.
- 3 cases were resolved in February and no cases were resolved in February 2015. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 314 cases remain open at the end of February compared to 316 open cases at the end of February 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in February 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 and particularly those cases that involve dangerous structures.
 3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
 4. Coordinated with the Senior Planner who helped with enforcement in February by sending one First Notice and resolving one case.

APPENDIX

A Zoning Use Permit Activity In February 2016

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

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Table 4. Enforcement Activity During February 2016

	FY2015 TOTALS ¹	Jan. 2016	Feb. 2016	March 2016	April 2016	May 2016	June 2016	July 2016	Aug. 2016	Sep. 2016	Oct. 2016	Nov. 2016	Dec. 2016	TOTALS ¹ FY2016
Complaints Received	55	3	2											5
Initial Complaints Referred to Others	9	0	0											0
Inspections	495	18	35 ⁴											53 ⁵
Phone Contact Prior to Notice	4	0	2											2
First Notices Issued	48	0	1											1
Final Notices Issued	7	0	1											1
Referrals to State's Attorney	2	0	0											0
Cases Resolved ²	53	1	3 ⁶											4 ⁷
Open Cases ³	313	315	314											314 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 35 performed were for the 2 complaints received in February, 2016.
5. 6 inspections of the 53 inspections performed in 2016 were for complaints received in 2016.
6. None of the resolved cases for February, 2016, were received in February, 2016.
7. None of the cases resolved in FY 2016 were for complaints that were also received in FY 2016.
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.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN FEBRUARY 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
267-14-01 AG-1	Two acres located in the NW ¼ of the NE ¼ of Section 12, Sidney Township; 2089 CR 2375E, Homer, Illinois PIN: 24-28-12-201-002	Kenneth and Rachel Smithenry	02/22/16 02/23/16	<i>Amended</i> to add additional square footage to detached storage shed
348-15-02 I-1	A tract of land located in the NE ¼ of Section 24, Hensley Township, Lying immediately South of Hensley Road and West of Market Street; Address pending PIN: 12-14-24-100-009	Hensley Market	12/14/15 02/05/16	Construct a warehouse/office building
21-16-01 R-1	Lot 136, Edgewood Subdivision, #10, Section 10, Urbana Township; 310 Ira Street, Urbana, Illinois PIN: 30-21-10-378-005	Terry Lowry	01/21/16 02/25/16	Construct a sunroom addition to an existing single family home
25-16-01 AG-1	A tract of land located in the W ½ of the NE ¼ of the NW ¼ of Section 36, Stanton Township; 1888 County Road 2325E, St. Joseph, IL PIN: 27-16-36-100-011	Paul Willms	01/25/16 02/08/16	Place a single family (manufactured) home on the subject property
27-16-01 CR	A tract in part of the SW ¼ of Fractional Section 6, South Homer Township; 1196 CR 2400E, St. Joseph, Illinois PIN: 26-29-06-100-046	Brian O'Neil	01/27/16 02/25/16	Construct a single family home with attached garage
27-16-02 AG-1	Two tracts of land comprising 4.02 acres located in the NE Corner of the NE ¼ of Section 17, East Bend Township; 3393 CR 800E, Dewey, Illinois PIN: 10-02-17-200-017	Cody and Whitney Cochran	01/27/16 02/05/16	Construct a detached storage shed

Land Disturbance Erosion Control Permit also required (None in February 2016)

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING FEBRUARY, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
28-16-01 RHO AG-1	A tract of land located in the NW Corner of the SW ¼ of Section 22, Pesotum Township; 917 CR 250N, Pesotum, Illinois PIN: 18-32-22-300-015	Richard Siuts	01/22/16 02/05/16	Establish a Rural Home Occupation, <i>Siuts Trucking</i> , on the subject property
32-16-01 AG-1	A tract of land located in the SE Corner of the E ½ of Section 32, Sidney Township; 611 CR 2000E, Sidney, Illinois PIN: 24-28-32-400-003	Kevin Ayers	02/01/16 02/17/16	Construct an addition to an existing single family home
*32-16-02	Under review			
33-16-01 R-1	Lot 53, Lincolnshire Fields N II, Section 21, Champaign Township; 1904 Trout Valley Drive, Champaign, IL PIN: 03-20-21-177-003	Todd Mayfield	02/02/16 02/10/16	Construct an addition to an existing single family home
36-16-01 AG-1	The North 300' of the West 400' of the NW ¼ of Section 33, East Bend Township; 3096 CR 800E, Dewey, IL PIN: 10-02-33-100-005	David and Dee Bergman	02/05/16 02/10/16	Construct a detached storage shed
36-16-02 I-1	Lots 4 & 5 of L & O Industrial Park Addition, 4003 Kearns Drive, Champaign, Illinois PIN: 03-20-16-151-010 & 011	Bentley Contractor's Corporation	02/05/16 02/26/16	Construct an office/warehouse addition to an existing office building and authorize a previously constructed addition
47-16-01 AG-1	A tract of land located in the East ½ of the SE ¼ of Section 32, Kerr Township; 2688 CR 3000N, Rantoul, IL PIN: Pt. of 13-06-32-400-003 & 004	Dallas and Kacie Osterbur	02/16/16 02/25/16	Construct a single family home with attached garage
48-16-01 AG-1	A tract of land located in the NW Corner of Fractional Section 30, Compromise Township; 2592 CR 2400E, Gifford, Illinois PIN: 06-11-30-100-009	Edward and Karen Ward	02/17/16 02/25/16	Construct a single family home with attached garage

Land Disturbance Erosion Control Permit also required (None in February 2016)

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN FEBRUARY 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*49-16-01	Under review			
*50-16-01	Under review			
*53-16-01	Under review			
*54-16-01	Under review			
*54-16-02	Under review			
*54-16-03	Under review			
*56-16-01	Under review			
*57-16-01	Under review			
*57-16-02	Under review			
*61-16-01	Under review			

Land Disturbance Erosion Control Permit also required (None in February 2016)

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

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FEBRUARY 2016

**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS IN
THE CHAMPAIGN COUNTY MS4 JURISDICTIONAL AREA**

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
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No active LDEC permits during February 2016
