

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

County of Champaign, Urbana, Illinois

Thursday, December 7, 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

Stephanie Fortado

Jim Goss

Robert King

Brooks Marsh

Kyle Patterson

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. ELUC Committee meeting – November 9, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. **Closed Session pursuant to 5 ILCS 120/2(c)(6) to consider the setting of a price for sale of property owned by Champaign County at 1101 Carroll Avenue, Urbana**
- VIII. **Items to be Approved by ELUC**
  - A. Annual Renewal of Recreation & Entertainment License
    - i. Curtis Orchard, 3902 South Duncan Road, Champaign. 1/1/17-12/31/17 4 - 9
    - ii. Gordyville LLC, 2205 CR300N, Gifford. 1/1/17-12/31/17 10 - 20
- IX. **Items to be Recommended to the County Board**
  - A. Joint Grant Applications to Illinois Housing Development Authority Land Bank Capacity Program 21 - 25
- X. Other Business
- XI. Chair's Report
- XII. Designation of Items to be Placed on Consent Agenda
- XIII. Adjournment

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



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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

**DATE:** Thursday, November 9, 2017  
**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)	
Patti Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
Brooks Marsh	
Robert King	
	Kyle Patterson

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)

**Others Present:** Pius Weibel (County Board Chair)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:33 p.m.

**II. Roll Call**

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

**III. Approval of Agenda and Addendum**

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – September 7, 2017

**MOTION** by Ms. Petrie to approve the minutes of the September 7, 2017 ELUC meeting; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Michael Van Pelt shared pictures of the neighborhood he lives in. He asked what he could do to help. He commented he believes rules and ordinances are already in place but not being enforced. Mr. Van Pelt noted there are at least eleven other area residents who are willing to help. He noted the News Gazette will run a piece on November 12 highlighting the issue.

Yvonne Sadler stated she experienced the same issue (as Mr. Van Pelt) five years ago. She noted there has been a bus on a vacant property for more than five years.

Betty Rowell noted this is the first time she has attended an ELUC meeting. She lives next to an abandoned property. She commented there are more than a dozen mattresses on the property. She referenced a brochure from the Emergency Services and Neighborhood Watch Guide (available on the City of Urbana website) as an example of information that should be provided to all.

## VI. Communications

Ms. Petrie encouraged the public participants to contact all the board members regarding their complaints.

Mr. Marsh stated he recently attended a meeting regarding the Mahomet aquifer issue. The group recommended closer monitoring. Mr. Marsh noted more than 17 municipalities attended the meeting and more information will be forthcoming.

## VII. For Information Only

### A. *Update on Residential Electronics Collection, 2017 and 2018 Events*

Ms. Fortado entered the meeting at 6:56 p.m.

Ms. Monte stated the October 14 collection was the third-largest single collection in the County. She noted two additional dates planned for 2018; May 19 and October 13, pending County Board approval.

Mr. Weibel commented DeWitt County will host a hazardous waste disposal drop off in 2018. Ms. Monte noted she expected Champaign County to be on the list for 2018 and expressed disappointment it was not.

### B. *Update on Mahomet Aquifer Protection Task Force*

Ms. Monte reviewed the memo provided in the agenda packet. Ms. Petrie asked whether Champaign County citizens would be eligible for appointment to this task force. Ms. Monte responded that she does not believe citizens fall into the sixteen categories of representation provided.

### C. *Update on ITB 2017-011 for demolition of 504 South Dodson Drive, Urbana*

Mr. Hall provided a bid tally sheet for the ITB 2017-011. He commented it will be on the agenda for next week's Committee of the Whole meeting. In response to Ms. Petrie's question regarding a completion date from the low bidder, Mr. Hall replied Martin Brothers will attempt to complete by the end of the 2017 if possible. Mr. Hall noted Planning and Zoning has written several demolition permits for this company and believes it a good company to work with.

## VIII. Items to be Recommended to the County Board

### A. *Zoning Case 883-FV-17. Request by Tim Asire to authorize a variance from the Champaign County Special Flood Hazard Areas Ordinance to authorize the construction and use of two additions to a dwelling in which the top of the lowest floor of the addition is 8.5 inches above the Base Flood Elevation instead of 1.0 feet above the Base Flood Elevation on Lot 27 of the Meadows Subdivision located at 2610 Appaloosa Lane, Mahomet.*

Mr. Hall commented the ZBA recommended unanimously approving this case. He noted the house was originally built before the County had a flood ordinance.

**MOTION** by Ms. Petrie; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED.**

- B. *Zoning Case 884-AM-17. Request by Kimberly young, d.b.a. Quick Leasing, Inc., 2 County Road 1800 North, Seymour, Illinois, to amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the B-4 General Business Zoning District on a 2.99 acre parcel for the proposed expansion of a diesel truck maintenance facility with truck sales. The subject property is a 2.99 acre parcel this is part of the 14.99 acre parent tract the Northeast Quarter of the Northwest Quarter of Section 24, Township 20N Range 8E in Hensley Township and commonly known as the proposed expansion site for Rush Truck Center Champaign, 309 West Hensley Road, Champaign.*

Mr. Hall stated this is best prime farmland and was rezoned in the early 2000's.

**MOTION** by Ms. Petrie; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED**.

- C. *Draft Five-Year Update to Champaign County Solid Waste Management Plan\**

Ms. Monte noted a revision made by the City of Champaign on page ten.

**MOTION** by Ms. Petrie; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED unanimously**.

- D. *Grant Application to Illinois Housing Development Authority Abandoned Residential Property Municipality Relief Program.*

Mr. Hall reviewed the memo provided as a handout. According to Mr. Hall, this grant operates on a reimbursement basis for amounts between \$20,000 and \$75,000.

**MOTION** by Mr. Marsh; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED unanimously**.

**IX. Monthly Reports**

- A. *July 2017*  
B. *August 2017*

**X. Other Business**

- A. *None*

**XI. Chair's Report**

- A. *None*

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

VIII. C. and VIII. D.

**XIII. Adjournment**

**MOTION** by Mr. Goss to adjourn; seconded by Mr. King. There being no further business, Mr. Esry adjourned the meeting at 7:42 p.m.



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. 2018 ENT-03

Date(s) of Event(s) ANNUAL

Business Name: CURTIS ORCHARD, LTD

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: [Signature]

**FILED**

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

NOV 14 2017

[Signature]  
CHAMPAIGN COUNTY CLERK

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, LTD.
2. Location of Business for which application is made: 3902 S. DUNCAN RD. CHAMPAIGN IL 61822
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 / corn 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**

- 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: NOT APPLICABLE 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 Address(es) 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:  
Curtis Orchard Ltd.
2. Date of Incorporation: 2-25-93 State wherein incorporated: Illinois

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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: \_\_\_\_\_

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.

b.

Name(s) of owner(s) or local manager(s) (include any aliases): DEBRA J. GRAHAM; SECRETARY; ELECTED 2-25-93  
 Date of Birth: \_\_\_\_\_ Place of Birth: URBANA, IL  
 Social Security Number: \_\_\_\_\_ Citizenship: UNITED STATES  
 If naturalized, state place and date of naturalization: \_\_\_\_\_  
 Residential Addresses for the past three (3) years: \_\_\_\_\_  
3812 S. DUNCAN RD, CHANPAIGN, IL 61822

Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: \_\_\_\_\_  
OWNER OF CURTIS ORCHARD

b.

Name(s) of owner(s) or local manager(s) (include any aliases): "RAUNAL D. GRAHAM VICE PRESIDENT; ELECTED 2-25-93"  
 Date of Birth: \_\_\_\_\_ Place of Birth: DANVILLE IL  
 Social Security Number: \_\_\_\_\_ Citizenship: UNITED STATES  
 If naturalized, state place and date of naturalization: \_\_\_\_\_  
 Residential Addresses for the past three (3) years: \_\_\_\_\_  
3812 S. DUNCAN RD, CHANPAIGN, IL 61822

Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: \_\_\_\_\_  
OWNER OF CURTIS ORCHARD

REDMOUNT COPY



**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.

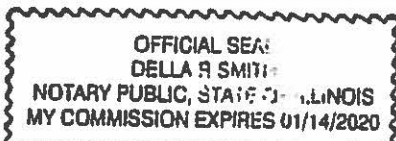
We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

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.

*Paul E. Lewis*  
\_\_\_\_\_  
Signature of President

*Duff Hill*  
\_\_\_\_\_  
Signature of Secretary

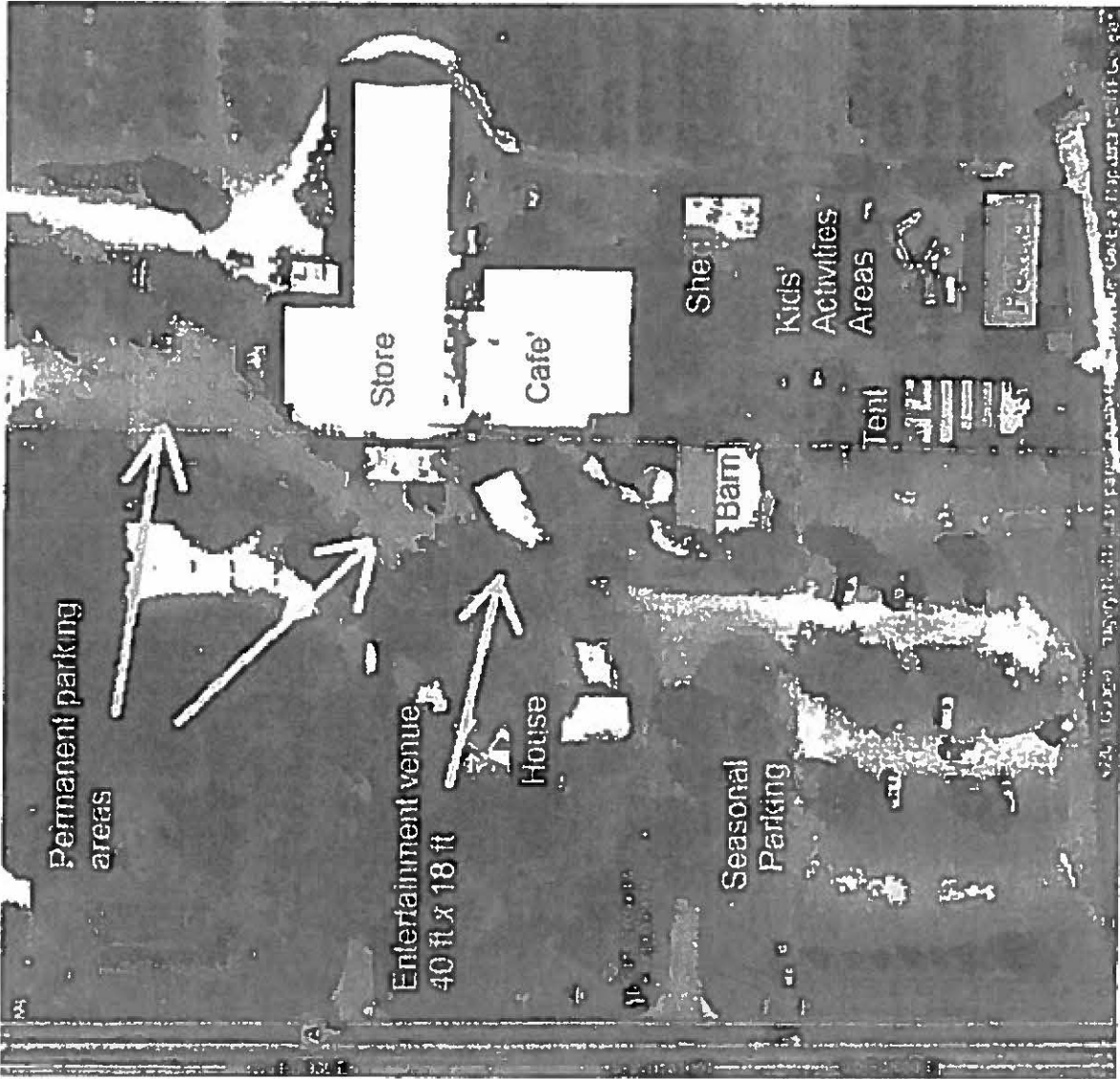
*Mark R. Smith*  
\_\_\_\_\_  
Signature of Manager or Agent



Subscribed and sworn to before me this 13th day of November, 2017.

*Della R. Smith*  
\_\_\_\_\_  
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.





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. 2019-ENT-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]

FILED

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

NOV 27 2017

CHAMPAIGN COUNTY CLERK

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: Gordyville LLC 2. Location of Business for which application is made: 2205 CR 3000 N, G. Ford, IL 61847 3. Business address of Business for which application is made: Box 490, 2205 CR 3000 N, G. Ford, IL 61847 4. Zoning Classification of Property: Business 5. Date the Business covered by Ordinance No. 55 began at this location: 6. Nature of Business normally conducted at this location: Auctions, home shows, Flea markets, Car wash, tractor pulls etc 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): see above 8. Term for which License is sought (specifically beginning & ending dates): Dec 31 - 2018 2017, Open Dec 31, 2018 (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: NA 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. NA

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

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:  
GORDYVILLE LLC
2. Date of Incorporation: 12/28/04 State wherein incorporated: ILLINOIS

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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: Auctions, horse shows, markets etc

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

Name of Officer: Johanna M. Huson Title: President

Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Place of Birth: Champaign, IL 61815

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

729/Cr 1200 N  
PO Box, IL 61877

Business, occupation, or employment for four (4) years preceding date of application for this license: owner/employed by Cordyville 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 areas to be used except parking.  
40 acres parking  
Events 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: JAMES J. HENNINGER Title: OWNER  
Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Place of Birth: CHICAGO IL 1987  
Citizenship: USA  
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

1016 SUMMIT 202 N POINTE DR  
CHICAGO IL 60617

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

5 RHYME 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.

REDACTED COPY

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: Hillary Annagan 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:

2414 CR 2700N  
Champaign, IL 61827

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

SELF EMPLOYED FARMER  
EMP. by BONDVILLE LLC Sheriff's Office

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:

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

Name of Officer: Patricia A. Frazier 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:

2757 CR 2100N  
Ogden, IL

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

SELF EMPLOYED - HAIRSTYLIST  
BOBAYVILLE 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.

REDACTED COPY



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. Henderson Title: President

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 last three (3) years: 800 S. New

Box 267, Madras, OR 97554

Champaign, IL 61847

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

7. A site plan (with dimensions) must accompany this application. It must show the location of 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.

REDACTED COPY

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: MARY E. HINDS Title: MANAGER - NOT OWNED  
Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Place of Birth: CHICAGO ILL  
Citizenship: U.S.A  
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2151 CR 2800N  
Rollingwood IL 60462

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

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

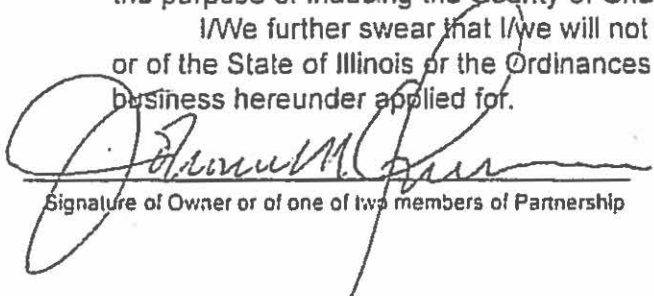
NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.  
40 ACRES PARKING.  
EVENT ALL INDOOR.

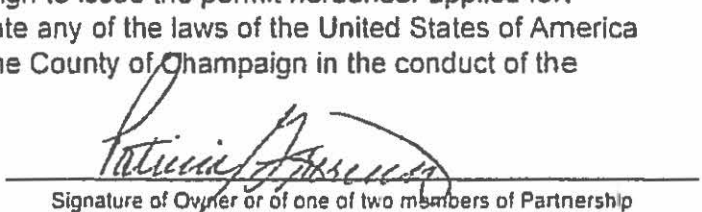
**AFFIDAVIT**

(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.

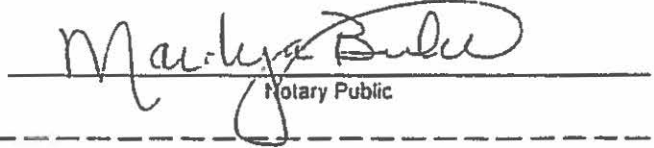
  
Signature of Owner or of one of two members of Partnership

  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Manager or Agent

Subscribed and sworn to before me this 20th day of November, 2017.



  
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.





Champaign County  
Department of

**PLANNING &  
ZONING**

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

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

**To: Environment and Land Use Committee**

**From: John Hall, Director of Planning & Zoning  
Susan Burgstrom, Senior Planner**

**Date: November 29, 2017**

**RE: Grant Application to Illinois Housing Development Authority Land  
Bank Capacity Program**

### **BACKGROUND**

On November 6, 2017, the Illinois Housing Development Authority (IHDA) requested applications for two new programs, the Land Bank Capacity Program (LBCP) and Technical Assistance Network (TA Network). See the attached Request. These newly created programs are intended to help communities gain access to funding and technical assistance for land banks in downstate Illinois. The LBCP program may be used to offset the costs of creating and operating land banks including applicable administrative expenses including staffing and other overhead costs related to the Program as well as costs related to property acquisition, demolition, and redevelopment. This grant operates on a reimbursement basis and the funds are not disbursed up front.

Information on the overall program, application process, and eligibility requirements can be found at IHDA's Revitalization and Repair Programs website ([www.ihda.org/my-community/revitalization-programs](http://www.ihda.org/my-community/revitalization-programs)).

Applications will be accepted on a rolling basis (i.e., applications may be submitted after the initial deadline) with an initial deadline of January 15, 2018. Awards may be decided as early as mid-February 2018. Program funds must be awarded by September 7, 2019, and all awards must be expended within 24 months of the agreement.

### **PROPOSED CHAMPAIGN COUNTY LAND BANK**

At the April 6, 2017, ELUC meeting the Committee declined to recommend participation in a proposed feasibility study for a Champaign County Land Bank that was proposed by Urbana, Champaign, and Rantoul. The cost of participation in that study was proposed to be \$4,340 per jurisdiction. The memorandum reviewed by the Committee is attached. That feasibility study was never begun due to staff turnover at the various jurisdictions. The same group of jurisdictions are interested in making a joint application for this grant and that will be discussed at a meeting scheduled for December 11, 2017.

### **APPLICATION DEADLINE**

The 1/15/18 deadline for initial application is before the regularly scheduled County Board meeting on 1/18/18. Champaign County's participation will apparently have to be approved by the County Board on December 19, 2017, to meet that 1/15/18 deadline.

### **ATTACHMENTS**

- A Illinois Housing Development Authority Request for Applications Notification for Land Bank Capacity Program and Technical Assistance Network
- B ELUC Memorandum dated 3/28/17 regarding Proposed Feasibility Study for Champaign County Land Bank

November 6, 2017

## **Request for Applications Notification**

### **Land Bank Capacity Program and Technical Assistance Network**

The Illinois Housing Development Authority (“IHDA”) is pleased to announce its request for applications under the Land Bank Capacity Program (“LBCP”) and Technical Assistance Network (“TA Network”). This program was created in 2017 to help communities gain access to funding and technical assistance of land banks in the Downstate and southern portion of Illinois. Grant funds under LBCP may be used to offset the costs of creating and operating land banks; funds under TA Network may be used to provide technical assistance to LBCP eligible applicants.

Eligible applicants for LBCP must be a municipality, county, or land bank located in the Downstate region of Illinois. TA Network applicants must be a for-profit, not-for-profit, municipality, county, or land bank with a service area in the Downstate region of Illinois. For the purpose of these programs, Downstate shall mean: all of Illinois but for counties included in the Chicago Primary Metropolitan Statistical Area (Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties)

Applications will be ranked according to criteria set forth in the request for application. The highest ranking applications will be awarded until funds are exhausted.

Applications are available at: <https://www.ihda.org/wp-content/uploads/2016/08/Land-Bank-Capacity-Program-RFA-and-Application.pdf>

Completed applications will be accepted on a rolling basis, with an initial deadline of January 15, 2018 by 3:00pm CST. More information on the overall program, application process, and eligibility requirements can be found by visiting IHDA’s Revitalization and Repair Programs Website ([www.ihda.org/my-community/revitalization-programs](http://www.ihda.org/my-community/revitalization-programs)) or by participating in the Application Tutorial Webinar. Registration details for the webinar are listed below:

#### **Land Bank Capacity Program and Technical Assistance Network: Application Tutorial Webinar**

<b>Date:</b>	Thursday, November 16, 2017
<b>Time:</b>	11:00am – 12:00pm CST
<b>Event Number:</b>	668 014 563
<b>Audio Conference Number:</b>	(240) 454-0879
<b>Link to Webinar:</b>	

<https://ihda.webex.com/ihda/onstage/g.php?MTID=e47c951de7ffa3e78fa9b15e00792e4e3>

Please direct any questions to [LBCPinfo@ihda.org](mailto:LBCPinfo@ihda.org)

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www.co.champaign.il.us/zoning

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **March 28, 2017**

RE: **Proposed Feasibility Study for Champaign County Land Bank**

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**FOR COMMITTEE APPROVAL**

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This memorandum reviews a proposed Feasibility Study for a Champaign County Land Bank. A \$4,340 budget amendment will be necessary to participate in the Study. With ELUC's approval, the amendment can be included on the April 11 COW Agenda.

**BACKGROUND**

The Village of Rantoul and the Cities of Champaign and Urbana have invited Champaign County to join with them in sharing the costs of a feasibility study for a land bank.

The following brief description of land banking is excerpted from *Land Banking 101: What is a Land Bank?*, an informational handout that is part of the U.S. Department of Housing and Urban Development Neighborhood Stabilization Program toolkit:

A land bank is a community owned entity created to acquire, manage, maintain, and repurpose property that is vacant, abandoned, and/ or foreclosed. A land bank approach is an alternative to the traditional system of "tax foreclosure and property disposition". The purpose of the land bank approach is to maximize the opportunity to repurpose abandoned properties in a manner consistent with the communities' values and needs.

For Champaign County, a land bank may be a more efficient means of disposing of a dangerous structure property after County removal of the dangerous structure.

In Illinois, the formation of a land bank requires the involvement of at least one home-rule jurisdiction. Vermilion County has established a land bank in partnership with the City of Danville. In this instance, Champaign, Urbana, and Rantoul are all home-rule municipalities.

**PROPOSED FEASIBILITY STUDY**

A proposed outline of the feasibility study is attached. The consultant is Brian White with STR LLC of Fairfax County, Virginia. Brian White is a Senior Consultant for Community Development with STR LLC and is the former head of the Cook County Land Bank. Mr. White also assisted Vermilion County with the establishment of the Vermilion County Land Bank.

Mr. White of STR LLC will be working with the Center for Community Adaptation, a Champaign based not-for-profit company that helps communities with strategic adaptation. The Center for Community Adaptation is currently helping the Village of Rantoul with economic development.

The feasibility study will review research on land bank operating costs and will include a general estimate of the cost to establish a land bank and a range of estimated operating costs.

The cost of the feasibility study is \$17,360 and is proposed to be divided equally among the four jurisdictions for a cost of \$4,340 per jurisdiction. The feasibility study is anticipated to be completed in four months. Note that the Project Timeline needs to be adjusted.

**BUDGET AMENDMENT WILL BE REQUIRED**

A budget amendment will be necessary for Champaign County to participate in the Feasibility Study. If the Committee approves participation in the Feasibility Study, a budget amendment can be included on the April 11 Committee of the Whole Agenda.

**ATTACHMENT**



## **Proposed Project Outline v2:**

- 1) *Evaluation of needs and current conditions*
  - A. **Data review:**
    - 1) STR will advise Client staff on data that is to be collected for analysis and mapping. A list of relevant data will be provided.
    - 2) Client will make best efforts to collect and share the data to STR.
    - 3) Mapping of data for presentation will be responsibility of Client.
    - 4) STR and Client will evaluate data and determine how best to use data in other stages of the project.
  - B. *Review of existing land bank models from Illinois and US*
    - 1) STR will provide a brief written review of different types of land banks and the functional roles of land banks in different areas of the country
    - 2) STR will have Ancel Glink provide a written brief regarding Legal structures for land banks (Ancel Glink legal research, other)
    - 3) STR will create materials to present information on land banks to support stakeholder interviews and focus groups
  - C. **Stakeholder interviews about the findings of the data analysis and discussion of land banks**
    - 1) **Stakeholder interviews (on-site)**
      - (a) STR will design a structured interview questionnaire and will interview at least 8 individuals, selected with assistance from Client staff.
      - (b) STR will conduct the interviews and provide a summary for the Client
      - (c) STR will not provide transcription of the interviews, but will make interviews available via audio file.
    - (2) **Focus groups (on-site) involving: Community stakeholders, Municipal staff, Real estate interests.**
      - (a) STR will organize 3 focus groups (~ 2 hours each) to be executed on-site with target audiences.
      - (b) Client staff will assist in identifying and arranging participation of target participants
      - (c) STR will lead the focus groups. Client will provide staff to assist with data collection (video recording, note taking).
      - (d) Focus groups will address:
        - (i) Reactions to the data findings from Phase 1 of the Project
        - (ii) Discussion about land banks in Illinois
        - (iii) Issues or concerns that participants might have
    - (3) **Goals of the focus groups are to share information about current conditions, collect feedback, measure support for a land bank, and understand what some of the practical objections/next steps might be.**
- 2) *STR will produce a final report summarizing the findings of the Project. report will contain:*
  - a) Summary of key data
  - b) Summary of interviews and focus groups
  - c) Legal brief on land banks in Illinois
  - d) Discussion of Illinois land banks
  - e) Discussion of next steps

## **Project Costs**

Proposed cost (STR consultant):	\$13,700
Additional items include:	
•	Incidental Travel est. \$1865
• \$2000	Legal (Ancel Glink) est.
• GIS/other)	Professional Services (i.e. by client
<b>TOTAL</b>	<b>\$17,360</b>

## **Project Timeline:**

### **March 2017**

- Project Launch – March 1
- Final scoping – complete by March 15
- Begin data collection
- Begin literature review/analysis
- Develop interview and focus group format

### **April 2017**

- Complete interviews and focus group(s)
- Further research
- Further data collection

### **May 2017**

- Synthesize data
- Present summary report – Final Draft (by May 30)

### **June 2017**

- Receive client feedback on Final Draft (June 15)
- Final delivery (by June 30)

## **Deliverables:**

- Final report
- Presentations for focus groups
- Legal brief and background
- Interview questionnaires
- Interviews and focus group raw data
- Interviews and focus group summaries
- Data and maps