

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

County of Champaign, Urbana, Illinois
Thursday, November 3, 2016 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Matt Hiser

C.Pius Weibel – Vice-Chair

Pattsi Petrie

Astrid Berkson

Jon Schroeder

Stan Harper

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – October 6, 2016 (*to be distributed*)
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
 - A. October 15, 2016 Countywide Residential Electronics Collection results 1
 - B. Progress towards a Bill to adjust the Electronic Products Recycling & Reuse Act
 - C. Update regarding planned 2016 Illinois EPA tire collection for abandoned tires being held by local governments 2
- VIII. **Items to be Recommended to the County Board**
 - A. Zoning Case 845-AM-16: Request by Advantage Trucking, LLC to amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the B-4 General Business Zoning District for the establishment of a Truck Terminal and a Contractor's Facility with outdoor storage and operations and a self-storage warehouse without heat and utilities to individual units, as a Special Use Permit in related Zoning Case 846-S-16, on a 7.97 acre tract in Rantoul Township formerly known as the Cherry Orchard Apartments located at 1512 CR2700N, Rantoul. 3-19
 - B. Proposed Adjustment to Financial Assurance for the California Ridge Wind Farm (Special Use Permit Case 696-S-11) (*to be distributed*)
 - C. 2017 Residential Electronics Collections - Coordinator, Contractor & Host Site Agreement Extension 20-28

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)
November 3, 2016 Agenda
Page 2**

- IX. Monthly Reports 29-39
 - A. September 2016
- X. Other Business
- XI. Chair's Report
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment

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.

DATE: October 26, 2016
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: October 15, 2016 Countywide Residential Electronics Collection results
Information Only

A total of 715 persons registered for the first three hours of the four-hour Countywide Residential Electronics Collection event (approximately 59 participants per 15-minute time slot). Of these 715 persons, 41 emailed or called to cancel before the event, bringing the total of registered participants to 674. An estimated 35–40 vehicles of non-registered participants were also accommodated.*

The October 15 collection event did not experience the traffic backups experienced in the previous residential electronics collection events held. Event organizers attribute this to two new measures implemented:

- Reducing the limit of 10 TV's per vehicle to 2 TV's per vehicle or registered participant. (The overall limit of 10-items per vehicle/household still is in effect).
- An online registration system used during the first three hours of the four-hour collection event resulted in smooth steady incoming traffic. Event coordinators now have input with regard to further improving the flow of incoming vehicles for future events held.

Based on the collection results report provided by A-Team Recyclers, a total of 100,173 lbs. or 50.1 tons of specified categories of electronics were collected at a billable rate of 30 cents per pound. Approximately 82% of the specified billable categories of electronics collected at the October 15 CREC event were cathode ray tube TV's.

Participating local governments (Champaign County, Cities of Champaign and Urbana, and Village of Savoy) were billed a total of \$31,138.30 by A-Team Recyclers and \$614.61 from the City of Champaign Police Department for traffic patrol for the October 15, 2016 CREC. The Champaign County share of this total is \$11,248.95. I will provide the updated summary of total weights collected at CREC events since 2010 at the ELUC meeting on November 3.

* At previous four-hour residential collection events held, the total maximum number of vehicles able to be processed was approximately 1,000 -1,100, with many vehicles needing to be turned away at the end of the event. As the number of TV's per vehicle has increased over the last year or two, the time needed to unload each vehicle increased thus impacting the total number of vehicles able to be unloaded during the four-hour collection event.

DATE: October 25, 2016
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: Update: Illinois EPA Local Government Used Tire Collection for Local Government Entities in Champaign County
Information Only

According to Curt White of the Illinois EPA Used Tire Collection Program, the IEPA tire collection for local government entities is delayed, but still planned to take place during 2016.

Local governmental entities to be invited to participate include: township highway commissioners, city public works departments, county highway department, park districts, and the county forest preserve district.

IEPA will provide at least a three-week notice in advance of the collection date(s) for Champaign County. We continue to stand-by to coordinate this effort with the assistance of Champaign Township.

Champaign County
Department of

**PLANNING &
ZONING**

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

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

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

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

Date: **October 26, 2016**

RE: **Recommendation for rezoning Case 845-AM-16**

Request: **Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence Zoning District to the B-4 General Business Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 846-S-16.**

Petitioner: **Kevin Modglin, Jeff Swan, and Jeff Dazey, d.b.a. Advantage Trucking, LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted 6-0 with one member absent to "RECOMMEND ENACTMENT" of this map amendment at their October 13, 2016 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

Public comments included concerns about noise, dust, traffic and road maintenance, and visual screening of operations from adjacent residences. The petitioners made several changes to the Site Plan during the hearing process to help mitigate these concerns.

ZBA recommends four special conditions for the rezoning.

- Condition A is to ensure compliance with the Right to Farm Resolution 3425.
- Condition B has three parts:
 - requires maintenance of evergreen screening along the east property line;
 - sets a limitation of where the one-time concrete crushing event can occur on the subject property.
 - establishes the same separation distances that the uses approved in Case 846-S-16 have between any potential future use and the adjacent residence to the east.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Thomasboro, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the Village and no comments have been received.

BACKGROUND

The petitioners purchased the former Cherry Orchard Apartment Complex property in 2016. The Cherry Orchard Apartments property was rezoned from AG-1 Agriculture to R-4 Multi Family Residential by the County Board in Zoning Case 467-AM-83, which was approved on May 17, 1983. The apartments eventually fell into a state of disrepair, and in April 2009, the Planning and Zoning Department began receiving complaints about the living conditions at Cherry Orchard. The complaints were that there was no power, no heat, and at times no water. In December 2010, the Champaign County State's Attorney

filed suit against the owners of Cherry Orchard on behalf of the Champaign County Health Department for a non-working septic system; the owners agreed to vacate 5 of their 8 buildings. In January 2011, 2 of the 5 buildings were still occupied. In April 2011, a Champaign County Judge closed the apartment complex. In March 2011, the Champaign County State's Attorney's Office filed a complaint in Champaign County Circuit Court related to the dangerous structures on the property. After several changes in ownership, the enforcement case was finally resolved in July 2016, when Advantage Trucking purchased the property and demolished all structures.

The petitioners would like to establish a business which would include a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations, and 144 Self-Storage Warehouse Units without heat and utilities to individual units. None of these uses are allowed in the R-4 Zoning District. None of the proposed uses would be required to have a Special Use Permit in the B-4 District if that would be the only use on the property.

The associated Special Use Permit Case 846-S-16 was necessary because multiple uses are only allowed on a property if there is an approved Special Use Permit. The ZBA approved Case 846-S-16 at its October 13, 2016 meeting.

PROPOSED SPECIAL CONDITIONS

The proposed rezoning was an instance of rezoning property already zoned Residential to Business. The result would be that the new business would be adjacent to existing residential zoning. The ZBA decided to recommend additional special conditions in this case to help mitigate impacts on adjacent residential properties. They determined that these special conditions are justified by the public benefit derived from the redevelopment of a blighted property. It is significant to note that none of the proposed uses would be required to have a Special Use Permit in the B-4 District if that would be the only use on the property. Once the ZBA identified the conditions under which the neighbors found the proposed uses acceptable, it made sense to require the same minimum conditions in the event that the actual development ended up being something different.

The following special conditions were recommended by the ZBA for Case 845-AM-16:

- 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 Land Resource Management Plan Policy 4.2.3.

- B. The imposition of the following conditions, to mitigate impacts on adjacent residential property, is justified by the public benefit derived from the redevelopment of a blighted property.
 - (1) **The petitioners must plant evergreen screening along the east lot line south of the berm to screen the proposed uses from adjacent residential properties, as**

indicated on the approved Site Plan. As per standard Department practice, a Norway Spruce vegetative screen must be four to six feet high at the time of planting and will be planted in staggered rows and must be planted as part of the Zoning Use Permit authorizing construction of the shop building.

The above special condition is required to ensure the following:

To promote public health, safety, and general welfare that is a purpose of the Zoning Ordinance.

- (2) **The one-time concrete crushing event shall occur on the northern 190 feet of the subject property and may not exceed 15 working days, during which time dust that is generated will be minimized, as described in the letter from BJTE Concrete Crushers LLC received October 7, 2016.**

The special condition stated above is necessary to ensure the following:

That negative impacts on public safety, comfort and general welfare are minimized.

- (3) **Regarding the minimum required separation between business activities on the subject property and the nearest residential use at the time of Map Amendment approval:**
- a. **No business activity shall occur less than 75 feet from the nearest residential use existing at the time of Map Amendment approval; and**
 - b. **No truck and trailer parking or material storage shall occur less than 130 feet from the nearest residential use existing at the time of Map Amendment approval.**

The special condition stated above is necessary to ensure the following:

Conformance with the waiver of the minimum required separation of 200 feet between a truck terminal and the nearest residential use.

The following special conditions were approved by the ZBA for related Case 846-S-16:

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 845-AM-16 by the County Board.**

The above special condition is required to ensure the following:

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

- B. **The Zoning Administrator shall not issue a Zoning Use Permit or a Zoning Compliance Certificate for the proposed Truck Terminal, and/or Contractor's Facility with Outdoor Storage and/or Operations, and/or 144 Self-Storage Warehouse Units without heat and utilities to individual units, until the petitioner has**

demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- C. **Certification from the County Health Department that the septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**

The special condition stated above is required to ensure the following:

That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit or a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That the proposed uses are in compliance with the Zoning Ordinance.

- E. **The petitioners must plant evergreen screening along the east lot line south of the berm to screen the proposed uses from adjacent residential properties, as indicated on the approved Site Plan. As per standard Department practice, a Norway Spruce vegetative screen must be four to six feet high at the time of planting and will be planted in staggered rows and must be planted as part of the Zoning Use Permit authorizing construction of the shop building.**

The above special condition is required to ensure the following:

To promote public health, safety, and general welfare that is a purpose of the Zoning Ordinance.

- F. **Two loading berths meeting Zoning Ordinance requirements will be constructed on the property prior to the Zoning Administrator authorizing a Zoning Compliance Certificate.**

The special condition stated above is required to ensure the following:

That off-street parking is in compliance with the Zoning Ordinance.

- G. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code; (B) the 2008 or later edition of the National Electrical Code NFPA 70; and (C) the Illinois Plumbing Code.**

The special condition stated above is required to ensure the following:

New buildings shall be in conformance with Public Act 96-704.

- H. A complete Stormwater Drainage Plan that conforms to the requirements of the Stormwater Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application for construction and all required certifications shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special condition stated above is required to ensure the following:

That the drainage improvements conform to the requirements of the Stormwater Management and Erosion Control Ordinance.

- I. The Special Use is subject to the approval of Case 845-AM-16.**

The special condition stated above is necessary to ensure the following:

That it is consistent with the intent of the ordinance and the ZBA recommendation for Special Use.

- J. Outdoor operations may involve nothing louder than loading and unloading earth, sand, rock, and gravel, and any noise must comply with the Champaign County Nuisance Ordinance.**

The special condition stated above is necessary to ensure the following:

That operations promote the public health, safety, and general welfare.

- K. Fugitive dust from the subject property is prohibited during loading and unloading, and also while earth it is being stored.**

The special condition stated above is necessary to ensure the following:

That operations promote the public health, safety, and general welfare.

- L. No business operations in the self-storage area can include anything other than simple storage.**

The special condition stated above is necessary to ensure the following:

That no additional uses are established on the subject property.

- M. The one-time concrete crushing event shall occur on the northern 190 feet of the subject property and may not exceed 15 working days, during which time dust that is generated will be minimized, as described in the letter from BJTE Concrete Crushers LLC received October 7, 2016.**

The special condition stated above is necessary to ensure the following:

That negative impacts on public safety, comfort and general welfare are minimized.

- N. Within 200 feet of the nearest adjacent residential property, any vegetation other than trees and/or bushes that are used for screening must be kept no taller than 8 inches.**

The special condition stated above is necessary to ensure the following:

That neighborhood concerns regarding maintenance of the special use are addressed.

- O. The Site Plan received on October 6, 2016, as amended by the ZBA on October 13, 2016, plus the site lighting plan received on September 30, 2016, is the official site plan for approval in Case 846-S-16.**

The above special condition is necessary to ensure the following:

That it is clear which version of the Site Plan submitted by the petitioners is the approved Site Plan.

- P. Regarding the waiver of the minimum required separation of 200 feet between a truck terminal and the nearest residential use:**
- (1) No business activity shall occur less than 75 feet from the nearest residential use existing at the time of Special Use Permit approval other than as may be in conformance with the approved site plan and/or any approved special condition; and**
 - (2) No truck and trailer parking and/or material storage shall occur less than 130 feet from the nearest residential use existing at the time of Special Use Permit approval.**

The special condition stated above is necessary to ensure the following:

Conformance with the waiver of the minimum required separation of 200 feet between a truck terminal and the nearest residential use.

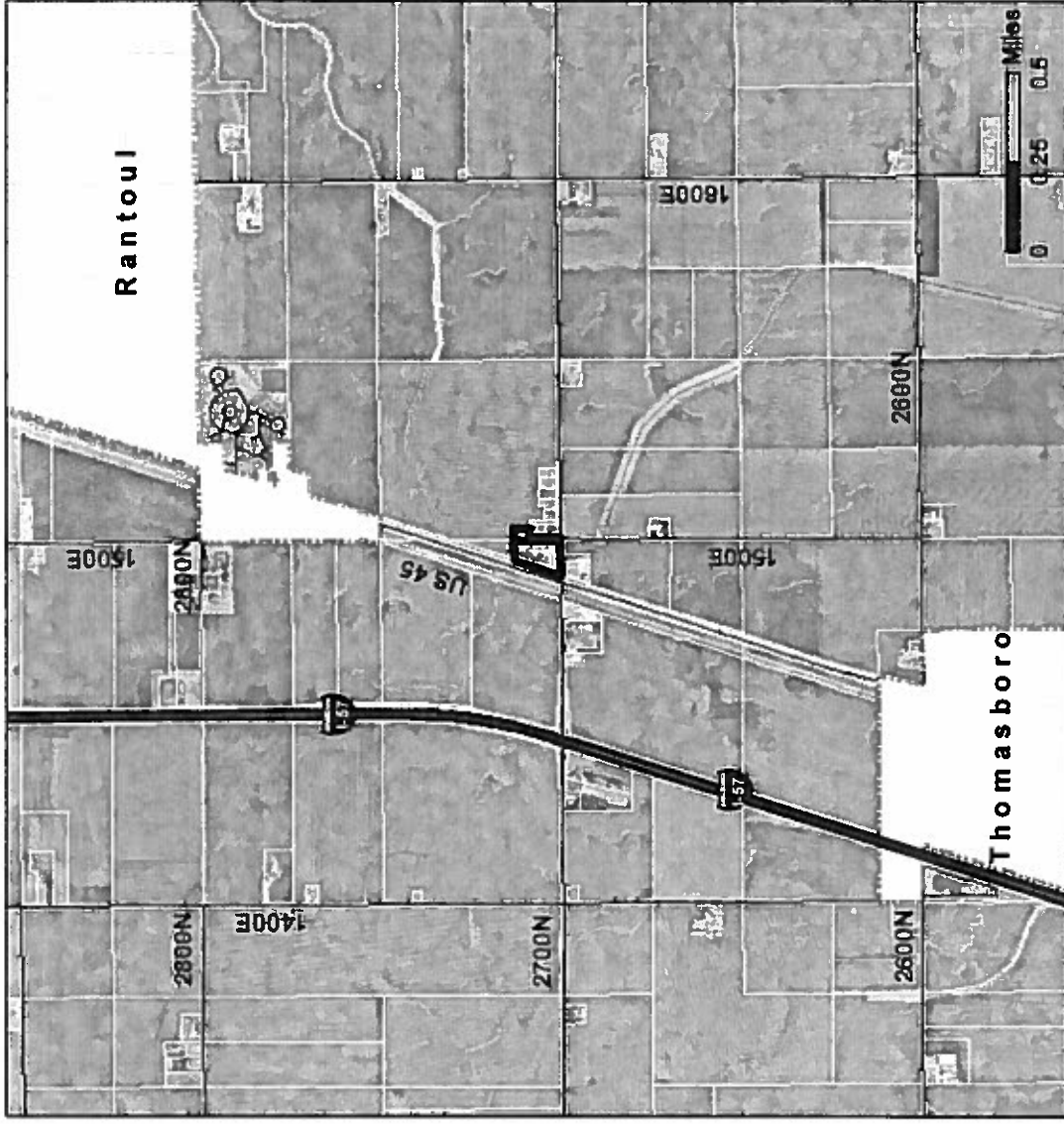
ATTACHMENTS




- A Case Maps (Location, Land Use, Zoning)**
- B Approved Site Plan for related Special Use Permit Case 846-S-16 received October 6, 2016, as amended by ZBA October 13, 2016**
- C Copy of Right to Farm Resolution 3425**
- D Letter from BJTE Concrete Crushers LLC received October 7, 2016**
- E Summary Finding of Fact and Final Determination for Case 845-AM-16 as approved by ZBA on October 13, 2016**

Location Map

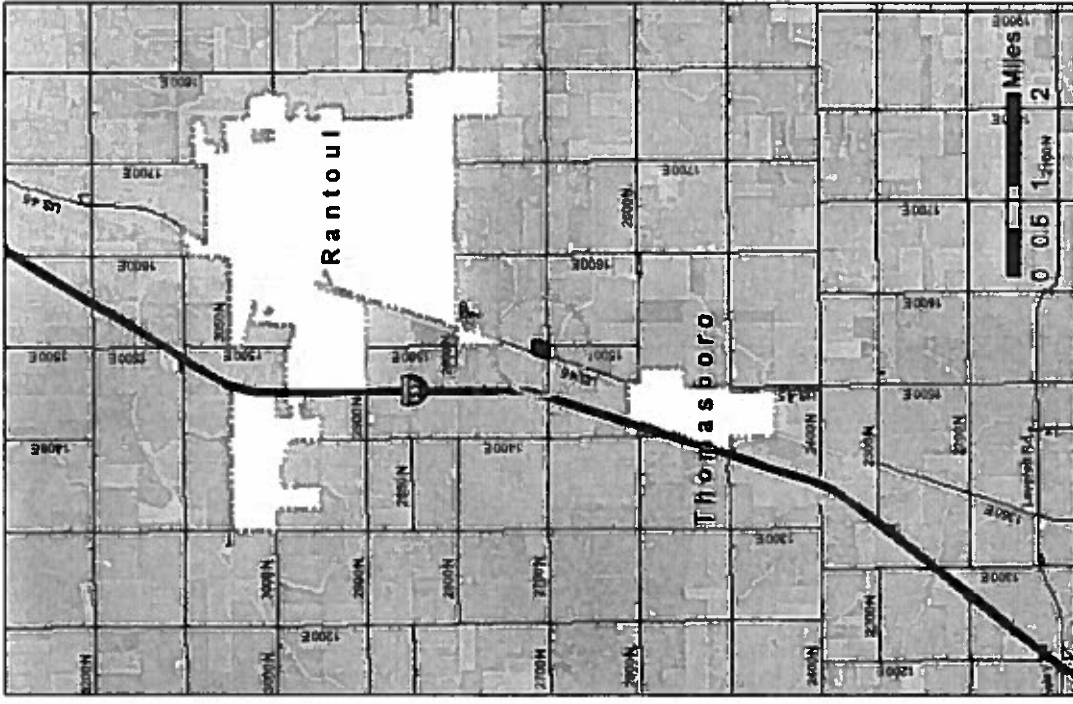
Cases 845-AM-16 and 846-S-16
September 15, 2016

Subject Property



- Legend**
-  Subject Property
 -  Corporate Limits
 -  Parcels
 -  Streets

Property location in Champaign County



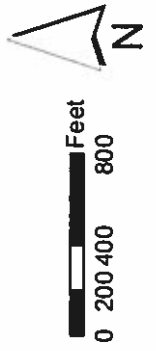
- Champaign County
Department of
**PLANNING &
ZONING**
- 

Land Use Map

Cases 845-AM-16 and 846-S-16
September 15, 2016



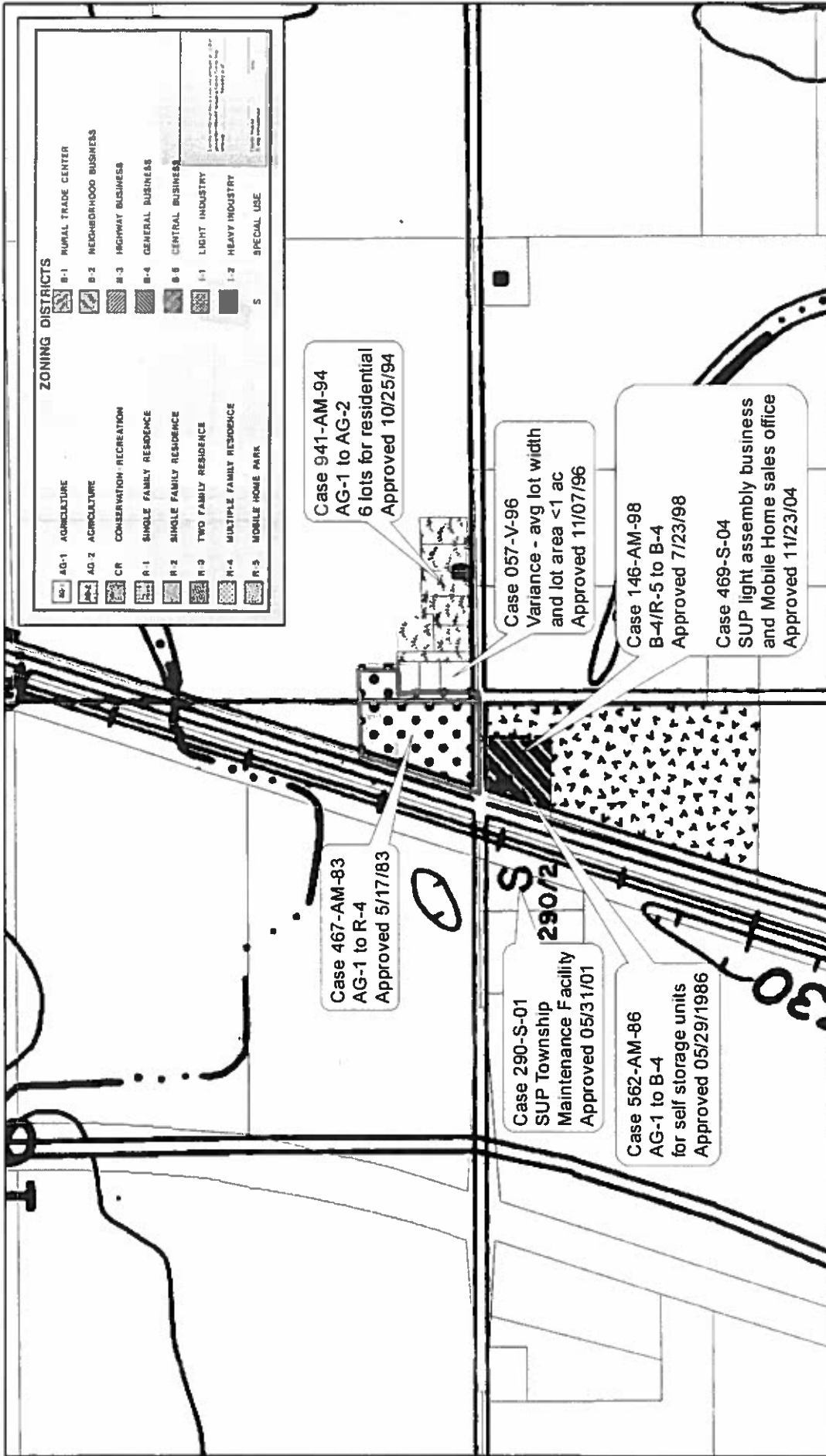
Legend
[Thick black outline] Subject Property
[Thin black outline] Parcels



Cherokee County
Department of
**PLANNING &
ZONING**

Zoning Map

Cases 845-AM-16 and 846-S-16
September 15, 2016



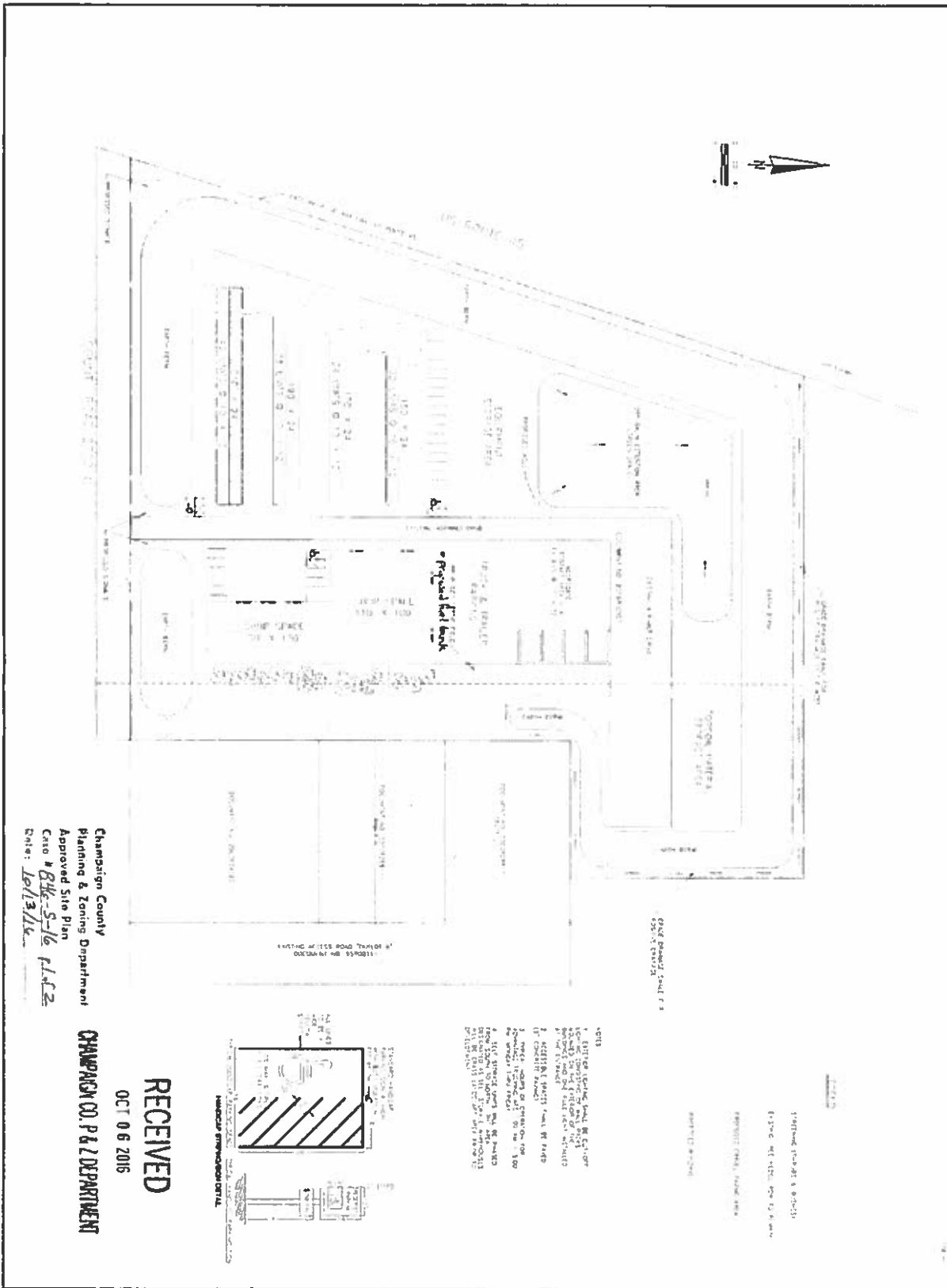
Legend

- Subject Property
- Parcels

0 200 400 800 Feet

North Arrow

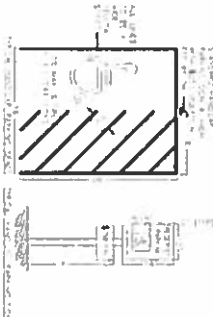
Champaign County Department of PLANNING & ZONING



Champaign County
 Planning & Zoning Department
 Approved Site Plan
 Case # 845-S-16 PLF2
 Date: 10/13/16

CHAMPAIGN CO. P.L. & Z. DEPARTMENT

RECEIVED
 OCT 06 2016



*NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND MARKINGS.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.
 8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CURBS AND GUTTERS.
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING AND ELECTRICAL SYSTEMS.
 10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SECURITY MEASURES.
 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING AND PLANTINGS.
 12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DRAINAGE SYSTEMS.
 13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS.
 14. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY LOCATIONS AND DEPTHS.
 15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EASEMENTS AND RIGHTS OF WAY.
 16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESS AND EGRESS ROUTES.
 17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TRAFFIC PATTERNS AND SIGNALS.
 18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND MARKINGS FOR TRAFFIC CONTROL.
 19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES.

SITE LAYOUT PLAN
 ADVANTAGE TRUCKING + SELF STORAGE
 1512 COUNTY ROAD 2700 N
 RANTOUL, IL 61866



5-SECT 1 OF 1

DATE	BY	APP'D

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.**

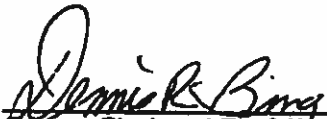
RESOLUTION NO. 3425

Page 2

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



BJ Trucking & Excavating, Inc.
19622 HENNING ROAD
Danville, IL 61834 US
mjohnson@bjteinc.com

ESTIMATE

ADDRESS

Mid Illinois Concrete &
Excavation Inc.
PO Box 926
Champaign, IL 61824-0926

DATE 10/06/2016

Crusher Dust Control

Kevin, this is to verify that during crushing of the material located on your site, we will supply a water tanker and spray the material prior to and during crushing to eliminate dust from our work. This is common practice for dust control when crushing concrete. I'd think that with the pile in Thomasboro, that dust should not be an issue with our water tanker keeping the material wet before and during crushing. I'd also estimate this will take a couple of weeks at the most to complete.

RECEIVED

OCT 07 2016

CHAMPAIGN CO. P & Z DEPARTMENT

Thank you for your business.

SUMMARY FINDING OF FACT

Case 845-AM-16 Advantage Trucking

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 13, 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:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioners to establish a mixed use business that could benefit Champaign County's economic base.
 - (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:
 - (1) It 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 of the following:
 - a. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 13.C.(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 13.C.(3)).
 - c. Policy 4.1.8 requiring that the County consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development (see Item 13.C.(4)).
 - (2) It will **HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because of the following:
 - a. 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 13.B.(1)).
 - b. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(2)).

- c. 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 13.B.(3)).
 - d. 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 13.B.(4)).
- (3) It will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because of the following:
- a. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.A.(2)).
 - b. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.A.(3)).
 - c. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.A.(4)).
 - d. 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 13.A.(5)).
- (4) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.

D. 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 7 Transportation
- Goal 8 Natural Resources
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

E. 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. This area has a mix of commercial, warehouse, and single family residential uses. The subject property was multi-family residential until its demolition by the petitioners in 2016.
- B. It is impossible to establish property values without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.

- C. The gain to the public of the proposed rezoning is positive because it will develop a vacant property, which will be more desirable than the previous dilapidated multi-family housing and the existing vacant lot.
 - D. The former Cherry Orchard Apartment Complex buildings have been vacant since 2011 and were demolished by the petitioners in 2016.
 - E. The ZBA has recommended that the proposed rezoning will *HELP ACHIEVE* Policy 4.2.1 regarding whether the proposed use is a service better provided in a rural area.
 - F. The ZBA has recommended that the proposed rezoning will *HELP ACHIEVE* the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will *HELP ACHIEVE* the purpose of the Zoning Ordinance because:
- A. Establishing the B-4 District at this location *WILL* help classify, regulate, and restrict the location of the uses authorized in the B-4 District (Purpose 2.0 (i), see Item 21.G.).
 - B. Establishing the AG-2 District in this location *WILL* help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses (Purpose 2.0 (n) Item 21.I).
 - C. The proposed rezoning and proposed Special Use *WILL NOT* hinder the development of renewable energy sources (Purpose 2.0(r), see Item 21.M).
4. The proposed Zoning Ordinance map amendment is subject to the following special conditions:
- 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).
 - B. The imposition of the following conditions, to mitigate impacts on adjacent residential property, is justified by the public benefit derived from the redevelopment of a blighted property.
 - (1) **The petitioners must plant evergreen screening along the east lot line south of the berm to screen the proposed uses from adjacent residential properties, as indicated on the approved Site Plan. As per standard Department practice, a Norway Spruce vegetative screen must be four to six feet high at the time of planting and will be planted in staggered rows and must be planted as part of the Zoning Use Permit authorizing construction of the shop building.**
 - (2) **The one-time concrete crushing event shall occur on the northern 190 feet of the subject property and may not exceed 15 working days, during which time**

dust that is generated will be minimized, as described in the letter from BJTE Concrete Crushers LLC received October 7, 2016.

- (3) Regarding the minimum required separation between business activities on the subject property and the nearest residential use at the time of Map Amendment approval:**
- a. No business activity shall occur less than 75 feet from the nearest residential use existing at the time of Map Amendment approval; and**
 - b. No truck and trailer parking or material storage shall occur less than 130 feet from the nearest residential use existing at the time of Map Amendment approval.**

**CONTRACTOR, COORDINATOR, AND HOST SITE AGREEMENT
2017 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 A-TEAM RECYCLERS, LLC. The authorized signatures of Champaign County, serving as Coordinator of planning for the 2017 Countywide Residential Electronics Collection Events ("Coordinator"), A-Team Recyclers ("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 two Residential Electronics Collections scheduled to occur on May 20, 2017, and on Saturday October 14, 2017.

Section 2. Collection Event Schedule

- 2-1. Two Residential Electronics Collections are scheduled to occur on Saturday, May 20, 2017 and October 14, 2017.
- 2-2. The advertised hours of the 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 9:00 p.m.
- 3-3. Access to the Host Site premises includes limited 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 between 6:00 a.m. and 5:00 p.m. on the day of the event. Event staff may stock the area with coffee, water, and other non-alcoholic drinks and food snacks. Event staff will be responsible for cleaning up the area after the event 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 one-time flat-rate collection fee of \$8,500 via check upon collection completion on the day of each event.
 - b) submit payment to the Contractor within 15 days of receipt of the Contractor invoice for all items collected according to the following chart:

Product	Description	Fee per Pound (\$/LB)
Televisions (all types)	CRT/DLP/LCD/Plasma/LED televisions	0.30/LB
Monitors (all types)	CRT/DLP/LCD/LED monitors	0.30/LB
All-in-One Cathode Ray Tubes (CRTs)	Computer and CRT monitor combination	0.30/LB
CRTs	Bare CRTs removed from televisions, and cracked or broken CRTs	0.30/LB
Other CRT Devices	AV equipment containing CRTs	0.30/LB
Wood Containing Units	Wood AV equipment, wood speakers, etc.	0.30/LB
All Other Items	Other accepted electronic devices	0.00/LB

- c) participate in promotion and advertisement for each event, indicating: a 2-TV per vehicle limit; residents making an online/phone-in reservation to participate; and limiting participation to the residents of unincorporated Champaign County, and residents of the municipalities in Champaign County that are participating in supporting the Residential Electronics Collection events.
- d) implement, with municipal CREC event partners, residents' use of an online/phone-in reservation system in advance to schedule participation in the collection event; and
- e) provide sufficient persons at each Residential Electronics 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 the collection 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. Champaign County residents will drop off electronics waste at Lot M-4 of Parkland College premises on the date and time indicated in Section 2, with a limit of 10 items per vehicle, including a maximum of 2 televisions per vehicle.
- 5-2. The Contractor declares that it is registered with the IEPA as a collector, recycler, and refurbisher and will meet all requirements of the Electronic Products Recycling and Reuse Act (415 ILCS 150).
- 5-3. At no cost to the Host Site, and for the one-time, flat-rate collection fee and processing fee structure to be charged to the Coordinator for each of the two events as described in Section 4, the Contractor agrees to accept for processing and recycling the following accepted items (working and non-working):

- Cable and Satellite Receivers
- Cameras
- Cash Registers and Credit Card Readers
- Cell Phones and Accessories
- Chargers
- Circuit Boards
- Computer Servers
- Computers and Computer Parts
- Copiers/Printers/Scanners/Fax Machines/Type Writers
- DVD/VHS Players
- External Drives
- Ferrous and Non-Ferrous Metals
- Ink and Toner Cartridges
- Laptops/Tablets/eReaders
- Mice and Keyboards
- Microwaves
- Monitors: All Types

(continued)

5-3. Accepted items (continued):

MP3/iPods/etc.
Networking Equipment: Modems, Switches, Routers, Hubs
Phones and Telecom Equipment
Projectors
Rechargeable Batteries: Lithium Ion, Ni-Cd, Lead Acid, Ni-Mh
Stereos/Radios/Speakers
Televisions: All Types
Uninterrupted Power Supplies
Video Game Consoles
Wire, Cables and Christmas Lights

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

Loose Alkaline Batteries (accepted while contained in electronic devices)
Liquid Containing Items
Freon Containing Items (AC units, dehumidifiers)
White Goods (refrigerators, freezers)
Thermostats
Light Bulbs

- 5-5. The Contractor will supply necessary staff required to collect, sort, package, and transport all collected products on the service date.
- 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 the May 20, 2017 and October 14, 2017 collection events.
- 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, and 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 the 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 at the May 20, 2017 and October 14, 2017 collection events pursuant to the *Illinois Electronic Products Recycling and Reuse Act* (415 ILCS 150).
- b) The Contractor agrees to remove and/or securely store all materials collected at the May 20, 2017 and October 14, 2017 collection events by 9:00 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 11 p.m. on the Monday 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 on the Tuesday 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 Joliet, 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* (415 ILCS 150) 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 one month prior to each collection event.

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 one month prior to each collection event.

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 of the collection events.

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: A-Team Recyclers, LLC
Address: 359 Airport Drive, Joliet, IL 60431
Contact Person: James Larkin
Title: Owner
Contact's work phone: 815-630-4308 ; Contact's cell phone: 815-600-3608

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,

Agreement Between Contractor, Coordinator, and Host Site

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: James Larkin, Owner
A-Team Recyclers, LLC

Date

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

Date

Host Site: James Bustard, Physical Plant Director
Parkland College

Date

MONTHLY REPORT for SEPTEMBER 2016¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in September and three cases were filed in September 2015. The average number of cases filed in September in the preceding five years was 1.0.

One Zoning Board of Appeals (ZBA) meeting was held in September and three cases were completed. One ZBA meeting was held in September 2015 and no cases were completed. The average number of cases completed in September in the preceding five years was 2.6.

By the end of September there were 21 cases pending. By the end of September 2015 there were 13 cases pending.

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

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

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

Type of Case	September 2016 1 ZBA meeting		September 2015 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	2	1	0
SFHA Variance	0	0	0	0
Special Use	2	1	1	0
Map Amendment	1	0	1	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	1	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	6	3	3	0
Total cases filed (fiscal year)	34 cases		21 cases	
Total cases completed (fiscal year)	26 cases		14 cases	
Case pending*	21 cases		13 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 temporary employee resulted in an average staffing level of 94% or the equivalent of 4.7 full time staff members (of the 5 authorized) present on average for each of the 21 work days in September.

Subdivisions

No County subdivision application was received in September nor were any municipal subdivision plats reviewed for compliance with County zoning.

Zoning Use Permits

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

- 18 permits for 15 structures were approved in September compared to 31 permits for 26 structures in September 2015. The five-year average for permits in September in the preceding five years was 15.6.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including August 2016, June 2016, May 2016, April 2016, March 2016, 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).
- 8.7 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$1,289,522 was the reported value for the permits in September compared to a total of \$1,328,200 in September 2015. The five-year average reported value for authorized construction in September is \$1,255,463.
- 32 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2016, August 2016, May 2016, April 2016, March 2016, 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, and November 2011).
- \$2,773 in fees were collected in September compared to a total of \$5,676 in September 2015. The five-year average for fees collected in September is \$4,182.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including August 2016, April 2016, March 2016, 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, and December 2011).
- There were also 4 lot split inquiries and 258 other zoning inquiries in September.

Planning & Zoning Monthly Report
SEPTEMBER 2016

Table 2. Zoning Use Permits Approved in September 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	7	0	2,473,000
Other	7	0	518,500	20	0	1,214,259
SINGLE FAMILY Resid.: New - Site Built	1	1,997	350,000	20	15,969	6,063,000
Manufactured				4	888	268,050
Additions	4	502	81,022	27	4,477	1,044,721
Accessory to Resid.	2	274	40,000	42	12,218	2,429,769
TWO-FAMILY Residential						
Average turn-around time for permit approval			8.7 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood	3	0	0	19	0	0
COMMERCIAL: New				1	228	110,000
Other				2	311	101,200
INDUSTRIAL: New				3	2,119	3,644,000
Other				1	1,873	156,000
OTHER USES: New						
Other						
SIGNS				5	1,147	110,304
TOWERS (Incl. Acc. Bldg.)				2	748	305,000
OTHER PERMITS				12	838	383,098
TOTAL APPROVED	18/15	2,773	1,289,522	166/134	40,849	18,032,401

*18 permits were issued for 15 structures in September 2016; 18 permits require inspection and Compl. Certif.

◇ 166 permits have been issued for 134 structures since 1/1/16 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 32 since 1/1/16, (this number is not included in the total number of structures). 3 NHOs were approved in September
There were 23 Zoning Use Permit Apps. *received* in September 2016 and 11 were *approved*.
4 Zoning Use Permit Apps. *approved* in September 2016 had been *received* in prior months.

Planning & Zoning Monthly Report
SEPTEMBER 2016

- One rural address was issued in September.
- No minutes for ZBA meetings were completed in September.

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion

	September 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case September authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval September authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas 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 September authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	2.0 acres	6.8 acres
Agricultural Courtesy Permits	1.0 acre	1.0 acres
TOTAL	3.0 acres	7.8 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- One zoning compliance inspection was made in September.
- Seven zoning compliance certificates were issued in September. A total of 28 zoning compliance certificates have been issued so far in 2016 for an average of .7 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 September 2016 and can be summarized as follows:

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- 3 new complaints were received in September compared to 4 complaints that were received in September 2015. Two complaints were referred to another agency in September and no complaint was referred to another agency in September 2015.
- 31 enforcement inspections were conducted in September compared to 71 inspections in September 2015. None of the September 2016 inspections were for new complaints received in September 2016.
- One contact was made prior to written notification in September and none were made in September 2015.
- 32 initial investigation inquiries were made in September for an average of 13.5 per week in September and an average of 7.3 per week for the fiscal year. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- No First Notice and no Final Notices were issued in September and there were 23 First Notices and no Final Notices issued in September 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 September and no cases were referred in September 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State's Attorney's Office.
- 3 cases were resolved in September (none of the resolved cases were for complaints received in September) and 15 cases were resolved in September 2015. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 323 cases remain open at the end of September compared to 314 open cases at the end of September 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in September included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Coordinated with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including at least one inspection.

APPENDIX

A Zoning Use Permit Activity In September 2016

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

C Compliance Certificates Issued In September 2016

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Table 4. Enforcement Activity During September 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	4	9	4	10	8	6	3				49
Initial Complaints Referred to Others	9	0	0	1	1	0	1	1	0	2				6
Inspections	495	18	35	45	37	14	27	65	62	31 ⁴				334 ⁵
Phone Contact Prior to Notice	4	0	2	1	0	3	0	1	0	1				8
First Notices Issued	48	0	1	7	1	0	4	0	1	0				14
Final Notices Issued	7	0	1	0	0	0	0	0	0	0				1
Referrals to State's Attorney	2	0	0	0	0	0	0	0	0	0				0
Cases Resolved ²	53	1	3	5	1	0	2	13	11 ⁶	3 ⁶				39 ⁷
Open Cases ³	313	315	314	313	321	325	333	328	323	323				323 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. 0 inspections of the 30 performed were for the 3 complaints received in September, 2016.
5. 90 inspections of the 334 inspections performed in 2016 were for complaints received in 2016.
6. 0 of the resolved cases for September, 2016, were received in September, 2016.
7. 20 of the cases resolved in FY 2016 were for complaints that were also received in FY 2016.
8. Total open cases include 20 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
104-16-01 R-1	Lot 68, Rolling Hills 4 th Subdivision, Section 12, Mahomet Township; 2302 Robin Road, Mahomet, IL PIN: 15-13-12-126-012	Chris Popovich	04/13/16 09/30/16	Authorize construction of an addition to a detached garage, an addition to an existing home and a covered front porch to an existing home CASE: 843-V-16
239-16-01 AG-1	A tract of land located in Part of the NE Corner of the SE ¼ of Section 23, Newcomb Township; Address to be assigned PIN: 16-07-23-400-020	Kevin and Angie Pagel	08/26/16 09/29/16	Construct a single family home with attached garage, a detached storage shed and a pond less than one acre in area
242-16-01 AG-1	A tract of land located in the NW ¼ of Section 33, Stanton Township; 1870 County Road 2000E, St. Joseph, IL PIN: 27-16-33-100-005	Travis and Jessica Patzwith	08/29/16 09/16/16	Construct a single family home with attached garage
244-16-01 AG-1	88 acres in the SE ¼ of Section 12 and 16 acres in the NE ¼ of Section 13, Sidney Township; 1009 County Road 2400E, Homer, IL PIN: 24-28-12-400-004 & 13-200-004	Allen Family Farms, c/o Spencer Allen	08/31/16 09/19/16	Construct a detached storage shed for agriculture equipment
250-16-01 R-1	Lots 1 and 8, Block 1 of the Original Town of Penfield, 102 East Street, Penfield, IL PIN: 06-12-04-303-008	Dustin Mabry	09/06/16 09/19/16	Construct a detached garage
251-16-01 R-1	Lot 108, Cherry Hills 3 rd Subdivision, Section 27, Champaign Township; 2816 Woodhaven Drive, Champaign, Illinois PIN: 03-20-27-108-001	Gary Dreher	09/07/16 09/19/16	Construct a garage addition to an existing single family home
251-16-02 AG-1	A 1.51 acre tract of land located in the NW ¼ of Section 12, Compromise Township; 2313 County Road 2900N, Gifford, IL PIN: 06-10-12-100-005	Timothy Dillman	09/07/16 09/19/16	Construct a detached garage

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
252-16-01 AG-1	Five acres in that part of 60 rods of the SE ¼ of the SW ¼ of Section 13, lying East of the R.O.W. of the Union Pacific Railroad as successor to the C & E I Railroad, St. Joseph Township; 1505 County Road 2350E, St. Joseph, Illinois PIN: 28-22-13-376-002	Bruce and Kelly Wolken	09/08/16 09/19/16	Construct a detached storage shed for agriculture equipment
252-16-02 AG-1	Tract B of a Plat of Survey of the S ½ of the NE ¼ of Section 20, Tolono Township; 879 County Road 800E, Champaign, Illinois PIN: 29-26-20-200-011	Daryl Fritchey	09/08/16 09/22/16	Construct a sunroom addition to an existing single family home
252-16-03 AG-1	A tract of land located in the NE ¼ of Fractional Section 2, Somer Township; 2370 County Road 1600E, Thomasboro, Illinois PIN: 25-15-02-300-004	Ron and Debbie Raup	09/08/16 09/22/16	Construct a sunroom addition to an existing single family home
256-16-01 AG-1	A tract of land located in the NE Corner of the NE ¼ of Section 4, South Homer Township; 2797 County Road 1200N, Homer, IL PIN: 26-30-04-200-003	Tom Smith	09/12/16 09/30/16	Install a solar array
257-16-01 AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 28, Tolono Township; address to be assigned PIN: Part of 29-26-28-400-004	Richard McCabe	09/13/16 09/22/16	Construct a shed for agriculture animals and equipment only
259-16-01 AG-1	A tract of land located in the NE Corner of the S ½ of the SE ¼ of Section 7, Sidney Township; 419 County Road 1900E, Sidney, Illinois PIN: 21-34-07-400-002	Dave Perry	09/15/16 09/30/16	Construct an addition to an existing barn for livestock

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
263-16-01 AG-1	A tract of land in Part of the SW ¼ of the NW ¼ of Section 34, Condit Township; 2468 County Road 900E, Champaign, IL PIN: 07-08-34-100-003	Michele Spading	09/19/16 09/30/16	Construct a detached garage
263-16-02 CR	Lot 36, Woodard's Heather Hills Subdivision 2 nd Plat, Section 2, St. Joseph Township; 2214 Heather Hills Drive, St. Joseph, IL PIN: 28-22-02-302-013	Marla Sullivan	09/19/16 09/30/16	Construct a covered porch addition, an addition to an existing detached shed and to authorize construction of a detached shed constructed without a Zoning Use Permit
*263-16-03	Approved 10/04/16			
*264-16-01	Approved 10/04/16			
*265-16-01	Approved 10/04/16			
*265-16-02	Approved 10/04/16			
*265-16-03	Approved 10/04/16			
*266-16-01	Approved 10/04/16			
*267-16-01	Approved 10/04/16			
*267-16-02	Approved 10/04/16			
*271-16-01	Approved 10/06/16			
*272-16-01	Approved 10/06/16			
*274-16-01	Under review			
*274-16-02	Under review			

Land Disturbance Erosion Control Permit also required

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER
2016**

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
09/08/16	183-16-03	A tract of land being a part of the SW ¼ of Section 32, Harwood Township (leasing west warehouse building); 1924 County Road 3000N, Rantoul, Illinois PIN: 11-04-32-300-032	Change the Use of an existing warehouse building to a seed container rinsing and warehouse facility
09/22/16	123-16-02	Lot 1 of the Roy C. Douglas Subdivision, Section 33, Urbana Township; 4612 C. Philo Road, Urbana, Illinois PIN: 30-21-33-400-004	A detached garage
09/22/16	310-15-01	A tract of land located in the SW ¼ of the SW ¼ of Section 15, Philo Township; 1514 County Road 900N, Tolono, Illinois PIN: 19-27-15-300-005	An addition to an existing single family home
09/22/16	32-16-01	A tract of land located in the SE Corner of the E ½ of Section 32, Sidney Township; 611 County Road 2000E, Sidney, Illinois PIN: 24-28-32-400-003	An addition to an existing single family home
09/22/16	243-15-01	A tract of land located in the NE ¼ of Section 2, Sidney Township; 1157 County Road 2300E, Sidney, Illinois PIN: 24-28-02-277-002	A detached garage
09/22/16	267-14-01	Two acres located in the NW ¼ of the NE ¼ of Section 12, Sidney Township; 2089 County Road 2375E, Homer, Illinois PIN: 24-28-12-201-002	A single family home with attached garage and a detached shed
09/22/16	96-16-01	Tract 1 of a Plat of Survey of Part of the S ½ of Section 33, South Homer Township; 2748D County Road 1200N, Homer, Illinois PIN: 26-24-33-400-016	A single family home with attached garage