

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

County of Champaign, Urbana, Illinois

Thursday, January 5, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Bradley Clemmons

Matt Hiser

Robert King

Kyle Patterson

Jon Rector

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – November 3, 2016 1-3
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. IEPA used tire collection for local governments in Champaign County 4
- VIII. Items to be Approved by ELUC
 - A. Annual Renewal of Recreation & Entertainment License 5-23
 - i. Gordyville LLC, 2205 CR3000N, Gifford. 1/1/17-12/31/17
 - ii. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 1/1/17-12/31/17
 - iii. Curtis Orchard, 3902 South Duncan Road, Champaign. 1/1/17-12/31/17
 - B. Annual Renewal of Hotel/Motel License 24
 - i. Hariohm Inc. dba Motel 6, 1906 North Cunningham Avenue, Urbana. 1/1/17-12/31/17.
- IX. Items to be Recommended to the County Board 25-33
 - A. Proposed Adjustment to Financial Assurance for the California Ridge Wind Farm (Special Use Permit Case 696-S-11)
- X. Monthly Reports
 - A. October 2016 & November 2016 34-58
- XI. Other Business
- XII. Chair's Report

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.

(217) 384-3766

(217) 384-3896 Fax

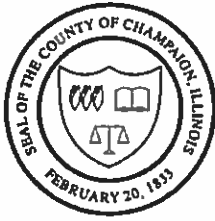
XIII. Designation of Items to be Placed on Consent Agenda

XIV. 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.

(217) 384-3766

(217) 384-3896 Fax



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, November 3, 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	
Matt Hiser	
Pattsi Petrie	
Jon Schroeder	

County Staff: Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)
Others Present: Susan Monte (Regional Planning Commission), Gary Maxwell (County Board Member)

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 Ms. Petrie to approve the agenda as distributed; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – October 6, 2016

Ms. Monte noted that she was present for the October 6, 2016 meeting, and asked the recording secretary to revise the minutes.

MOTION by Ms. Petrie to approve the minutes of the October 6, 2016 ELUC meeting as amended; seconded by Mr. Hiser. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

Gina Pagliuso commented she works in Champaign directly across the street from the Champaign Township burning station. She noted last Tuesday on her way to work, she could see the smoke from the intersection of Springfield and Kernwood; which is approximately a mile from the burn pit. She stated when she got to work, the smoke was blowing directly into the parking lot where she works. According to Ms. Pagliuso, her car was covered with ash when she took her lunch break that day. She said that every time a door was open (dock doors, specifically), the smoke and ash came into her place of work.

VI. Communications

Mr. Esry commented that Mr. Jay is scheduled for another surgery.

VII. For Information Only

A. October 15, 2016 Countywide Residential Electronics Collection results

Ms. Monte reviewed the results in the October 26 memo provided in the agenda packet. Mr. Weibel commented that he had participated and asked what Ms. Monte would change; based on these results. Ms. Monte replied more time slots would be provided for online registration (increase to 75 persons per 15-minute slot). Mr. Weibel noted he thought the event went very well. Ms. Monte noted the next event is tentatively scheduled for May 20, 2017.

B. Progress toward a Bill to adjust the Electronic Products Recycling & Reuse Act

Ms. Monte reviewed the progress outlined in the October 25 memo included in the agenda packet.

C. Update regarding planned 2016 Illinois EPA tire collection for abandoned tires being held by local governments

Ms. Monte stated the County had planned a collection in March of 2016; but due to budget issues it did not happen. According to Ms. Monte, the State of IL is confident this event will still take place before the end of 2016. Ms. Monte has requested a 3-week notice prior to this event occurring.

Mr. Schroeder asked whether committee members remember a program that was in place for local power companies to collect and use tires (ground and used to supplement coal burning). Ms. Monte agreed to investigate and report back to the committee her findings.

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

MOTION by Mr. Schroder; seconded by Mr. Harper.

Mr. Hall reviewed the site plan that was handed out to committee members. There was discussion on specific information contained in the site plan. Mr. Hall noted this rezoning is consistent with the Rantoul plan.

Upon vote, the **MOTION CARRIED** unanimously. Per Ms. Petrie’s request, this item will not be placed on the consent agenda.

B. *Proposed Adjustment to Financial Assurance for the California Ridge Wind Farm (Special Use Permit Case 696-S-11*

Mr. Hall reported this company has requested a second opinion on the assessment from an engineering firm which has not been completed.

MOTION by Ms. Petrie to defer this item until such time that Mr. Hall has all the appropriate paperwork to bring back to this committee; seconded by Mr. Harper. Upon vote, the **MOTION CARRIED** unanimously.

C. *2017 Residential Electronics Collections - Coordinator, Contractor & Host Site Agreement Extension*

MOTION by Ms. Petrie; seconded by Mr. Hiser.

Ms. Monte commented this is an extension request. The agreement has been drafted with two tentative dates for 2017. All parties have been pleased with the contractor. Ms. Monte reported she expects to have a draft of a cost-share agreement prepared for the February County Board meeting. There was discussion about the proposed dates and how they are chosen. Ms. Monte explained the coordinators from the municipalities agreed to the dates.

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

IX. **Monthly Reports**

MOTION by Mr. Esry to accept and place on file the September 2016 Monthly Reports.

X. **Other Business**

None

XI. **Chair's Report**

None

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

VIII. C.

XIII. **Adjournment**

MOTION by Ms. Petrie to adjourn; seconded by Mr. Harper. There being no further business, Mr. Esry adjourned the meeting at 7:15 p.m.

DATE: December 29, 2016
TO: Environment and Land Use Committee
FROM: Susan Monte, Designated Recycling Coordinator for Champaign County
RE: IEPA Used Tire Collection for Local Governments in Champaign County
ACTION: Information Only

On December 22, 2016, the contractor hired by the Illinois EPA Used/Waste Tire Cleanup Program began its pick-up of unwanted/abandoned used tires collected by area local governments in Champaign County. The contractor pick-ups in Champaign County are in progress and expected to be completed by Friday, December 30, 2016.

Champaign County and Champaign Township Road Commissioner Keith Padgett jointly coordinated this year's collection. Invited participants included township highway commissioners, city public works departments, county highway department, park districts, and county forest preserve district.

The photo below shows some of the nearly 1,440 unwanted or abandoned tires brought to the Champaign Township premises by invited local government participants. Two additional pick-up sites were the public works departments at the City of Urbana and City of Champaign.





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)

For Office Use Only

License No. 2017-FNT-18

Date(s) of Event(s) ANNUAL

Business Name: GORDYVILLE LLC

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: [Signature]

Filing Fees: Per Year (or fraction thereof):
Per Single-day Event:
Clerk's Filing Fee:

\$ 100.00
\$ 10.00
\$ 4.00

FILED
DEC 05 2016

Checks Must Be Made Payable To: Gordy Hulten, Champaign County Clerk [Signature]
CHAMPAGN 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: Gordyville LLC
2. Location of Business for which application is made: _____
3. Business address of Business for which application is made: 2205 CR 3000N, Gifford, IL 61847
4. Zoning Classification of Property: Residential
5. Date the Business covered by Ordinance No. 55 began at this location: -
6. Nature of Business normally conducted at this location: Auction, Horse Shows, Flea Markets, Rodeo
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Tractor pulls, Rodeo
8. Term for which License is sought (specifically beginning & ending dates): JANUARY 1st - Dec 31st, 2017
(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? YES
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: NO
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.

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): _____
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____

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

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:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
GORDONVILLE LLC
2. Date of Incorporation: 12/20/04 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: _____

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

5. Objects of Corporation, as set forth in charter: Auctions horse shows markets etc

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

Name of Officer: Johnna M. Quinn Title: Partner

Date elected or appointed: _____ Social Security No: _____

Date of Birth: _____ Place of Birth: Chicagoan County

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2297 C.R. (2002)

Sidney, Ia 51577

Business, occupation, or employment for four (4) years preceding date of application for this license: partner, employed by Bordenville LLC

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.

REDACTED

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter:

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

Name of Officer: JAMES J. HANNON Title: OWNER

Date elected or appointed:

Social Security No.:

Date of Birth:

Place of Birth: Champaign IL 61827

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

202 N POINTE DU
SUEFORD IL 61847

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

SPORTS & RECREATION LLC - AUCTIONEER - MANAGER

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter:

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

Name of Officer: KATHLEEN A. FRENCH Title: OWNER

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

Date of Birth: _____ Place of Birth: CHAMPAIGN, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2757 CR 2100N
OGDEN, IL

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

SELF EMPLOYED - BEAUTICIAN
BEAUFORT LLC

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter:

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

Name of Officer: EDWARD F. HANNAGAN Title: Part owner

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

Date of Birth: _____ Place of Birth: Champaign, IL

Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 209 S. NEW
BIFFORD, IL 61849

Business, occupation, or employment for four (4) years preceding date of application for this license: EMPLOYED BY HUNSEE CORP.

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter:

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

Name of Officer: MARLY E. HINNANTS Title: MANAGER - PART OWNER

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

Date of Birth: _____ Place of Birth: CHAMPAIGN IL USA

Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2451 CR 2800N

PERFIELD IL 60162

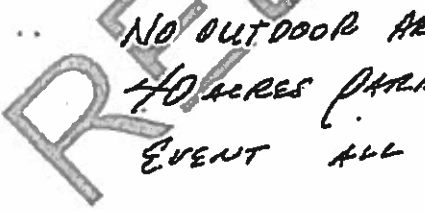
Business, occupation, or employment for four (4) years preceding date of application for this license: GARDENVILLE LLC

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.



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Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: Hillary Henningsen Title: ART QUINER

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

Date of Birth: _____ Place of Birth: Champaign, IL

Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2444 CR 2700N
Springfield, IL 62717

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

SELF EMPLOYED - FARMER, SHERIFF'S DEPARTMENT
CONF. BY BOARDVILLE LLC

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

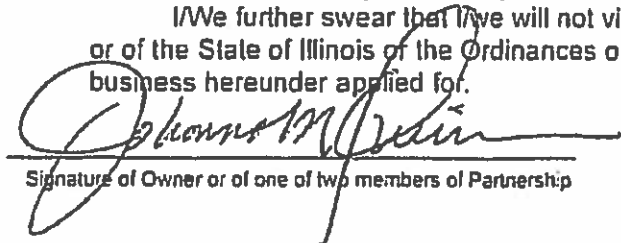
EVENT ALL INDOOR.



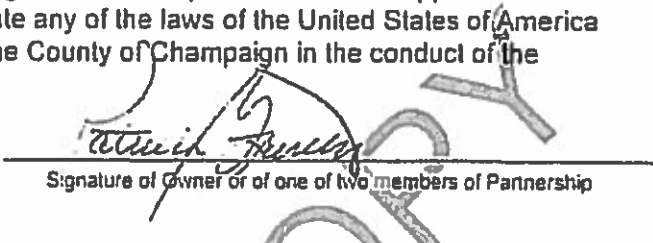
AFFIDAVIT
(Complete when applicant is an Individual or Partnership)

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

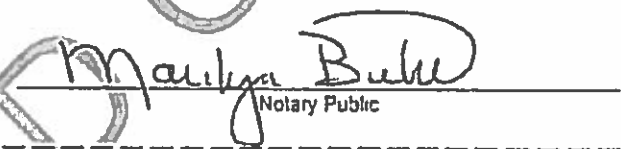


Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 2nd day of December, 2016.





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

Signature of Manager or Agent

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

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.

6 OVER
5 OVER

EAST
6 SPIT LADDS TO NORTH (LADDER)
9 EXTRODS ON WEST SIDE

CONCRETE

CONCRETE

DIRT CENTER (CAN BE COVERED WITH TARP)

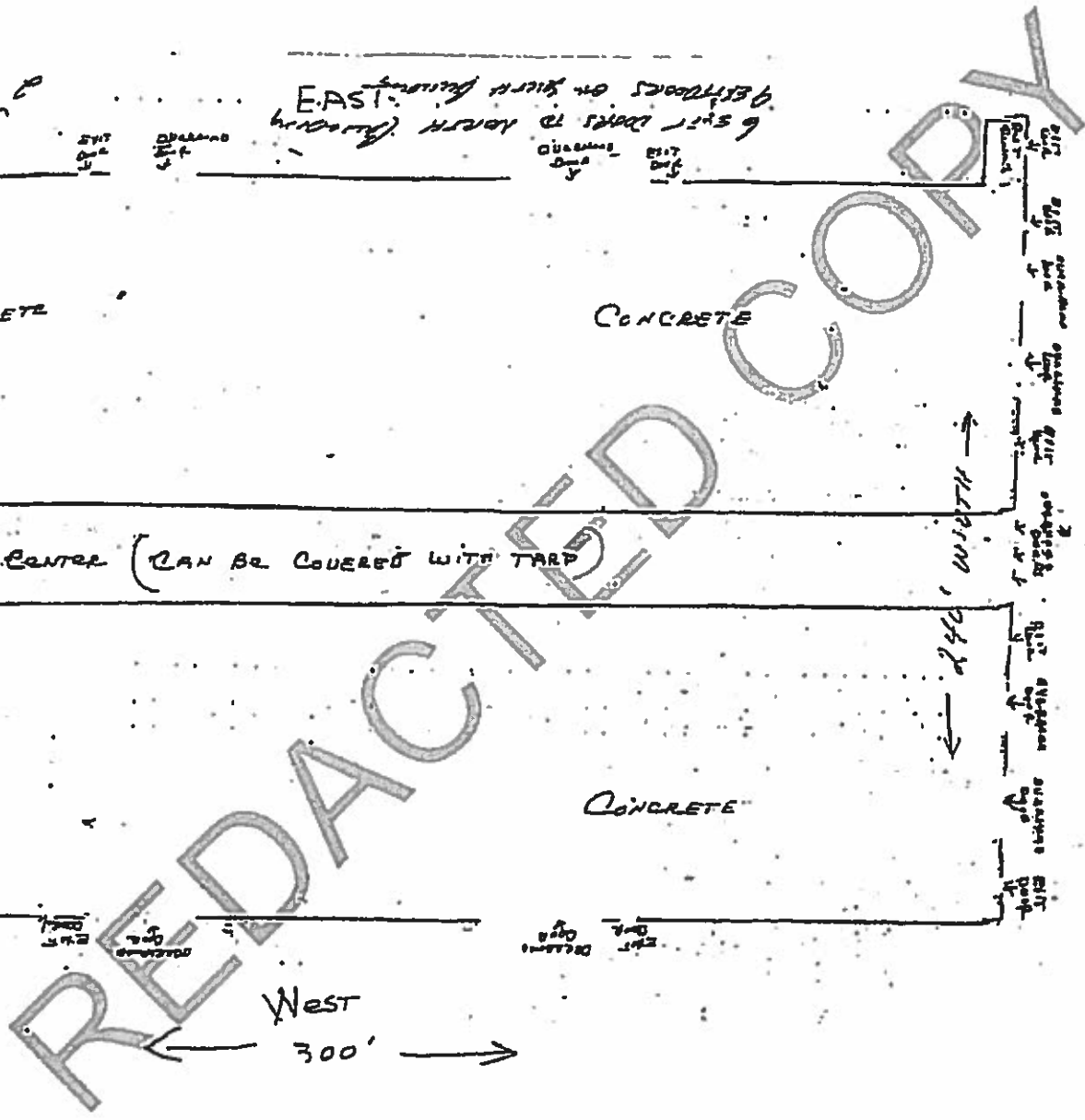
CRACK

CONCRETE

West

300'

WIDTH





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)

For Office Use Only

License No. 2017-ENT-07

Date(s) of Event(s) ANNUAL

Business Name: TIN CUP RV PARK INC

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: [Signature]

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

FILED
 DEC 05 2016

Checks Must Be Made Payable To: Gordy Hulten, Champaign County 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: TIN CUP RV Park Inc
- 2. Location of Business for which application is made: 1715 E. TIN CUP RD. MAHOMET IL 61853
- 3. Business address of Business for which application is made: 1715 E. TIN CUP RD MAHOMET IL 61853
- 4. Zoning Classification of Property: MAJORITY CH CO B-3 Hwy BUSINESS
- 5. Date the Business covered by Ordinance No. 55 began at this location: 1999
- 6. Nature of Business normally conducted at this location: RECREATIONAL VEHICLE PARK
- 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): RECREATIONAL VEHICLE CAMPING - GOLF DRIVING RANGE
- 8. Term for which License is sought (specifically beginning & ending dates): JANUARY 1 2017 - DECEMBER 31 2017
 (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? YES
- 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: N/A
- 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.

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: GARY ROBINSON Date of Birth: _____
Place of Birth: MARIETTA NC Social Security No.: _____
Residence Address: 1715 S. TINCUP RD MAHOMET IL 61857
Citizenship: USA 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): _____
GARY ROBINSON RONDA ROBINSON
Date of Birth: _____ Place of Birth: MARIETTA NC NEW ULM, MN
Social Security Number: _____ Citizenship: USA
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
218 S. LAKE & WOODS RD MAHOMET, IL
2070 CO. RD. 125 E. MAHOMET, IL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: R.S. SALES SERVICE
TINCUP CAMPGROUND
MAHOMET IL 61857

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:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
TINCUP RV PARK, INC
2. Date of Incorporation: 11/15/00 State wherein incorporated: IL

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: 11/15/99

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

1715 E. TINCUP RD
MAHOMET IL 61853

5. Objects of Corporation, as set forth in charter: Campground

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

Name of Officer: GARY ROBINSON Title: PRESIDENT

Date elected or appointed: 11/15/99 Social Security No.:

Date of Birth: _____ Place of Birth: MARION NC

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

218 S. Lake & Mt Woods Rd. Mahomet
2070 N. Rd 125 E Mahomet

Business, occupation, or employment for four (4) years preceding date of application for this license: OWNER: REJ Sales Service

TINCUP CAMPGROUND
MAHOMET IL

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.

ON FILE FROM PAST YEARS

RECEIVED

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

Signature of Manager or Agent

Subscribed and sworn to before me this 27th day of November, 2016.



Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check



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)

For Office Use Only
License No. 2017-ENT-03
Date(s) of Event(s) _____
Business Name: CURTIS ORCHARD
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: [Signature]

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

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: CURTIS ORCHARD
2. Location of Business for which application is made: 3902 S. DUNCAN RD. CHAMPAIGN
3. Business address of Business for which application is made: (same as above)
4. Zoning Classification of Property: AG-2 w/major rural specialty business
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: fruit / vegetable sales / retail
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live music / pony rides / wagon rides / inflatables / coin maze
8. Term for which License is sought (specifically beginning & ending dates): January 1 - December 31
(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? yes
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: N/A
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.

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

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:

3902 S. DUNCAN RD., CHAMPAIGN IL 61822

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: PAUL E. CURTIS Title: PRESIDENT

Date elected or appointed: 2-25-93 Social Security No.: _____

Date of Birth: _____ Place of Birth: URBANA, IL

Citizenship: _____

If naturalized, place and date of naturalization: N/A

Residential Addresses for past three (3) years:

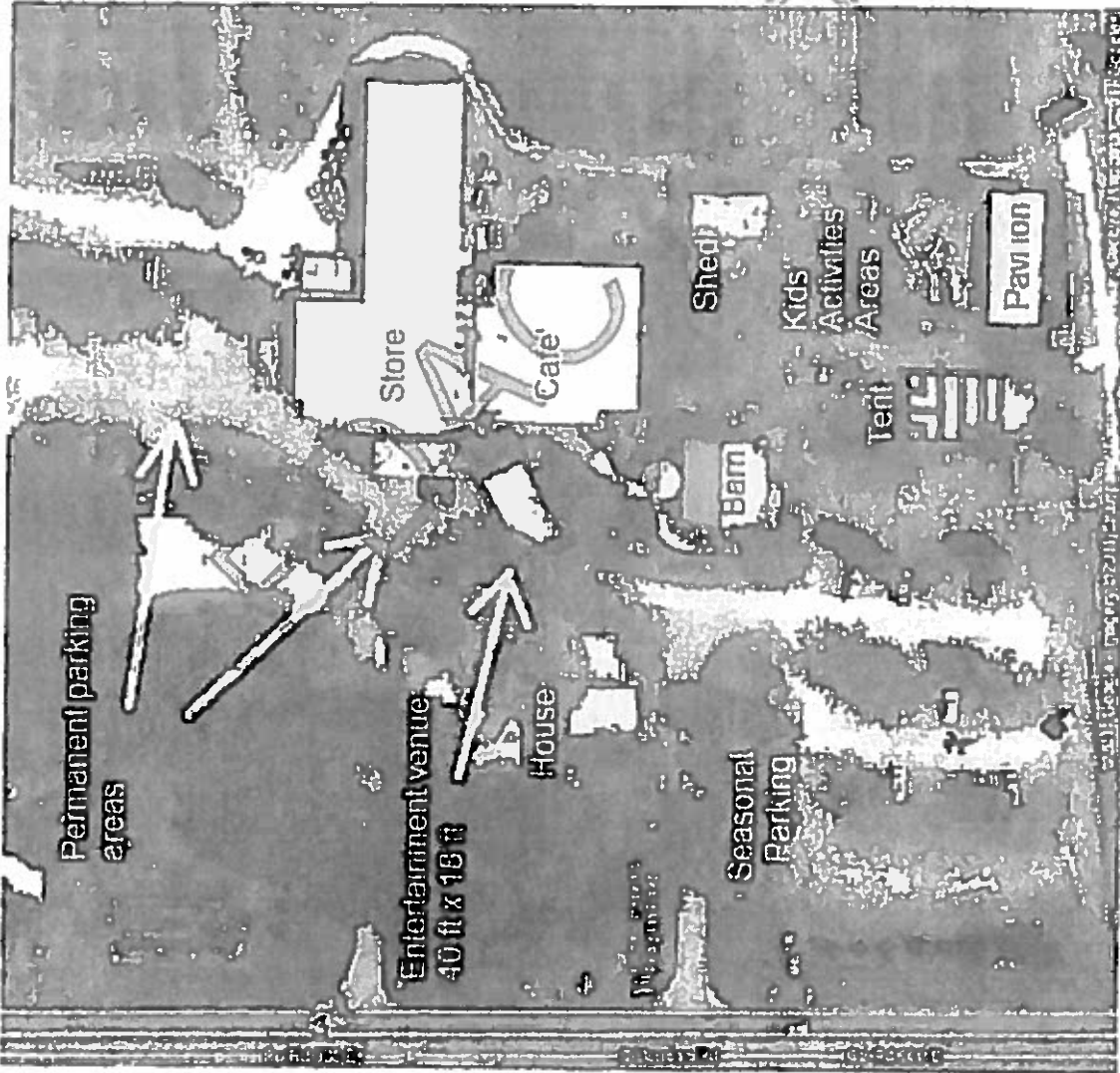
3902 S. DUNCAN RD., CHAMPAIGN IL 61822

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

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.

RECREATION

COPY





STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

1. Proper Application Date Received: _____
2. Fee Amount Received: _____

Sheriff's Department

1. Police Record Approval: _____ Date: _____
2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Planning & Zoning Department

1. Proper Zoning Approval: _____ Date: _____
2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

1. Application Complete Approval: _____ Date: _____
2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



STATE OF ILLINOIS,
Champaign County
Application for Hotel/Motel License

FILED

DEC 27 2016

Handwritten Signature
CHAMPAIGN COUNTY CLERK

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

FOR OFFICE USE ONLY

License No.: _____
 Business Name: _____
 License Fee: \$ 200.00
 Filing Fee: \$ 4.00
 TOTAL FEE: \$ _____
 Clerk: 204.00

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. All checks should be made payable to the Champaign County Clerk.

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: MOTEL - 6
- Location of Place of Business for which application is made: 1906 N. Cunningham Ave
Urbana, IL - 61802
- Number of rooms available: 87
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>Vijay. Patel</u>	<u>53</u>	<u>1906 N. Cunningham Ave, Urbana, IL</u>
<u>Rakesh Patel</u>	<u>40</u>	<u>11 11 11 11</u>
<u>Ajay Patel</u>	<u>48</u>	<u>1003 Mottom Ave Jacksonville, IL</u>
<u>Kuldip Panchal</u>	<u>27</u>	<u>1906 N. Cunningham Ave, Urbana, IL</u>

- Is applicant a citizen of the United States of America? Yes No
 Place of birth: India
 If naturalized, place and date of naturalization: _____
- The applicant intends to operate or maintain the above business at: 1906 N. Cunningham Ave,
Urbana, IL 61802

AFFIDAVIT

_____, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

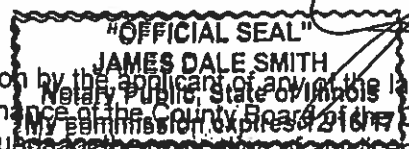
Handwritten Signature

Signature of Applicant

Handwritten Signature

Signature of Applicant

Signed and sworn to before me this 27 day of December, 2016.



It is understood that a violation by the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ _____

Champaign County
Department of

**PLANNING &
ZONING**

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

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

TO: Environment and Land Use Committee

FROM: John Hall, Zoning Administrator

DATE: December 28, 2016

RE: Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)

Background and Update

This item was reviewed by the Committee at their October 6, 2016, meeting (see the attached memorandum from that Agenda) at which time it was recommended for approval but the recommendation was pulled from the October 20, 2016, County Board Agenda because the wind farm owner had decided to get a second engineering opinion regarding the adjustment. On December 15, 2016, the wind farm owner agreed to proceed with the same adjustment as had been proposed on October 6, 2016.

Review by State's Attorney's Office

The Champaign County State's Attorney's Office had agreed with the proposed adjustment in October 2016. The State's Attorney's Office has subsequently recommended that the Resolution approving this adjustment should also clarify the date of the next financial adjustment. The next financial adjustment as required by paragraph (4) of the Reclamation Agreement (see attachment to the 9/28/16 memorandum) is to occur on January 1, 2020. However, that adjustment will also have to be reviewed by ELUC and approved by the County Board and the following clarification is proposed to be included in the Resolution approving this adjustment:

The next financial adjustment per the Approved Reclamation Agreement for Case 696-S-11 should occur on January 1, 2020, and that shall be understood to mean the following:

1. The proposed Base Decommissioning Cost Estimate Update shall be submitted to the Champaign County Zoning Administrator not less than two weeks prior to the January 2020 meeting of the Environment and Land Use Committee of the Champaign County Board; and
2. The Champaign County Zoning Administrator shall inform the wind farm owner of the anticipated date of the January 2020 meeting of the Environment and Land Use Committee of the Champaign County Board no later than December 1, 2019.

The State's Attorney's Office also recommends the following statement be part of the Resolution approving this adjustment:

Paragraph (16) (f) of the Approved Reclamation Agreement for Case 696-S-11 that provides for no waiver of enforcement is hereby affirmed even though the timing of this financial adjustment is not in strict conformance with paragraph (4) of the Approved Reclamation Agreement.

ATTACHMENTS

- A ELUC Memorandum dated September 28, 2016 with original attachments:
- 1 Paragraph (4) from the Approved Reclamation Agreement for Case 696-S-11
 - 2 Approved Base Decommissioning Cost Estimate by HDR Engineering Inc. for Case 696-S-11 dated 10/6/11
 - 3 Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/6/16 received September 14, 2016

TO: Environment and Land Use Committee

FROM: John Hall, Zoning Administrator

DATE: September 28, 2016

RE: Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)

Champaign County
Department of

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

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www.co.champaign.il.us/zoning

Background

The Special Use Permit for the 30 wind turbines in the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11) was approved on November 17, 2011, and the California Ridge Wind Farm was first authorized for operation on November 30, 2012, and the first three years of operation were completed on November 30, 2015.

Approval of the California Ridge Wind Farm included a Reclamation Agreement that established the requirements for financial assurance (including both a letter of credit and an escrow account) for decommissioning of the wind farm. The Reclamation Agreement requires periodic adjustment of the value of the Financial Assurance and that is the subject of this memorandum.

Establishing the Required Value of the Financial Assurance

The value of the financial assurance is established in paragraph (4) of the Reclamation Agreement (see Attachment A) as follows:

- Subparagraph (4)(a) of the Approved Reclamation Agreement for the California Ridge Wind Farm requires an Irrevocable Letter of Credit to be established at 210% of the Decommissioning Cost Estimate. The Approved Base Decommissioning Cost Estimate for Case 696-S-11 is dated 10/6/11 (see Attachment B) and established a Base Decommissioning Cost of \$906,100 for the 30 turbines. Multiplying \$906,100 by 2.1 (the 210% mentioned in Section 4) yields a total of \$1,902,810.00 which was the initial value of the current Letter of Credit.
- Subparagraph (4)(b) of the Reclamation Agreement requires the value of the Letter of Credit to be gradually paid down over the first 13 years of wind farm operation by placing equal cash deposits in an escrow account. The Champaign County Board approved an escrow agreement on April 17, 2014, and an escrow account was established on April 24, 2014, with US Bank. Deposits were made into the escrow account for \$152,299 on May 1, 2014; and \$154,762.39 on December 1, 2014; and 152,241.11 on January 1, 2016. The escrow account earns interest monthly and at the end of August 2016 the escrow account value was \$464,648.06.
- Subparagraph (4)(c) of the Reclamation Agreement requires an adjustment of the Financial Assurance on January 1 of every third year for the first twelve years after the Special Use Permit is granted. The adjustment shall be based on an update of the Base Decommissioning Cost Estimate.

Review and Adjustment of the Amount of Financial Assurance

The Zoning Administrator reminded the wind farm operator of the required adjustment to financial assurance in a letter dated December 29, 2015. A proposed Base

Zoning Administrator
SEPTEMBER 28, 2016

Decommissioning Cost Estimate Update for the California Ridge Wind Farm dated 1/6/16 was received September 14, 2016 (see Attachment C).

Note that the update of the Base Decommissioning Cost Estimate shall be prepared by an independent, Professional Engineer registered in the State of Illinois. HDR Engineering was the original engineer for the wind farm and at the time of wind farm approval engineer Matt Reddington was a registered Professional Engineer in the State of Illinois. The status of Mr. Reddington's Professional Engineer registration with the State of Illinois is being confirmed at this time.

Based on the proposed Base Decommissioning Cost Estimate Update, the Financial Assurance requires the following adjustment:

- The total value of the updated Financial Assurance should be increased from \$1,902,810.00 to \$4,123,595.70 due to cost increases for estimated decommissioning costs and decreases in estimated salvage value.
- Based on the balance of \$464,648.06 in the escrow account at the end of August 2016, the letter of credit should be increased in value to \$3,658,947.70.
- On 1/1/17 the cash in the escrow account should be increased to approximately \$871,197.81, less any dividends, interest, or other income deposited into the account between the end of August 2016 and January 2017.

Review by State's Attorney's Office

The Champaign County State's Attorney's Office has been asked to review the proposed update to the Financial Assurance.

ATTACHMENTS

- A Paragraph (4) from the Approved Reclamation Agreement for Case 696-S-11
- B Approved Base Decommissioning Cost Estimate by HDR Engineering Inc. for Case 696-S-11 dated 10/6/11
- C Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/6/16 received September 14, 2016

with the provisions of Section 4 of this agreement, to be maintained and remain in effect for a period of twenty-five (25) years from the date the first turbine begins generating electricity.

- (4) **The Financial Assurance shall be subject to the following:**
- (a) **The amount of the irrevocable letter of credit shall be 210% of the Decommissioning Cost Estimate.**
 - (b) **The Principal shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the Project's operation as follows:**
 - (i) **The Principal and the Champaign County Board shall agree on a mutually acceptable financial institution at which an escrow account shall be established.**
 - (ii) **Champaign County shall be the beneficiary of the escrow account for the purpose of the reclamation of the Project in the event that the Principal is incapable of decommissioning the Project.**
 - (iii) **The Principal shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transactions Article of the Uniform Commercial Code, 810 ILCS 9/101 et seq.**
 - (iv) **The Principal shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.**
 - (c) **On January 1 of every third year for the first twelve years after the Special Use Permit is granted and every second year for the remainder of this Agreement, the Financial Assurance shall be adjusted as follows:**
 - (i) **The Principal, using an independent, Professional Engineer registered in the State of Illinois, shall adjust the amount of the Financial Assurance and Base Decommissioning Expenses held as part of this Agreement to ensure the Decommissioning Cost Estimate has been updated and reflects current, accurate information. The Principal shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.**
 - (ii) **Provided, however, that at no time will the amount of the total Financial Assurance be less than \$25,000 per wind**

turbine that is part of the Project, regardless of the actual amounts reflected in any updated Professional Engineer's report. Said minimum Financial Assurance shall be increased annually by known and documented rates of inflation since the Project was approved.

- (d) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed the following:
 - (i) the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved; plus
 - (ii) an amount for any future years left in the anticipated life span of the Project at an assumed minimum rate of inflation of 3% per year.
- (e) Any interest accrued on the escrow account that is over and above the total value required hereby shall go to the Principal.
- (f) In order to provide funding for decommissioning at the time of decommissioning pursuant to paragraph 6(a), the Principal may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account, subject to agreement by the Champaign County Board to a release of the full amount of the escrow account, which agreement shall not be unreasonably withheld.

(5) If the Principal desires to remove equipment or property credited to the Salvage Value without the concurrent replacement of the property with property of equal or greater Salvage Value, or if the Principal installs equipment or property increasing the Decommissioning Expenses after the Project begins to produce electricity, at any point, the Principal shall first obtain the consent of the Zoning Administrator, which consent shall not be unreasonably withheld. If the Principal's lienholders remove equipment or property credited to the Salvage Value, the Principal shall promptly notify Champaign County. In either event, the Financial Assurance shall be adjusted to reflect any change in total Salvage Value and/or total Decommissioning Expenses resulting from any such removal or installation.

- (6) Principal's winding down of the Project.
 - (a) The Principal may voluntarily, at such time as it deems it necessary and appropriate, and only with prior notice to the Zoning Administrator, perform and complete or cause to be performed and completed, the Reclamation Work. All Reclamation Work shall be completed within a ninety (90) day period, or the Principal shall demonstrate Reclamation Work is diligently being processed and

California Ridge Wind Project - Base Decommissioning Cost Estimate

Item	Description	Units	Quantity per Unit	\$ / Unit	Total
Decommissioning Expense					
1	Overhead and Management	Lump Sum		\$250,000	\$250,000
2	Mobilization and demobilization	Lump Sum		\$350,000	\$350,000
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal (2)	Lump Sum		\$28,400	\$28,400
5	Roadway removal and disposal	Lump Sum		\$257,200	\$257,200
6	Site Restoration & Decommissioning	Lump Sum		\$310,900	\$310,900
7	Civil - Public Roads				
8	Road Repairs (1)	Lump Sum		\$300,000	\$300,000
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$10,000	\$300,000
11	Disposal and backfill for turbines	30 turbines		\$3,500	\$105,000
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$63,000	\$1,890,000
14	Deconstruction into salvagable pieces	30 turbines		\$52,500	\$1,575,000
15	Demolition, transport and dumping for blades & nacelle cover (3)	30 turbines		\$2,000	\$60,000
16	Transport to recycler (4)				
17	Steel	30 turbines		\$7,500	\$225,000
18	Copper	30 turbines		\$3,000	\$90,000
19	Transformer (load onto recycler transport only-Returbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
			Total Decommissioning Cost		\$5,771,500
Salvage Value For Recoverable Materials (5)					
20	Tower	30 turbines	253 tons	\$323	\$2,451,086
21	Nacelle	30 turbines	22 tons	\$323	\$213,955
22	Hub	30 turbines	101 tons	\$323	\$979,659
23	Anchor Bolts	30 turbines	2 tons	\$323	\$19,380
24	Copper (6)	30 turbines	6.5 tons	\$5,776.00	\$1,126,320
25	Transformer	30 turbines	1 transformer	\$2,500	\$75,000
			Total Salvage Value		\$4,865,400
			Base Decommissioning Cost		\$906,100

(1) Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the weight associated with road upgrades.

California Ridge Wind Project - Base Decommissioning Cost Estimate

(2)	Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area								
(3)	Transportation of blades and nacelle cover would be to a local landfill in the Danville area								
(4)	Transportation of recyclable materials would be in smaller trucks to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)								
(5)	Steel prices based upon 5-year average from steelonthenet.com/commodity_prices.html								
(6)	Copper prices based on 5-year average prices from USGS.								



January 26, 2016

Invenergy LLC
One South Wacker drive, Suite 1900
Chicago, IL 60606

Attention. Mr. John Hall

Subject: 2016 Amendment Update of Estimated Decommissioning Costs for the California Ridge Energy Project (Amendment 2)

Dear Mr. Hall

HDR has reviewed the June 2011 Decommissioning Report and its October 6, 2011 Amendment in preparation of this updated *Base Decommissioning Cost Estimate*. The Attached estimate has been updated using published construction cost indices, government cost data and Engineering judgment.

It is understood that no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant Changes from the 2011 Amendment are as follows:

- Increased De-construction Costs: Based on a 5 year ENR Construction Cost Index History (November 2010 – November 2015)
- Decreased salvage values: Based on 5 year average salvage values derived from USGS publications

Please don't hesitate to contact me concerning this Amendment with questions or concerns

Very Truly Yours

Matt Reddington, PE
HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2016

C: J. Booty

California Ridge Wind Project Base Decommissioning Cost Estimate Update - 2016

Item	Description	Units	Quantity / Unit	\$\$ / Unit	Total
Decommissioning Expense **					
1	Overhead and Management	Lump Sum		\$311,083	\$311,083
2	Mobilization and demobilization	Lump Sum		\$394,625	\$394,625
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum		\$32,021	\$32,021
5	Roadway removal and disposal	Lump Sum		\$289,993	\$289,993
6	Site Restoration & Decommissioning	Lump Sum		\$350,540	\$350,540
7	Civil - Public Roads				
8	Road Repairs ¹	Lump Sum		\$338,250	\$338,250
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$11,275	\$338,250
11	Disposal and backfill for turbines	30 turbines		\$3,946	\$118,388
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$71,033	\$2,130,975
14	Deconstruction into salvagable pieces	30 turbines		\$59,194	\$1,775,813
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines		\$2,255	\$67,650
16	Transport to recycler ⁴				
17	Steel	30 turbines		\$8,456	\$253,688
18	Copper	30 turbines		\$3,383	\$101,475
19	Transformer (load onto recycler transport only- Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Estimated Decommissioning Cost					\$6,532,749
Salvage Value fo Recoverable Materials ⁵					
20	Tower	253 tons	30 turbines	\$304	\$2,306,904
21	Nacelle	22 tons	30 turbines	\$304	\$201,370
22	Hub	101 tons	30 turbines	\$304	\$922,032
23	Anchor Bolts	2 tons	30 turbines	\$304	\$18,240
24	Copper ⁶	6.5 tons	30 turbines	\$5,305.60	\$1,034,592
25	Transformer	1 transformer	30 turbines	\$2,867	\$85,995
Total Estimated Salvage Value					\$4,569,133
Base Decommissioning Cost		Estimated Base Decommissioning Cost			\$1,963,617
<p>1. Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly, the bottom portion of the foundation is the majority of the weight associated with road upgrades.</p> <p>2. Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area</p> <p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p> <p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of De-Construction or Decommissioning)</p> <p>5. Steel salvage prices based upon 5-year average from USGS Mineral Industry Surveys to September 2015</p> <p>6. Copper salvage prices based on 5-year average prices from USGS Mineral Industry Surveys to September 2015</p>					

MONTHLY REPORT for OCTOBER 2016¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in October and four cases were filed in October 2015. The average number of cases filed in October in the preceding five years was 2.0.

Two Zoning Board of Appeals (ZBA) meetings were held in October and three cases were completed. Two ZBA meetings were held in October 2015 and two cases were completed. The average number of cases completed in October in the preceding five years was 2.2.

By the end of October there were 17 cases pending. By the end of October 2015 there were 15 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 October 2016 & October 2015

Type of Case	October 2016 2 ZBA meetings		October 2015 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	0	1	2
SFHA Variance	0	0	0	0
Special Use	0	1	1	0
Map Amendment	0	1	1	0
Text Amendment	0	0	1	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	1	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	3	4	2
Total cases filed (fiscal year)	37 cases**		22 cases‡	
Total cases completed (fiscal year)	29 cases		16 cases	
Case pending*	18 cases†		17 cases‡	
* Cases pending includes all cases continued and new cases filed ** One case filed in September 2016 had not been included in the September 2016 Monthly Report and has been included here † Cases pending reported in previous months have been revised ‡ Cases filed and Cases pending for 2015 were previously reported inaccurately and have been corrected				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 96% or the equivalent of 4.8 full time staff members (of the 5 authorized) present on average for each of the 20 work days in October.

Subdivisions

No County subdivision application was received in October 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 October can be summarized as follows:

- 16 permits for 15 structures were approved in October compared to 18 permits for 17 structures in October 2015. The five-year average for permits in October in the preceding five years was 15.4.
- 29 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, and December 2011).
- 6.6 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$2,208,941 was the reported value for the permits in October compared to a total of \$705,845 in October 2015. The five-year average reported value for authorized construction in October is \$897,115.
- 33 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including October 2016, 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).
- \$5,343 in fees were collected in October compared to a total of \$4,846 in October 2015. The five-year average for fees collected in October is \$3,403.
- 31 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including October 2016, 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 251 other zoning inquiries in October.

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Table 2. Zoning Use Permits Approved in October 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	233,033	8	0	2,706,033
Other	2	0	46,000	22	0	1,260,259
SINGLE FAMILY Resid.: New - Site Built	5	3,166	1,487,166	25	19,135	7,550,166
Manufactured	1	393	202,742	5	1,281	470,792
Additions	2	418	57,000	29	4,895	1,101,721
Accessory to Resid.	4	1,316	178,000	46	13,534	2,607,769
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.57 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				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	1	50	5,000	12	888	388,098
TOTAL APPROVED	16/15	\$5,343	\$2,208,941	182/149	\$46,192	\$20,511,342

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

◇ 182 permits have been issued for 149 structures since 1/1/16 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 33 since 1/1/16, (this number is not included in the total number of structures).

There were 14 Zoning Use Permit Apps. *received* in October 2016 and 6 were *approved*.

10 Zoning Use Permit Apps. *approved* in October 2016 had been *received* in prior months.

- Six rural addresses were issued in October and one existing address was changed.

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

	October 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case October 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 October 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 October authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	6.8 acres
Agricultural Courtesy Permits	2.2 acre	3.2 acres
TOTAL	2.2 acres	10.0 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in October.
- 23 zoning compliance certificates were issued in October. A total of 51 zoning compliance certificates have been issued so far in 2016 for an average of 1.2 certificates per week. The 2016 budget anticipated a total of 330 compliance inspections and certificates for an average of 6.4 certificates per week. However, after the IEPA Audit of the MS4 Storm Water Program in January 2016 the temporary staffing that had been performing compliance inspections in previous years was assigned to work on the MS4 Storm Sewer System Map and thus, only a few compliance inspections have been made in 2016.

Zoning and Nuisance Enforcement

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

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- 6 new complaints were received in October compared to 2 complaints that were received in October 2015. One complaint was referred to another agency in October and no complaint was referred to another agency in October 2015.
- 26 enforcement inspections were conducted in October compared to 53 inspections in October 2015. Five of the October 2016 inspections were for new complaints received in October 2016.
- Three contacts were made prior to written notification in October and none were made in October 2015.
- 29 initial investigation inquiries were made in October for an average of 13.5 per week in October and an average of 8.4 per week for the fiscal year. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- 4 First Notices and no Final Notices were issued in October and there were 4 First Notices and 2 Final Notices issued in October 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 October and no cases were referred in October 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State's Attorney's Office.
- 3 cases were resolved in October (2 of the resolved cases were for complaints received in October) and 2 cases were resolved in October 2015. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 326 cases remain open at the end of October compared to 314 open cases at the end of October 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in October 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 October 2016

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

C Compliance Certificates Issued In October 2016

Table 4. Enforcement Activity During October 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	6			55
Initial Complaints Referred to Others	9	0	0	1	1	0	1	1	0	2	1			7
Inspections	495	18	35	45	37	14	27	65	62	31	26 ⁴			360 ⁵
Phone Contact Prior to Notice	4	0	2	1	0	3	0	1	0	1	3			11
First Notices Issued	48	0	1	7	1	0	4	0	1	0	4			18
Final Notices Issued	7	0	1	0	0	0	0	0	0	0	0			1
Referrals to State's Attorney	2	0	0	0	0	0	0	0	0	0	0			0
Cases Resolved ²	53	1	3	5	1	0	2	13	11	3	3 ⁶			42 ⁷
Open Cases ³	313	315	314	313	321	325	333	328	323	323	326			326 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. 5 inspections of the 26 performed were for the 6 complaints received in October, 2016.
5. 100 inspections of the 360 inspections performed in 2016 were for complaints received in 2016.
6. 2 of the resolved cases for October, 2016, were received in October, 2016.
7. 22 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 PERMIT ACTIVITY IN OCTOBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
61-16-01 AG-1	A tract of land located in the NW Corner of the SW ¼ of the SW ¼ of Section 36, Urbana Township; 4804 S. Cottonwood Road, Urbana, Illinois PIN: Part of 30-21-36-300-004	Tim and Sherri Voges	03/01/06 03/14/16 10/18/16 (amended)	Amended on 10/18/16 to include a detached garage
263-16-03 CR	A tract of land located in the NE Corner of the W ½ of the SE ¼ of the NW ¼ of Section 32, South Homer Township; 2642 Homer Lake Road, Homer, Illinois PIN: 26-24-32-100-020	Cheryl Belt	09/19/16 10/04/16	Construct a detached garage
265-16-01 AG-1	78 acres located in the N ½ of the SE ¼ of Section 20, Ayers Township; 243 County Road 2700E, Allerton, Illinois PIN: Pt. of 01-36-20-400-001	Sharon Lacquet	09/21/16 10/04/16	Place a manufactured home with attached garage on the subject property
265-16-02 AG-1	A 2 acre tract of land located in the N ½ of SE ¼ of Section 20, Ayer Township; 241 County Road 2700E, Allerton, Illinois PIN: Pt. of 01-36-20-400-001	Sharon Lacquet	09/21/16 10/04/16	Place a manufactured home with attached garage on the subject property
265-16-03 CR	A 7.07 acre tract of land in the SE ¼ of Section 19 and a 1.92 acre tract of land in the SW ¼ of Section 20, all located in Mahomet Township; 2038 County Road 125E, Mahomet, IL PIN: 15-13-19-400-007 & 20-300-004	Keith and Elizabeth Cameron	09/21/16 10/04/16	Construct a 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 PERMIT ACTIVITY IN OCTOBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
266-16-01 CR	A tract of land located in the NE Corner of the NW ¼ of the NE ¼ of Section 22, Newcomb Township; 369 County Road 2700N, Mahomet, Illinois PIN: 16-07-22-200-016	Armstrong Construction	09/22/16 10/04/16	Construct a single family home with attached garage
267-16-01 AG-1	A tract of land located in the NE ¼ of Section 11, St. Joseph Township; 2279 County Road 1700N, St. Joseph, Illinois PIN: 28-22-11-226-006	Jay and Karen Warfel	09/23/16 10/04/16	Construct an attached garage to an existing single family home
267-16-02 AG-1	Lot 1 of High Point Subdivision, Section 18, Sidney Township; 910 County Road 1800E, Philo, Illinois PIN: 24-28-18-300-003	Mike Metzler	09/25/16 10/04/16	Construct a detached garage and an in-ground swimming pool
271-16-01 I-2	Lots 21 and 22, Wilber Heights Subdivision, Section 31, Somer Township; 410 Wilber Avenue, Champaign, Illinois PIN: 25-15-31-377-012	Sport Redi Mix LLC	09/27/16 10/06/16	Demolish an existing single family home
272-16-01 CR	Lots 41 and 42 of Woodard's Heather Hills Subdivision, 2 nd Plat, Section 2, St. Joseph Township; 2234 Morningside Drive, St. Joseph, Illinois PIN: 28-22-02-304-013	Chris Wagner	09/28/16 10/06/16	Construct an attached garage addition to an existing single family home
274-16-03 AG-1	A tract of land located in the NW ¼ of the NE ¼ of Section 20, Ogden Township; 2667 County Road 2100N, Ogden, IL PIN: 17-18-20-200-001	Aric and Lauryl Silver	09/30/16 10/18/16	Construct a single family home with attached garage, decommissioning a former restaurant and Change of Use to a detached accessory building, and to authorize two previously constructed detached storage sheds

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN OCTOBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
279-16-01 AG-1	Lots 1 & 4, except the West 300' of even width of said Lots 1 & 4, also except the South 55' of even width of said Lot 4 of a Subdivision of Part of the E ½ of Section 36, Colfax Township; 699 County Road 600E, Sadorus, IL PIN: 05-25-36-200-013	Ironwood Builders, Inc.	10/05/16 10/18/16	Construct a single family home with attached garage
280-16-01 AG-1	A tract of land located in the S ½ of the SW ¼ of Section 6, South Homer Township; 1112 County Road 2400E, Homer, IL PIN: 26-29-06-300-026	Rich White	10/06/16 10/18/16	Construct a single family home with attached garage
286-16-01 CR	Lot 1 of Brook Farm Subdivision, Section 35, Newcomb Township; 455 County Road 2425N, Mahomet, Illinois PIN: 16-07-35-400-010	Doug and Angie Wolters	10/12/16 10/25/16	Construct a detached storage shed/garage
*287-16-01	Variance required			
288-16-01 CR	Lot 1 and Outlot 1 of Natures Landing Subdivision, Section 25, Newcomb Township; 2555 Natures Lane, Mahomet, IL PIN: 16-07-25-251-001 & 002	C U Under Construction	10/14/16 10/24/16	Construct a single family home with attached garage
*293-16-01	More information needed			
*294-16-01	Issued 11/04/16			
*295-16-01	More information needed			

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 IN OCTOBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
295-16-02 AG-1	The East 38.7233 acres of all that portion of the SW ¼ lying South of the Railroad in Section 34, Raymond Township; 14 County Road 2100E, Longview, Illinois PIN: 21-34-374-351-002	Patrick Madigan	10/21/16 10/25/16	Construct a detached storage shed
*298-16-01	Under review			
*299-16-01	Under review			
*300-16-01	Under review			
*302-16-01	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 OCTOBER 2016

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
10/12/16	256-16-01	A tract of land located in the NE Corner of the NE ¼ of Section 4, South Homer Township; 2797 County Road 1200N, Homer, Illinois PIN: 26-30-04-200-003	A solar array
10/12/16	104-16-01	Lot 68, Rolling Hills 4 th Subdivision, Section 12, Mahomet Township; 2302 Robin Road, Mahomet, Illinois PIN: 15-13-12-126-012	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
10/12/16	228-16-01	A tract of land located in the SE ¼ of the NW ¼ of Section 3, Urbana Township; 2206 Brownfield Road, Urbana, Illinois PIN: 30-21-03-178-003	A solar array
10/12/16	141-16-01	A 27.76 acre tract of land located in Part of the SE ¼ of Section 29 and Part of the NE ¼ of Section 32, Hensley Township; 3515 N. Staley Road, Champaign, Illinois PIN: 12-14-29-400-004	A 500,000 bushel grain bin
10/20/16	264-16-01	A tract of land located in the SE Corner of the NW ¼ of Section 24, Newcomb Township; 2655 County Road 550E, Mahomet, Illinois PIN: 16-07-24-100-005	A solar array
10/24/16	288-16-01	Lot 1 and Outlot 1 of Natures Landing Subdivision, Section 25, Newcomb Township; 2555 Natures Lane, Mahomet, Illinois PIN: 16-07-25-251-001 & 002	A single family home with attached garage
10/25/16	46-06-01FP 121-04-01	Part of Lots 7 & 8 in Assessor's Subdivision of the N ½ of Section 3, Urbana Township, and Lots 5 & 6 in Assessor's Subdivision of the N ½ of Section 3, Urbana Township; 2501 N. Highcross Road, Urbana, Illinois PIN: 30-21-03-226-006	A single family home with attached garage and a detached shed for agricultural animal use CASE: 619-FV-08
10/25/16	274-16-01	A tract of land located in the NE ¼ of the SW ¼ of Section 26, Newcomb Township; 2527 County Road 450E, Mahomet, Illinois PIN: 16-07-26-326-011	A solar array

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2016

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
10/26/16	197-15-01	Lot 4 of Crooked Creek Subdivision, Phase III, Section 1, Mahomet Township; 546 County Road 2400N, Dewey, Illinois PIN: 15-13-01-252-012	A detached storage shed
10/26/16	57-16-01	Three parcels comprising 2.877 acres located in the S ½ of the NW ¼ of the SW ¼ of Section 12, Mahomet Township; 709 N. Prairieview Road, Mahomet, Illinois PIN: 15-13-12-302-013	A wall sign
10/26/16	182-15-02	A 6.263 acre tract of land being part of the NE ¼ of Section 22, Newcomb Township, and recorded as the East Tract of a Plat of Survey recorded on 3/10/2004 as Document 2004R06616; 379 County Road 2700N, Mahomet, Illinois PIN: 16-07-22-200-021	A single family home with attached garage
10/26/16	82-16-03	Lot 3 of Bryarfield Acres Subdivision, Section 17, Mahomet Township; 506 Bryarfield Court, Mahomet, Illinois PIN: 15-13-17-403-007	A single family (manufactured) home
10/26/16	218-16-01	Lot 27, Rolling Hills Subdivision, Section 12, Mahomet Township; 2115 Pheasant Ridge Road, Mahomet, IL PIN: 15-13-12-129-015	A detached storage shed
10/26/16	152-16-01	Lot 1 of Deer Creek Crossing Subdivision, Section 25, Newcomb Township; 536 County Road 2550N, Mahomet, Illinois PIN: 16-07-25-101-001	A detached storage shed
10/26/16	82-16-02	A five acre tract of land located in the NW Corner of the NE ¼ of the NW ¼ of Section 28, Newcomb Township; 239 County Road 2600N, Mahomet, Illinois PIN: 16-07-28-100-006	A chicken coop

MONTHLY REPORT for NOVEMBER 2016¹

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in November and one case was filed in November 2015. The average number of cases filed in November in the preceding five years was 3.6.

One Zoning Board of Appeals (ZBA) meeting was held in November and three cases were completed. One ZBA meeting was held in November 2015 and three cases were completed. The average number of cases completed in November in the preceding five years was 1.4.

By the end of November there were 18 cases pending. By the end of November 2015 there were 15 cases pending.

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

Type of Case	November 2016 1 ZBA meeting		November 2015 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	2	1	0
SFHA Variance	0	0	0	0
Special Use	1	1	0	1
Map Amendment	0	0	0	2
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	1	0	0	0
TOTALS	3	3	1	3
Total cases filed (fiscal year)	40 cases		23 cases	
Total cases completed (fiscal year)	32 cases		19 cases	
Case pending*	18 cases		15 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 100% or the equivalent of 5.0 full time staff members (of the 5 authorized) present on average for each of the 19 work days in November.

Subdivisions

No County subdivision application was received in November. One municipal subdivision plat was reviewed for compliance with County zoning. The municipal plat was to divide land that had previously been developed and did not cause the loss of any best prime farmland.

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 November can be summarized as follows:

- 19 permits for 18 structures were approved in November compared to 7 permits for 7 structures in November 2015. The five-year average for permits in November in the preceding five years was 10.6.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including November 2016, 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, and December 2011).
- 8.3 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$2,317,877 was the reported value for the permits in November compared to a total of \$547,500 in November 2015. The five-year average reported value for authorized construction in November is \$1,364,781.
- 33 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including November 2016, October 2016, 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, and December 2011).
- \$6,227 in fees were collected in November compared to a total of \$1,487 in November 2015. The five-year average for fees collected in November is \$1,542.
- 32 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including November 2016, October 2016, 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).

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Table 2. Zoning Use Permits Approved in November 2016

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				8	0	2,706,033
Other	3	0	618,000	25	0	1,878,259
SINGLE FAMILY Resid.:						
New - Site Built	3	1,935	800,000	28	21,070	8,350,166
Manufactured				5	1,281	470,792
Additions	3	547	169,122	32	5,442	1,270,843
Accessory to Resid.	3	660	72,748	49	14,194	2,680,517
TWO-FAMILY Residential						
Average turn-around time for permit approval			8.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood				19	0	0
COMMERCIAL: New				1	228	110,000
Other	2	2,365	547,877	4	2,676	649,077
INDUSTRIAL: New				3	2,119	3,644,000
Other	2	401	108,280	3	2,274	264,280
OTHER USES: New						
Other						
SIGNS	2	254	1,850	7	1,401	112,154
TOWERS (Incl. Acc. Bldg.)				2	748	305,000
OTHER PERMITS	1	65	0	14	953	388,098
TOTAL APPROVED	19/18	6,227	2,317,877	201/167	\$52,419	\$22,829,219

*19 permits were issued for 18 structures in November 2016; 19 permits require inspection and Compl. Certif.

◇ 201 permits have been issued for 167 structures since 1/1/16 (FY2016)

NOTE: Home occupations and other permits (change of use, temporary use) total 34 since 1/1/16, (this number is not included in the total number of structures).

There were 9 Zoning Use Permit Apps. *received* in November 2016 and 9 were *approved*.

10 Zoning Use Permit Apps. *approved* in November 2016 had been *received* in prior months.

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NOVEMBER 2016

- There were also 3 lot split inquiries and 214 other zoning inquiries in November.
- One rural address was issued in November and two existing addresses were changed.

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

	November 2016	2016 to date
Zoning Cases. Approved by the ZBA, a Zoning Case November 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 November 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 November authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	3.0 acres	9.8 acres
Agricultural Courtesy Permits	0.0 acre	3.2 acres
TOTAL	3.0 acres	13.0 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in November.
- No zoning compliance certificates were issued in November. A total of 51 zoning compliance certificates have been issued so far in 2016 for an average of 1.1 certificates per week. The 2016 budget anticipated a total of 330 compliance inspections and certificates for an average of 6.4 certificates per week. However, after the IEPA Audit of the MS4 Storm Water Program in January 2016 the temporary staffing that had been performing compliance inspections in previous years was assigned to work on the MS4 Storm Sewer System Map and therefore only a few compliance inspections have been made in 2016.

Zoning and Nuisance Enforcement

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

- Open burning of landscape waste complaints and enforcement activity are not included in Table 4 but are reviewed below under “other activities”.
- 4 new complaints were received in November compared to 6 complaints that were received in November 2015. No complaint was referred to another agency in November and one complaint was referred to another agency in November 2015.
- 19 enforcement inspections were conducted in November compared to 9 inspections in November 2015. Two of the November 2016 inspections were for new complaints received in November 2016.
- One contact was made prior to written notification in November and none were made in November 2015.
- 20 initial investigation inquiries were made in November for an average of 5.0 per week in November and an average of 8.2 per week for the fiscal year. The 2016 budget anticipates an average of 8.9 initial investigation inquiries per week.
- 2 First Notices and no Final Notices were issued in November and there were 3 First Notices and no Final Notices issued in November 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 November and no cases were referred in November 2015. The 2016 budget anticipates a total of 3 cases forwarded to the State’s Attorney’s Office.
- 2 cases were resolved in November (for complaints received in November) and 4 cases were resolved in November 2015. The 2016 budget anticipates a total of 72 resolved cases in 2016.
- 328 cases remain open at the end of November compared to 316 open cases at the end of November 2015.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November 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. Ordinance No. 984 adopting new regulations for open burning of landscape waste went into effect on 11/1/16. Complaints and enforcement activity related to the open burning of landscape waste in November were as follows:
 - a. Cover letters, handouts, and copies of the new ordinance were sent to the Champaign County Sheriff; relevant Fire Protection Districts; and relevant township supervisors prior to 11/1/16. Cover letters, handouts, and copies of the new ordinance were also sent to the City of Urbana Community Development Services Department and Urbana Fire Department; and to the City of Champaign Neighborhood Services Department and Champaign Fire Department.
 - b. At the request of the Urbana Fire Department, the Champaign County Sheriff's Department held a coordination meeting with the Urbana Fire Department and the Department of Planning and Zoning to review enforcement protocols.
 - c. A total of 6 complaints were received regarding the open burning of landscape waste. Three complaints were investigated and two open burning violations were observed. Owners of the open burning violations received handouts. Letters and handouts were also mailed to addresses where neighbors reported open burning but no investigation occurred.
 - d. Three citizens of unincorporated Urbana Township spoke at the 11/17/16 County Board meeting against the new regulations restricting the open burning of landscape waste.

APPENDIX

A Zoning Use Permit Activity In November 2016

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

Table 4. Enforcement Activity During November 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	6	4		59
Initial Complaints Referred to Others	9	0	0	1	1	0	1	1	0	2	1	0		7
Inspections	495	18	35	45	37	14	27	65	62	31	26	19 ⁴		379 ⁵
Phone Contact Prior to Notice	4	0	2	1	0	3	0	1	0	1	3	1		12
First Notices Issued	48	0	1	7	1	0	4	0	1	0	4	2		20
Final Notices Issued	7	0	1	0	0	0	0	0	0	0	0	0		1
Referrals to State's Attorney	2	0	0	0	0	0	0	0	0	0	0	0		0
Cases Resolved ²	53	1	3	5	1	0	2	13	11	3	3	2 ⁶		44 ⁷
Open Cases ³	313	315	314	313	321	325	333	328	323	323	326	328		328 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 19 performed were for the 4 complaints received in November, 2016.
5. 108 inspections of the 379 inspections performed in 2016 were for complaints received in 2016.
6. 2 of the resolved cases for November, 2016, were received in November, 2016.
7. 24 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 IN NOVEMBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
14-16-01 AG-2	Lot 2 of the East Central Illinois Baptist Association Subdivision, Section 12, Mahomet Township; 1204 N. Rolling Hills Drive, Mahomet, Illinois PIN: 15-13-12-201-052	East Central Illinois Baptist Association	01/14/16 11/28/16	Erect a freestanding sign and authorize a previously installed detached storage shed
210-16-01 R-1	Lot 2 of Woodfield West Subdivision, Section 22, Mahomet Township; 1607 Buckthorn Lane, Mahomet, Illinois PIN: 15-13-22-254-010	Jack and Camille James	07/26/16 11/28/16	Construct a single family home with attached garage
274-16-02 B-1	All that portion of the S ½ of the SW ¼ of Section 33, Champaign Township, lying East of the Kaskaskia Special Drainage Ditch, excepting therefrom that portion conveyed to the State of Illinois by Warranty Deed recorded 08/03/61; 3702 W. Old Church Road, Champaign, Illinois PIN: 03-20-33-300-007	Charles Jesse	09/30/16 11/28/16	Construct two self-storage warehouse buildings (Phase III) CASE: 274-16-02
287-16-01 AG-1	A tract of land located in Part of the NW ¼ of Section 5, Ogden Township; 1776 County Road 2600N, Ogden, Illinois PIN: 17-24-05-100-006	Richard and Elizabeth Riddle	10/13/16 11/16/16	Construct an addition to an existing single family home
293-16-01 CR	A tract of land located in the NE ¼ of the SE ¼ of Section 1, Sidney Township; 2391 County Road 1150N, Homer, Illinois PIN: 24-28-01-400-010	Tim Maupin	10/19/16 11/08/16	Construct an addition to an existing single family home
294-16-01 I-1	Tracts of land located in the SE ¼ of the NE ¼ of Section 16, Scott Township; 202 North Main St., Seymour, IL PIN: 23-19-16-153-001, 002, 158-002	Topflight Grain Cooperative	10/20/16 11/04/16	Construct a structure to cover an existing grain dump CASE: 847-AV-16

 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 IN NOVEMBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
298-16-01 I-2	A tract of land consisting of 3.5 acres in the SE ¼ of the SW ¼ and a tract of land consisting of 8.2 acres in the SW ¼ of the SE ¼, all in Section 6 of Urbana Township; 1414 W. Anthony Drive, Urbana, Illinois PIN: 30-21-06-100-011 & 251-003	Champaign Asphalt	10/24/16 11/02/16	Construct a storage building for equipment and supplies
299-16-01 AG-1	Three tracts of land comprising 34.88 acres located in the SW ¼ of the NE ¼ of Section 11, Scott Township; 1667 County Road 500E, Champaign, IL PIN: 23-19-11-200-003, 004, 005	Richard and Susan Hollwedel	10/25/16 11/10/16	Construct a room addition to the east side of the home, demolish an existing sunroom and construct a sunroom on the west side of the home
300-16-01 B-3	Two tracts of land consisting of 25.52 acres located in the NW ¼ of Section 11, St. Joseph Township; 1676 County Road 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 & 002	Champaign County Seed	10/26/16 11/14/16	Construct a detached storage shed for agricultural equipment
302-16-01 AG-1	40 acres in the SE ¼ of the NW ¼ of Section 11, Condit Township; 1038 County Road 2850N, Dewey, Illinois PIN: 07-08-11-100-003	Kurt Kesler	10/28/16 11/10/16	Construct a detached building for agriculture equipment storage
307-16-01 CR	A 1.2 acre tract of land being a Part of the SE ¼ of the SE ¼ of Section 19, Mahomet Township; 88A County Road 2000N, Mahomet, Illinois PIN: 15-13-19-400-017	Lawrence Griest	11/02/16 11/16/16	Construct a detached garage and authorize a previously constructed covered porch addition CASE: 848-V-16
308-16-01 R-1	Lot 30 of Park Hills Subdivision, Section 11, Mahomet Township; 1619 Golf Drive, Mahomet, IL PIN: 15-13-1-402-004	George T. Bridwell	11/03/16 11/16/16	Construct a detached garage and authorize a previously installed in-ground swimming pool



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 IN NOVEMBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
309-19-01 R-1	Lot 31, Timberview 4 th Subdivision, Section 16, Mahomet Township; 101 Richard Dr., Mahomet, IL PIN: 15-13-16-180-010	Bill Szatkowski	11/04/16 11/28/16	Construct a sunroom addition to an existing single family home
313-16-01 AG-1	A tract of land located in the S ½ of the N ½ of the NE ¼ of the SE ¼ of Section 25, St. Joseph Township; address to be assigned PIN: 28-22-25-400-010	Stewart and Heidi McGill	11/08/16 11/28/16	Construct a single family home with attached garage
314-16-01 AG-2	Parcel 1 (formerly known as Lot 1 of the Nickols Subdivision) and Parcel 2 of Delcomyn First Subdivision, Section 27, Urbana Township; 3201 S. High Cross Rd., Urbana, IL PIN: 30-21-27-200-022 & Part of -008	Fred Delcomyn	11/09/16 11/28/16	Construct a detached garage
319-16-01 B-4	A tract of land in the SW ¼ of the SE ¼ of Section 4, South Homer Township; 2758 County Road 1100N, Homer, Illinois PIN: 26-30-04-400-016	Terry and Jan Wolf	11/14/16 11/28/16	Change the Use to establish a Farm Equipment Sales and Service business with Trailer Sales (Open Lot) CASE: 833-AM-16
319-16-02 AG-1	A 1.11 acre tract of land located in the NE Corner of the W ½ of the NE ¼ of Section 7, Ayers Township; address to be assigned PIN: 01-36-07-200-003	Reid and Shannon Kilian	11/14/16 11/28/16	Construct a single family home with attached garage
320-16-01 I-2	A tract of land being a part of the SW ¼ of Section 32, Harwood Township; 1924 County Road 3000N, Rantoul, Illinois PIN: 11-04-32-300-032	Tri-Rinse	11/15/16 11/28/16	Erect a 4' by 8' freestanding sign

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 IN NOVEMBER 2016

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
321-16-01 AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 21, Pesotum Township; 221 County Road 900E, Pesotum, IL PIN: 18-32-21-400-010	Lucas Meharry	11/16/16 11/28/16	Construct a detached storage shed for agriculture use

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