



**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois

Thursday, January 7, 2021 - 6:30 p.m.

Putman Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

Stephanie Fortado

Mary King

Jacob Paul

Kyle Patterson

Chris Stohr

THIS MEETING WILL BE CONDUCTED REMOTELY

This meeting will also be live streamed at: <https://video.ibm.com/channel/champco1776> or at <https://www.facebook.com/champaigncountyillinois>

| Agenda | Page # |
|--|---------------|
| I. Call to Order | |
| II. Roll Call | |
| III. Approval of Agenda/Addendum | |
| IV. Approval of Minutes | |
| A. November 5, 2020 | 1 - 4 |
| V. Public Participation | |
| *Being accepted remotely through Zoom – for instructions go to: http://www.co.champaign.il.us/CountyBoard/ELUC/2021/210107_Meeting/210107_Zoom_Meeting_Procedure.pdf | |
| VI. Communications | |
| VII. New Business: For Information Only | |
| A. Champaign County Solid Waste Management – Information Series (Part 1 of 5) | 5 - 9 |
| B. Notice of Non-Compliance with Illinois Noxious Weed Law | 10 |
| VIII. New Business: Items to be Approved by ELUC | |
| A. Annual Renewal of Recreation & Entertainment License | |
| i. Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/21-12/31/21. | 11 - 16 |
| ii. Alto Vineyards, 4210 North Duncan Road, Champaign. 01/01/21 – 12/31/21. | 17 - 23 |

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
January 7, 2021 Agenda

- IX. New Business: Items to be Recommended to the County Board
 - A. Subdivision Case 204-20: Bullington Subdivision – Final Plat Approval of a Two-Lot Minor Subdivision located in the Northeast Quarter of the Southeast Quarter of Section 29 of T21N-R14W of the Second Principal Meridian in Compromise Township and commonly known as the house located at 2549 CR2700E, Penfield. 24 - 48
 - B. Request to Adopt the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020 49 - 54
- X. Other Business
 - A. Monthly Reports
 - i. October 55 – 67
 - B. Status of Health Department Review of Recreation and Entertainment Licenses
- XI. Chair’s Report
- XII. Designation of Items to be Placed on the Consent Agenda
- XIII. Adjournment



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

MINUTES – Subject to Approval

DATE: Thursday, November 8, 2020
 TIME: 6:30 p.m.
 PLACE: Lyle Shields Meeting Room
 Brookens Administrative Center
 1776 E Washington, Urbana, IL 61802
 and remote participation via Zoom

Committee Members

| Present | Absent |
|-----------------------------|----------------|
| Aaron Esry (Chair) | |
| Connie Dillard-Myers | |
| | Jodi Eisenmann |
| Stephanie Fortado | |
| Jim Goss | |
| Kyle Patterson | |
| Eric Thorsland (Vice-Chair) | |

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner) and Mary Ward (Recording Secretary)
Others Present: Giraldo Rosales (County Board Chair)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:37 p.m.

II. Roll Call

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

III. Approval of Agenda/Addendum

MOTION by Ms. Fortado to approve the agenda, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. October 8, 2020

MOTION by Mr. Goss to approve the minutes of the October 8, 2020 meeting, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

Ms. Dillard-Myers joined the meeting.

V. Public Participation

Sara (no last name) spoke in favor of residents being able to keep bees. Not even sure why this is even being discussed. She doesn't keep bees but thinks people should be able to.

Annette Donnelly asked why we are trying to legislate pollinators. Thinks it egregious. Wonders what the county has against bees.

Rachel Coventry, Curtis Orchard – her argument against regulation is it's impossible to know where the bees came from. Aren't we trying to encourage pollinators? Seems crazy to try to put in an ordinance for bees.

Jason Bartell, Rantoul, Attorney/CPA and Beekeeper. Seems like this is a 2-party dispute and should not put rules on the entire county. Thinks the proposed ordinance is a step backwards and not forwards. This area is already regulated by the Illinois Department of Agriculture. Currently they are required to register the hive and GPS coordinates. Required to submit to hive inspections at any time. Environmental changes are happening rapidly, so practices will always be changing. Encouraged the committee to vote No.

Steve Halfar stated that keeping bees is labor intensive and there are a lot of hurdles and difficulties in keeping bees. This ordinance would make it more difficult for beekeepers and would discourage people from keeping bees. He encourages the committee to vote no.

Maggie Wachter, Master Beekeeper certified by University of Florida, Teaches Beekeeping at Parkland for last 8 years – In Illinois bees have particular problems as there aren't enough places for them to forage. They don't thrive the way they do in other states as there just aren't enough flowers. Be aware of the need to encourage people to keep bees. She's never had a problem with neighbors. Don't develop a policy based on one incident or disgruntled person.

Tom Dillavou stated that by passing an ordinance we may be discouraging future beekeepers.

N E Davis wanted to echo Mr. Bartell and the others. Maybe an issue for an HOA to handle.

Robert and Bonnie Switzer are not beekeepers but have a neighbor who is. Proposed ordinance would make it more difficult for him to continue keeping bees. They have never had any problems. They have a birdbath and have had no problems with bees gathering there. Encouraged the committee to not enact such an ordinance.

Ryan Shosted has been a beekeeper for almost 10 years. He has never had any complaints or problems. The consequence of having an ordinance would be fewer beehives in the county. Does this as a hobbyist and feels that an ordinance would prevent him, and others, from performing what is essentially a service to the community.

John Trefzger said there are over 400 species of bees in Illinois. They are only aggressive if you are getting into their honey or brood. That's when they get protective. In disagreement with having an ordinance.

Randy Graham encouraged the committee to vote no. We need to be encouraging of beekeepers. It seems ironic that this county, home of the U of I, a premiere land-grant university world renowned for ag research and part of that research has to do with pollinators, it would seem strange that we would propose this kind of legislation. We rely on pollinators for crop production. It would suppress the fostering of healthy bee populations.

Bryan Miller, Co-President of local bee club and Central Regional Director of the Illinois State Beekeepers Association. They will be keeping tabs on this issue to see how it goes. They mapped the honeybee genome at the U of I. They are doing amazing work with bees at the U of I. Disagreed with the need to have an ordinance.

Cole L. does beekeeping with his children; it's a family activity. An ordinance would clearly go against that. Would be hard to tell his kids they could no longer do this activity. He's against any ordinance that's against bees.

Kyle Patterson joined the meeting at 7:00 p.m.

VI. Communications

Ms. Dillard-Myers echoed the beekeepers. As a gardener at heart, she sees no reason to limit anyone who wants to keep bees. The U of I has a whole field dedicated to bees. We need pollinators. Not for anything that would limit bees or pollinators.

Mr. Goss also commented on bees and the need for pollinators.

Mr. Thorsland said that he had bees and there were no problems. If you take care of your bees, they don't seem to be a problem. Most people who have bees don't have problems.

VII. New Business: For Information Only

A. Complete Count Committee Concludes 2020 Census Data Collection Efforts

Ms. Monte provided a brief update on the Census. The effort concluded on October 15. We expect results to be available in Spring of 2021. The Census Bureau is conducting on-going surveys to take the pulse of the people and collect additional information to measure the accuracy of the 2020 Census.

B. October 2020 Residential Electronics Collection Event Results

Ms. Monte provided the results of the recent Electronics Collection Event. Due to Covid-19, the event had to be completely outside. We did not have the availability of Community Service Workers, which typically we utilize many of them to assist. The costs were higher for that reason. Public demand was remarkable. Online registration filled up in 2 days. Event hours were extended to accommodate the demand. The no-show rate was up slightly this year. Twenty municipalities contribute support for this event to offset the cost of hiring the electronics recycler. TVs still represent about 69% of all electronics collected.

VIII. New Business: Items to be Approved at ELUC

A. Authorization for Public Hearing on Proposed Zoning Ordinance Text Amendment to Add Requirements for Beekeeping in Residential Districts

Mr. Hall gave an overview of the proposed amendment. It would only apply to residential zoning districts which is less than 10% of the County. Closely follows two state model ordinances. He noted that we did not have any comments tonight from those who were at previous meetings that requested these regulations. They were made aware of tonight's agenda. He doesn't think this ordinance prohibits beekeeping but also agrees with those that said this amendment is not likely to change the complaints the committee has received previously.

Ms. Fortado had a question about the water supply requirement. Is there a reason we decided to go with the two sources of water? Mr. Hall said a lot of the complaints were about bees congregating at water sources on neighboring properties. Water source is part of the problem, so wanted to make that as strong as possible.

Mr. Thorsland said that the major thing he took away from this was the bees were in other people's water. Water is important to beekeeping. Has no desire to have even a loose ordinance. If this is moved to the ZBA (Zoning Board of Appeals), would like to see a good back and forth discussion; it's a better forum for discussion. If we move anything forward want it to be the broadest possible so that we only deal with the bad actors. Mr. Hall said the Department of Ag regulations do not give them any authority to limit the number of bees on a property. He did talk with a local inspector who didn't think an ordinance would really help. He did say most insurance companies require signage.

Mr. Goss did not support moving this ordinance out of this level. He had received a lot of comments on this; only solar had more. This does not need to go to the ZBA. Mr. Esry said he didn't think this is the place to handle specific issues/cases. He didn't think the ordinance would stop beekeeping but doesn't like putting out regulations that aren't needed.

MOTION BY Mr. Goss to table the ordinance indefinitely and not move it forward to the Zoning Board of Appeals. The motion was seconded by Mr. Thorsland.

Mr. Patterson would support the idea of discussion about this topic. Thinks there is a way this could be done so that it wasn't restrictive. Working on an ordinance like this is a long process but thinks tabling this is best. Ms. Fortado agreed with the consensus of the committee. She did want to acknowledge all of John's work on this. There were a couple of questions for Mr. Hall before the vote regarding the number of hives on the property in question. And, if it was accurate to say, this is the only area we've gotten complaints on.

Upon roll call vote, the **MOTION CARRIED UNANIMOUSLY.**

IX. Other Business

The September report was received and placed on file. Mr. Thorsland stated his thanks and appreciation for all the work that goes into the report.

X. Chair's Report

Mr. Esry thanked Tim Breen for helping with the technical side of the meeting with the Webinar format.

XI. Designation of Items to be Placed on the Consent Agenda

There were no items to be placed on the Consent Agenda.

XII. Adjournment

Mr. Esry adjourned the meeting at 7:47 p.m.

Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.

**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

DATE: December 28, 2020
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Champaign County Solid Waste Management - Information Series

ACTION
REQUESTED: For Information

Series Introduction

This new series is intended to provide useful information about solid waste planning and management in Champaign County. Attachment A is a summary of the five-part series to be presented at ELUC meetings during the first half of 2021.

Part 1

The information series begins with Part 1 to be presented this January. Attachment B contains the Part 1 content, covering the following topics:

- ◇ Illinois mandate to counties regarding solid waste management planning
- ◇ Illinois waste management hierarchy
- ◇ Champaign County Solid Waste Management Plan & Five Year Updates
- ◇ Highlights of Illinois Waste Characterization Study

Attachments:

- A Five-Part Champaign County Solid Waste Management Information Series
- B Part 1 of Champaign County Solid Waste Management Information Series

Five-Part Information Series: Champaign County Solid Waste Management

| | | |
|---|--|--|
| 1 | <ul style="list-style-type: none"> ○ Solid Waste Management Act (415 ILCS 20/1 et seq.) ○ Solid Waste Planning and Recycling Act (415 ILCS 15/1 et seq.) ○ Environmental Protection Act (515 ILCS 5/1 et seq.) ○ Champaign County Solid Waste Management Plan ○ Illinois Waste Characterization Study | |
| 2 | <ul style="list-style-type: none"> ○ Waste Generation Estimates ○ Licensing Waste Haulers ○ Champaign County Local Siting Ordinance ○ Landfills and Transfer Stations ○ Material Recovery Facilities ○ Construction and Demolition Debris | |
| 3 | <ul style="list-style-type: none"> ○ Available Recycling Services | Metals Aluminum Cardboard Paper Glass Plastics Batteries |
| 4 | <ul style="list-style-type: none"> ○ Banned from Illinois Landfills | Lead acid batteries (car batteries) Mercury-switch thermostats Tires Yard waste White goods Electronics waste Rechargeable batteries |
| 5 | <ul style="list-style-type: none"> ○ Hard-to-Manage Materials | Food Waste HHW & Paint Pharmaceuticals & Sharps Carpet Mattresses Single Use Plastics |
| 6 | <ul style="list-style-type: none"> ○ Material Management Advisory Committee Report to Illinois General Assembly (Highlights Only) | |

Overview

Two important pieces of legislation passed in the late 1980's were:

- The Solid Waste Management Act passed in 1986 that created a funding source for county solid waste planning; and
- The Solid Waste Planning and Recycling Act passed in 1988 that contained planning requirements for county plans.

As a result of these laws, 101 of Illinois' 102 counties developed and adopted solid waste management plans. Illinois counties applied for and used planning grants from the IEPA that covered 70% of the costs of developing the plans. Most county plans were developed with the assistance of consultants and had to be completed by 1991 (counties with a population of 100,000 or more), or by 1995 (counties with a population of less than 100,000).

The *Task Force on the Advancement of Materials Recycling State of Illinois Final Report* dated January 1, 2015 contains a Background section "Historical Waste Management in Illinois on pp. 14-16 that provides additional historical context.

Waste Management Hierarchy

Solid Waste Management Act (415 ILCS 20/1 et seq.) Highlighted SWMA provisions:

- 1) Establishes the following waste management hierarchy, in descending order of preference, as State policy:
 - a. Volume reduction at the source
 - b. Recycling and reuse
 - c. Combustion with energy recovery
 - d. Combustion for volume reduction
 - e. Landfill
- 2) Assigns the Illinois Department of Commerce and Economic Opportunity (DCEO) the responsibility of being the lead agency in implementing waste reduction and recycling programs in the State and gives DCEO the authority to provide grants and loans to governmental entities, not-for-profit organizations and for-profit businesses.
- 3) Requires, under certain circumstances, Illinois agencies to procure products that are made from recycled commodities.
- 4) Requires state-supported colleges and universities to develop and implement comprehensive waste reduction plans with recycling and waste reduction provisions designed to achieve at least a 40 percent reduction in the amount of solid waste that is generated by the institution.
- 5) Requires IEPA to complete an annual projection of disposal capacity report for sanitary landfills in Illinois and to provide reports that include regional data and an assessment of the life expectancy of each site.

Planning Requirements for County Plans

Solid Waste Planning and Recycling Act (415 ILCS 15/1 et seq.) Highlighted SWPRA provisions:

- 1) All Illinois counties, as well as the City of Chicago, were required to develop comprehensive solid waste management plans by March 1, 1995.
- 2) IEPA was tasked with reviewing each county waste management plan to ensure consistency with the requirements of this Act.
- 3) Each county waste management plan is required to be updated and reviewed every 5 years, and any necessary or appropriate revisions shall be submitted to the Illinois EPA for review and comment.
- 4) Each plan must include provisions for implementation of a recycling program designed to recycle 25 percent of the municipal waste generated in their jurisdiction. This law has been amended to encourage counties to undertake solid waste management planning on a multi-county, regional basis through inter-governmental cooperation agreements.
- 5) SWPRA contains a provision that requires single use plastic containers to be coded by resin type. This coding helps recyclers more easily identify and segregate recyclable plastic containers.

Land Pollution and Refuse Disposal Regulations in Illinois

Illinois Environmental Protection Act (415 ILCS 5/1 et seq.) EPAAct contains Illinois' environmental regulations to control and regulate the movement and disposal of waste, including the following provisions:

- 1) Fees on Illinois' landfills to support DCEO's and IEPA's solid waste management related programs.
- 2) IEPA authority to utilize funds from the Solid Waste Management Act to provide funding to delegated units of local government for the performance of inspecting, investigating, and enforcement activities at local nonhazardous solid waste disposal sites.
- 3) IEPA authority to conduct Household Hazardous Waste (HHW) collection and disposal programs.
- 4) Authority to impose a surcharge on tipping fees at Illinois' landfills. The revenue generated from the state surcharge is deposited into the Solid Waste Management Fund and becomes a source of funding for both IEPA and DCEO. The state tipping fee surcharge is \$0.95 cents per cubic yard and/or \$2.00 per ton. Local governments that host landfills also are authorized to impose up to an additional \$0.60 cents per cubic yard and/or \$1.27 a ton local surcharge. An additional Subtitle D fee of \$0.10 per cubic yard and/or \$0.22 per ton is also imposed, thus the total state tipping fee is often referenced as being \$2.22 a ton.

Champaign County Solid Waste Management Plan & Five-Year Updates

In accordance with SWPRA requirements, the County Board adopted a Champaign County Solid Waste Management Plan on February 19, 1991 ([Resolution No. 3077](#)). Content of the original five-volume version can be accessed on the [Department of Planning and Zoning webpage](#). The Plan contains background regarding solid waste generation and disposal in Champaign County circa 1991, with 46 recommendations for implementation. Since 1991, the County Board has adopted a series of five-year updates to the Plan to meet minimum requirements of SWPRA, with the most recent update adopted in 2017.

The five-year updates adopted in 1996 and 2002 included an explanation regarding the lack of support encountered by the Intergovernmental Solid Waste Disposal Association (ISWDA) and subsequent dissolution of the ISWDA in 1992, and how this hindered implementing most recommendations made in the 1991 Plan. The more recent five-year updates have focused on providing current information regarding local government recycling efforts within the county.

Information regarding the five-year updates to the Plan follows:

| | |
|---|--------------------------------------|
| Update #1, completed in 1996 (Consultant) | 1996 CC SWMP Update |
| Update #2, completed in 2002 (County Administrator) | Resolution No. 4497 |
| Update #3, completed in 2007 (County Recycling Coordinator) | Resolution No. 6146 |
| Update #4, completed in 2012 (County Recycling Coordinator) | Resolution No. 8205 |
| Update #5, completed in 2017 (County Recycling Coordinator) | Resolution No. 10161 |

Plan Update #5 contains the following Recommendations and Implementation Schedule:

1. Champaign County will, as resources permit, encourage recycling initiated by municipalities or by private or non-profit groups and encourage education efforts made by such groups.
2. The County will consider using any excess funds from waste hauler licensing to promote recycling efforts.
3. The County will encourage all departments to promote and educate staff on office recycling efforts.
4. The County will monitor, where information exists, County recycling rates and consider programming changes should current rates fall below 20% for non-market related reasons.
5. The County will, as possible, encourage landscape waste recycling efforts.
6. The County will, as possible, encourage countywide monitoring, collection and reporting of recycling rates.
7. The County will, as possible, consider requiring businesses that contract with the County to practice commercial and/or industrial recycling.
8. The County will, as possible, encourage volume-based collection fees



NOTICE OF NONCOMPLIANCE
505 ILCS 100/1 et seq.

Bureau of Environmental Programs

State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/785-2427 (voice) • Fax 217/524-4882 • 866/287-2999 (TTY/TDD)
Pesticide Misuse Hotline 1-800-641-3934 (voice)

November 10, 2020

Champaign County Board
101 East Main St.
Urbana, IL 61802

Dear Sir or Madam,

Pursuant to 505 ILCS 100/4, the Director of the Illinois Department of Agriculture is issuing this Notice of Noncompliance with regard to certain requirements of the Illinois Noxious Weed Law. Links to the aforementioned statute and associated regulations are shown below. Under their provisions, the governing body of each county is designated as a *Control Authority* and is to do the following:

- 1) establish a coordinated program for control and eradication of noxious weeds within the county;
- 2) conduct an examination of all land under its jurisdiction for compliance with the Act;
- 3) compile data on infested areas and areas eradicated;
- 4) advise persons responsible for controlling and eradicating noxious weeds of the best and most practical methods of noxious weed control and eradication;
- 5) investigate or aid in the investigation and prosecution of violations of the Act;
- 6) publish notices for control and eradication of noxious weeds as set forth in the Act and rules and as prescribed by the Director; and
- 7) cooperate with Federal, State, and local authorities in carrying out the provisions of the Act and its rules.

Control Authorities may employ one or more *weed control superintendents* who must be certified by the Director of the Illinois Department of Agriculture to carry out many of the various activities authorized in the Act including the examination of lands under the *Control Authority's* jurisdiction, the investigation of complaints, the issuance of control notices, the creation and submittal prior to December of each year of an annual report, and the creation and submittal on or before the first day of November of each year of a comprehensive work plan for the next calendar year.

Please take a few minutes and review the statute and associated regulations, the status of your current noxious weed control program, and whether improvements might be made to improve its effectiveness.

The statute and associate regulations can be found by following the links as indicated:

Statute – <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1693&ChapterID=40>
Rule – <http://ilga.gov/commission/jcar/admincode/008/00800220sections.html>

If you have any questions or comments, please feel free to contact us at the Department of Agriculture at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Douglas C. Owens".

Douglas C. Owens, Chief
Bureau of Environmental Programs



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: 11/25/20
- 2. Fee Amount Received: 104.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 11/30/20
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: NO CONCERNS AND NO CALLS FOR SERVICE HERE Signature: [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:
Recreation & Entertainment License

For Office Use Only

License No. 2021-ENT-35
Date(s) of Event(s) ANNUAL
Business Name: HUDSON FARMS
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: _____

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

FILED

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

NOV 25 2020
Champaign County Clerk

Checks Must Be Made Payable To: 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: Hudson Farm Weddings & Events, LLC
2. Location of Business for which application is made: 1341 C.R. 1800E Urbana, IL 61802
3. Business address of Business for which application is made: 1341 C.R. 1800E Urbana, IL 61802
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: Weddings, Fundraisers, Birthday & Anniversary Parties, Bridal & Baby Showers
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Dance, DJ, Yard games
8. Term for which License is sought (specifically beginning & ending dates): 1-1-21 through 12-30-21

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? No
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Joyce Hudson and Cecil Hudson Expires 3-1-21
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: Daniel R. Hudson Date of Birth: REDACTED
Place of Birth: Urbana, IL Social Security No.: REDACTED
Residence Address: 1001 W University Ave Champaign, IL 61820
Citizenship: US Citizen 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): Joyce Hudson
Date of Birth: REDACTED Place of Birth: Beardstown, IL
Social Security Number: REDACTED Citizenship: US Citizen
If naturalized, state **place** and **date** of naturalization: _____
2. Residential Addresses for the past three (3) years:
1341 C.R. 1800E
Urbana, IL 61802
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license:
UNFI, Inc
Routing Supervisor
2611 N Lincoln Ave IL 61803

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:
Hudson Farm Wedding & Events, LLC
2. Date of Incorporation: 5-13-2014 State wherein incorporated: Illinois

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

Give first date qualified to do business in Illinois: _____

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

1341 C.R. 1800E
Urbana, IL 61802

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: Joyce A Hudson Title: President, Secretary, Treasurer
Date elected or appointed: 5-3-14 Social Security No.: REDACTED
Date of Birth: REDACTED Place of Birth: Beardstown, IL
Citizenship: US
If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

1341 C.R. 1800E
Urbana, IL 61802

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

UNFI, Inc
Routing Supervisor
2611 N Lincoln Ave
Urbana, IL 61803

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.

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.

Joyce A Hudson

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Dal

Signature of Manager or Agent

Subscribed and sworn to before me this

25 day of November, 20 20.



Sarah L Daniel

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.

Joyce A Hudson

Signature of President

Joyce A Hudson

Signature of Secretary

Dal

Signature of Manager or Agent

Subscribed and sworn to before me this

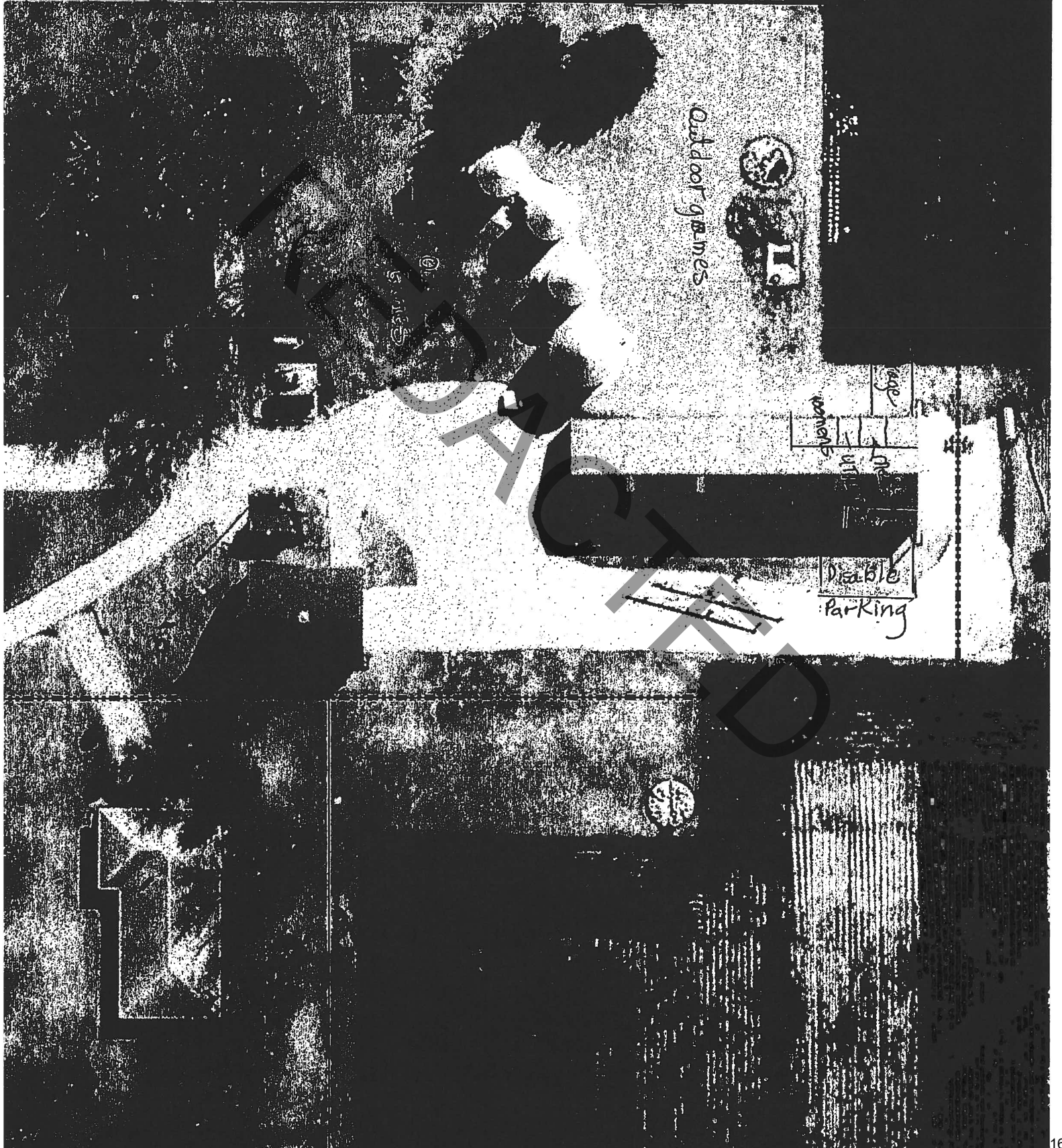
25 day of November, 20 20.



Sarah L Daniel

Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to _____, 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.



Outdoor games

Disabling
Parking

women's

Garage

Garage




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

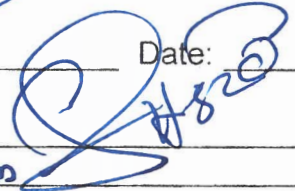
FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 12/7/20
- 2. Fee Amount Received: 104.00

Sheriff's Department

- 1. Police Record Approval:  Date: 12/12/20
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: 
NO CRIM RECORD IN LAST 6 MONTHS. NO CONCERNS OR OBJECTIONS

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:
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. 2021-ENT-02
Date(s) of Event(s) ANNUAL
Business Name: ALTO VINEYARDS
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's 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: 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: Alto Vineyards
 2. Location of Business for which application is made: 4210 N Duncan Champaign IL 61822
 3. Business address of Business for which application is made: Same as above
 4. Zoning Classification of Property: B-2
 5. Date the Business covered by Ordinance No. 55 began at this location: 11/01
 6. Nature of Business normally conducted at this location: Wine Shop
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Wine & music
 8. Term for which License is sought (specifically beginning & ending dates): January 1, 2021 to December 31, 2021
(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: Susan Sharp Date of Birth: REDACTED
Place of Birth: Rochelle, IL Social Security No.: REDACTED
Residence Address: 6 Welsh Cobb Circle, White Heath IL 61884
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): _____
 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: Auto Vineyards, Ltd
- 2. Date of Incorporation: April 11, 1988 State wherein incorporated: Illinois

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

N/A

Give first date qualified to do business in Illinois: April 21, 1988

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

P O Box 51
Alto Pass, Il 62905

5. Objects of Corporation, as set forth in charter: retail/wholesale wine sales

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

Name of Officer: Dan Renzaglia Title: President
Date elected or appointed: 10/15 Social Security No.: REDACTED
Date of Birth: REDACTED Place of Birth: Carbondale, Il
Citizenship: US
If naturalized, place and date of naturalization: N/A

Residential Addresses for past three (3) years:

1204 Signature Ct
Franklin TN 37064

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

Industrial Finishes - Sales mgr

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.

N/A

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 _____ day of _____, 20_____.

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to _____, 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.

N/A

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.

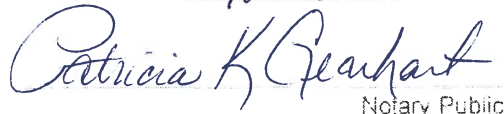

Signature of President


Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 17th day of November, 20 20




Notary Public

Application along with the appropriate amount of cash, or certified check made payable to _____, 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.

7378
APR 21 1988

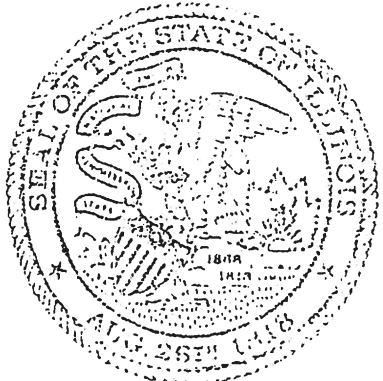
at 9:30 o'clock a M.
recorded in Vol. 48 page 231
by Tolson
Recorder of Deeds



Whereas, ARTICLES OF INCORPORATION OF
ALTO VINEYARDS, LIMITED
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
BUSINESS CORPORATION ACT OF ILLINOIS, IN FORCE JULY 1, A.D. 1984.

Now Therefore, I, Jim Edgar, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 11TH day of APRIL AD 19 88 and of the Independence of the United States the two hundred and 12TH*



Jim Edgar
SECRETARY OF STATE

TO: **Environment and Land Use Committee**
FROM: **Susan Burgstrom, Senior Planner**
John Hall, Zoning Administrator & Subdivision Officer
DATE: **December 28, 2020**
RE: **Case 204-20 Bullington Subdivision**

Owner/Subdivider:

Nicole & Jeffrey Bullington
2549 CR 2700E
Penfield, IL 61862

Engineer/Surveyor:

Robert L. Cox, PLS
Cox Land Surveying
PO Box 184
Mt. Zion, IL 62549

REQUESTED ACTION

The petitioner requests Final Plat approval for a two-lot subdivision which includes a 3.09-acre residential lot and a 1.75-acre residential lot from an existing 5-acre lot in the AG-1 Agriculture Zoning District in Section 29 of Compromise Township.

The proposed lots meet all Zoning Ordinance requirements. The proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require two waivers. Approval at this time requires the following waivers (see Attachment H: Draft Findings):

1. Waive the requirement of paragraph 9.1.2 q. for not showing percolation data for both proposed lots on the face of the Final Plat.
2. Waive the requirement of paragraph 9.1.2 r. for certification of the proposed lot and soil characteristics for private septic disposal systems to be recorded on the Final Plat.

BACKGROUND

Nicole and Jeffrey Bullington would like to divide their 5-acre property into two lots. There is an existing dwelling on proposed Lot 2. The Zoning Ordinance does not allow more than one dwelling per lot in the AG-1 Agriculture Zoning District, so they need approval for a Minor Subdivision to split the property.

MINIMUM SUBDIVISION STANDARDS AND AREA GENERAL PLAN APPROVAL

The Minimum Subdivision Standards were added to the Area General Plan section of the *Subdivision Regulations* on July 8, 2004, in Subdivision Case 175-04, Part B, which also added the requirement that any subdivision needed Area General Plan approval except for subdivisions pursuant to a Rural Residential Overlay (RRO) map amendment. Area General Plan approval is only by ELUC. The subject subdivision is not pursuant to an RRO amendment and so Area General Plan requirements are applicable.

Attachment C reviews the conformance of the proposed subdivision with those standards, and the proposed subdivision appears to meet all of the minimum subdivision standards.

Suitability Standard 5 from Section 6.1.5 a. of the Subdivision Ordinance states, “When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed lot must be the most suitable soils on the larger tract from which the subdivision is proposed.” In a letter dated October 5, 2020, Jeff Blackford, an Environmental Health Programs Coordinator at Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 1, but there are conditions that must be met with CCPHD for a septic construction permit to be issued, to include obtaining a NPDES permit from the Illinois EPA.

APPLICABLE ZONING REGULATIONS

The subject property is zoned AG-1 Agriculture (see Attachment A: Zoning Map). The proposed lot meets the minimum lot requirements; Table 1 below summarizes those requirements:

| Lot Characteristic | Requirement (or Limit) | Proposed Lot 1 | Proposed Lot 2 | Notes |
|--------------------------|---|---|--------------------|--|
| Lot Area (acres) | Minimum 1.00 acre (Flag lot area excludes access strip area) | 3.09 acres (1.9 excluding access strip) | 1.75 acres | COMPLIES: EXCEEDS MINIMUM REQUIREMENT |
| Lot Frontage (feet) | 20 min for flag lot (Lot 1) 200 min for Lot 2 | 134.47 feet | 200 feet | COMPLIES: EXCEEDS MINIMUM REQUIREMENT |
| Lot Depth (feet) | 80.00 minimum (Flag lot area excludes access strip area) | 630.47 feet (248.49 feet) | 382 feet | COMPLIES: EXCEEDS MINIMUM REQUIREMENT |
| Average Lot Width (feet) | 200.00 (minimum) | 234.5 feet | 200 feet | COMPLIES: EXCEEDS MINIMUM REQUIREMENT |
| Lot Depth to Width | 3.00 : 1.00 (maximum) | 1.06 : 1.00 | 1.91 : 1.00 | COMPLIES: LESS THAN MAXIMUM ALLOWED |

NATURAL RESOURCE REPORT / SOIL CONDITIONS

A Natural Resource Information letter from Champaign County Soil and Water Conservation District was received on October 28, 2020 (Attachment E). The letter states, “There will be no zoning changes, no addition of buildings, no change in farmland/residential area, and no changes in water use. Therefore, it was determined that a full NRIR is not necessary at this time.”

The letter mentions one natural resource consideration: “Based upon review of the National Wetland Inventory Map, two wetland types occur on the property where Lot 1 will exist – freshwater pond and freshwater emergent wetland. This should be considered with any change in land use.” County aerial photography from 1973 and 1988 appears to show a shallow pond in the northwest corner of the subject property in the same location where wetlands were identified by the US Fish and Wildlife Service. That area can no longer be seen in subsequent aerial photography.

DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD STATUS

The subject property is not in a Drainage District. No part of the proposed lots contains any portion of a drainage ditch right of way.

The Subsidiary Drainage Plat received December 11, 2020 (see Attachment D), shows existing contours on the proposed lots. The highest contour elevation on proposed Lot 1 is approximately 770 feet mean sea level (msl), located in the access strip. The lowest contour on Lot 1 is 768 feet msl. Slope between the highest and lowest contours is 0.6%.

No part of either proposed lot is in the Special Flood Hazard Area (SFHA), per FEMA FIRM Panel 17019C0375D, with an effective date of October 2, 2013.

The proposed subdivision is exempt from the Storm Water Drainage Plan per Section 4.2 of *the Storm Water Management and Erosion Control Ordinance*.

PUBLIC IMPROVEMENTS

No public improvements are indicated or required in this subdivision.

SOIL SUITABILITY FOR SEPTIC SYSTEMS

The report *Soil Potential Ratings for Septic Tank Absorption Fields, Champaign County, Illinois* (USDA Soil Conservation Service, 1979) established soil potential ratings as follows:

| | |
|---------------------|--|
| Very High Potential | Performance is above local standards; soil conditions are exceptionally favorable, installation costs are low, and there are no continuing soil limitations. |
| High Potential | Performance is at or above local standards; costs of measures for overcoming soil limitations are judged locally to be favorable in relation to the expected performance, and soil limitations continuing after corrective measures are installed do not detract appreciably from environmental quality. |
| Medium Potential | Performance is somewhat below local standards; costs of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality. |
| Low Potential | Performance is significantly below local standards; measures required to overcome soil limitations are very costly; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality. |
| Very Low Potential | Performance is much below local standards; there are severe soil limitations for which economically feasible measures are unavailable; soil limitations continuing after corrective measures are installed seriously detract from environmental quality. |

The proposed lots consist of the following soils with their soil potential rating class:

- 146B2 Elliott silty clay loam, medium potential
- 232A Ashkum silty clay loam, low potential

In proposed Lot 1, the most suitable soil is 146B2 Elliott silty clay loam, which covers the southeast corner of the main lot area. Proposed Lot 2 already has a septic system installed in the southwest corner.

A Soil Evaluation Report was prepared by Galen Litwiller, Certified Professional Soil Classifier, and was received on December 14, 2020 (Attachment F). Mr. Litwiller reviewed soils from borings on both proposed lots, ensuring that each boring was at least 75 feet from any well.

- On proposed Lot 1, soil borings 1 and 2 had an estimated depth to the seasonal high-water table of 8 inches, and the soil is “poorly drained.” Soil borings 3 and 4 had an estimated depth to the

seasonal high-water table of 12 inches, and the soil is “somewhat poorly drained.”

- On proposed Lot 2, soil borings 1 and 2 had an estimated depth to the seasonal high-water table of 12 inches, and the soil is “somewhat poorly drained.” Soil boring 3 also had an estimated depth to the seasonal high-water table of 12 inches, but the soil is “somewhat poorly drained.”
- Note that the septic system installed in 2019 for the existing house was installed closest to boring 3 on Lot 2.

ATTACHMENTS

- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Bullington Subdivision received December 11, 2020
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Subsidiary Drainage Plat received December 11, 2020
- E Natural Resources Information letter from Champaign County Soil and Water Conservation District received December 12, 2020
- F Soil Evaluation Report by Galen Litwiller, Certified Professional Soil Classifier, received on December 14, 2020
- G Letter from Jeff Blackford, Champaign County Public Health Department, dated October 5, 2020, and received December 12, 2020
- H Draft Findings for Waivers of Final Plat Requirements

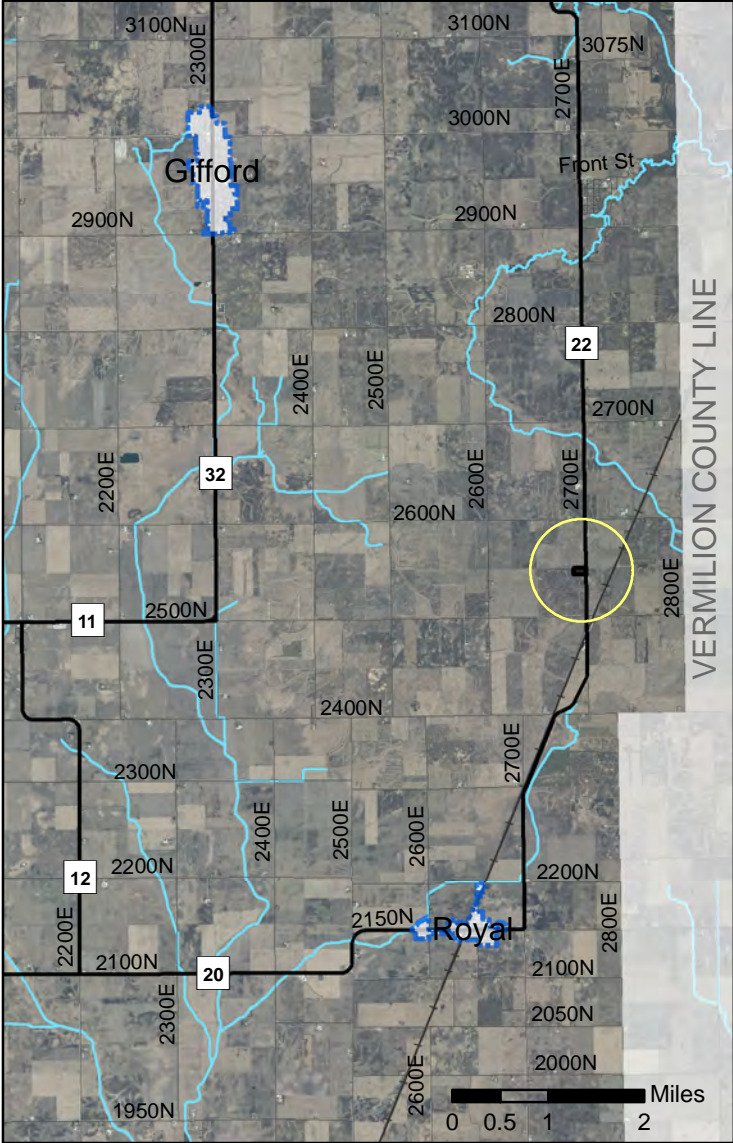
Location Map

Case 204-20 Bullington Subdivision
January 7, 2021

Subject Property



Property location in Champaign County

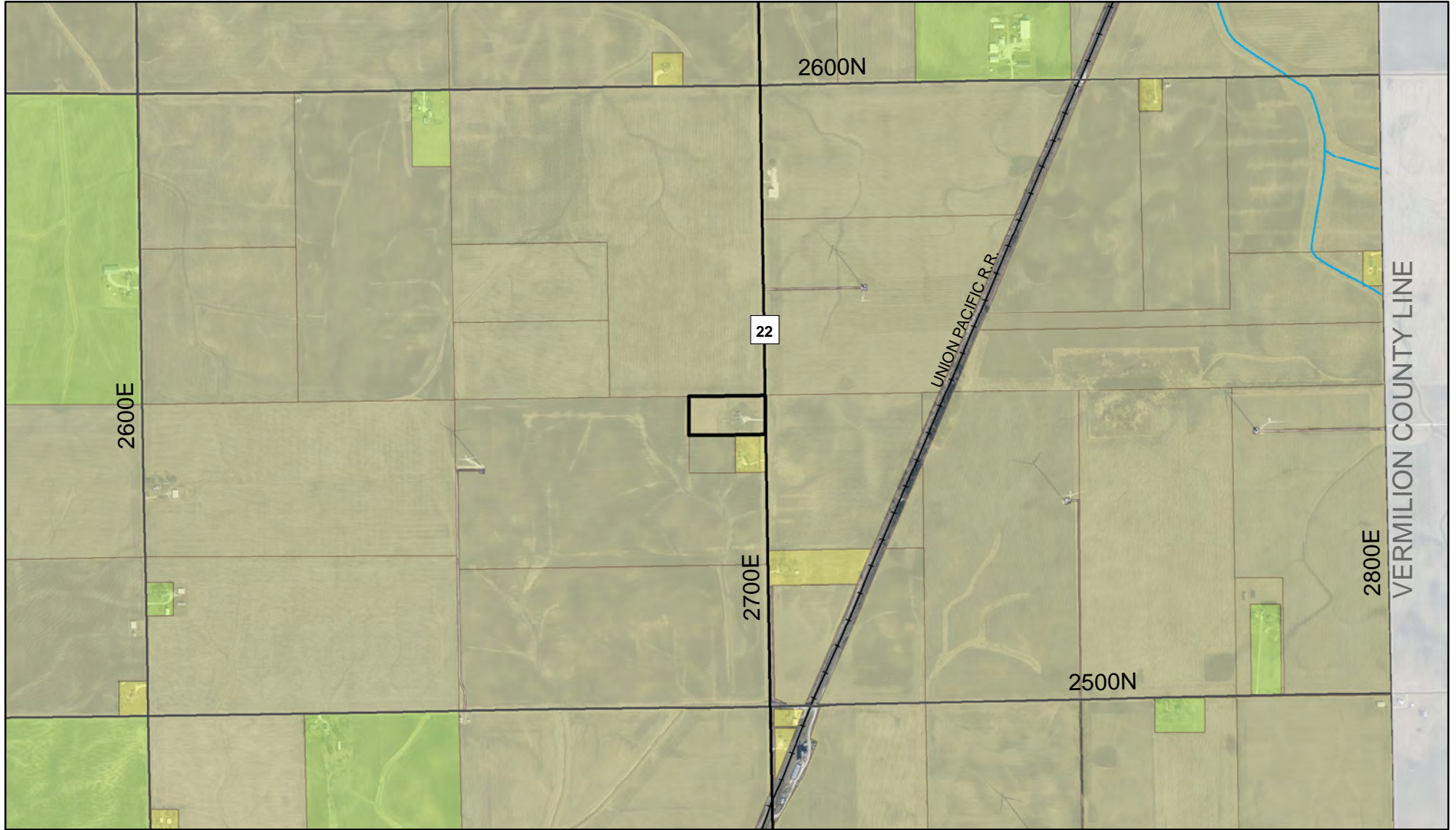


- Legend**
- Subject Property
 - Parcels



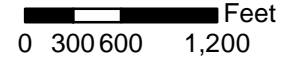
Land Use Map

Case 204-20 Bullington Subdivision
January 7, 2021



Legend

-  Subject Property
-  Residential
-  Agriculture
-  Ag/Residential



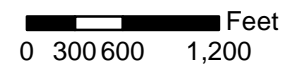
Zoning Map

Case 204-20 Bullington Subdivision
January 7, 2021



Legend

- Subject Property
- Parcels
- AG-1 Agriculture
- B-1 Rural Trade Center
- B-3 Highway Business



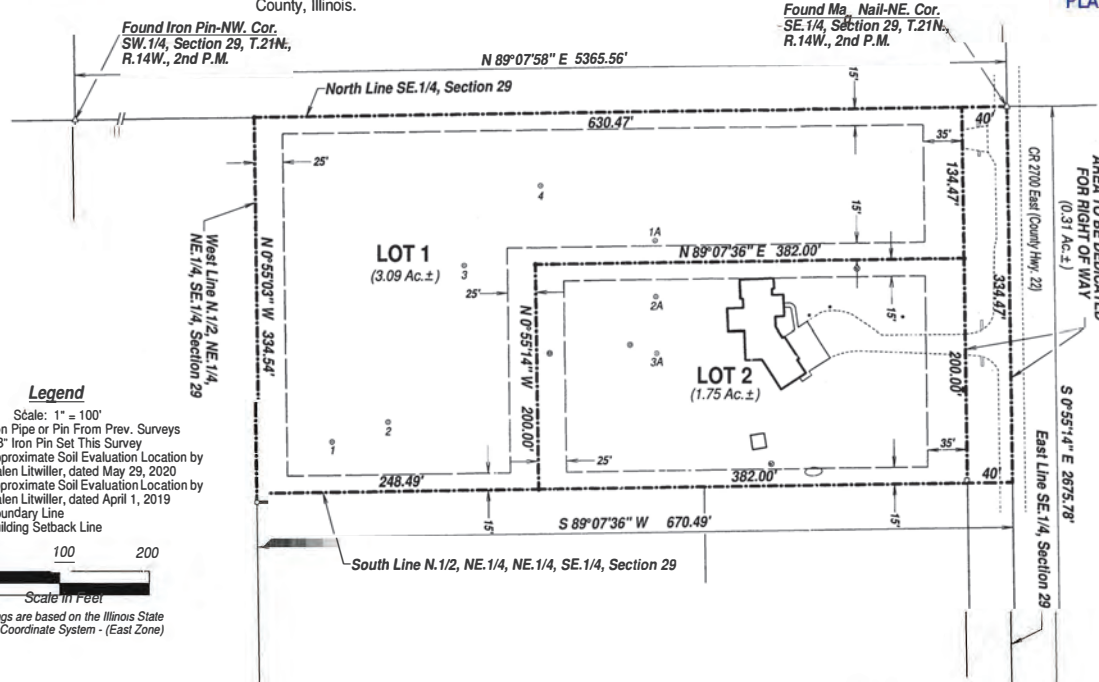
COX LAND SURVEYING
 P.O. Box 184, Mt. Zion, IL 62549
 Phone: (217) 521-5894
 — ALTA BOUNDARY —
 SUBDIVISION TOPOGRAPHIC
 Established 1979
 Professional Design Firm License No. 104-006556
 (License Expires 04/30/2021)

(J. Cottrell, Atty.)
 Project No 9-20(2)
 P.C.S. File 20

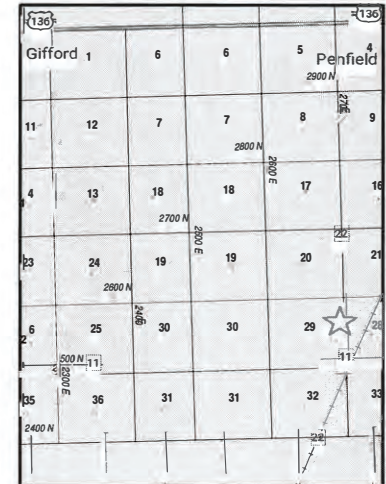
MINOR PLAT
FINAL PLAT BULLINGTON SUBDIVISION

The North 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Southeast 1/4, of Section 29,
 Township 21 North, Range 14 West of the Second Principal Meridian, situated in Champaign
 County, Illinois.

RECEIVED
DEC 12, 2020
CHAMPAIGN COUNTY
PLANNING & ZONING



LOCATION MAP



Legend
 Scale: 1" = 100'
 ○ = Iron Pipe or Pin From Prev. Surveys
 ● = 5/8" Iron Pin Set This Survey
 ⊙ = Approximate Soil Evaluation Location by Galen Litwiller, dated May 29, 2020
 ⊙ = Approximate Soil Evaluation Location by Galen Litwiller, dated April 1, 2019
 --- = Boundary Line
 - - - - = Building Setback Line

Scale in Feet: 0, 100, 200

Bearings are based on the Illinois State Plane Coordinate System - (East Zone)

SURVEYOR
 Cox Land Surveying
 Robert L. Cox, PLS
 P.O. Box 184
 Mt. Zion, Illinois 62549
 217.521.5894

ENGINEER
 OnSite Engineering, LLC
 Steven M. Baumann, PE
 111 East Ashland Avenue
 Mt. Zion, Illinois 62549
 217.972.4498

OWNER
 Jeffrey & Nicole Bullington
 2549 County Road 2700 East
 Penfield, Illinois 61862



DRAINAGE CERTIFICATE
 To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the Subdivider has the right to use and such surface waters are planned for in accordance with generally accepted engineering practices as to reduce the likelihood of damage to the adjoining property because of the construction of Bullington Subdivision.

Steven M. Baumann, PE
 Date: 9/15/20
 Illinois License # Professional Engineer No. 53723
 License Expires November 20, 2021

Owner: Jeffrey Bullington Date: _____
 Owner: Nicole Bullington Date: _____

APPROVALS

I, Jeff Blue County Engineer of Champaign County do hereby certify that this plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Champaign County, Illinois.

Dated this 23 day of SEP, A.D. 2020

I, Bryan Seltzer County Engineer, Champaign County, Illinois

I, Bryan Seltzer Highway Commissioner of Compromise Township do hereby certify that this plat has been reviewed by me and approved with respect to roadway access and other matters under my jurisdiction.

Dated this 23 day of SEP, A.D. 2020

Bryan Seltzer Compromise Township Highway Commissioner

Approved this _____ day of _____, A.D. 2020

Champaign County Board
 _____ Chairman

Champaign County Environment and Land Use Committee
 _____ Chairman
 _____ Subdivision Officer

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF MACON) SS

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify that at the request of the owners, Jeffrey Bullington and Nicole Bullington, I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract of land:

The North 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Southeast 1/4 of Section 29, Township 21 North, Range 14 West of the Second Principal Meridian, situated in Champaign County, Illinois.

Said Tract of land containing 5.15 acres, more or less.

For said owners who desire to facilitate the development of said land by subdividing it into two (2) lots which said plat to which this certificate is attached particularly describes and sets forth the lots into which said land has been so subdivided and have numbered the lots, which numbers are shown on said plat and have stated the precise dimensions in feet and hundredths of feet of said lots and that reference has been made upon said plat and that all building setback lines shall be in accordance with applicable zoning ordinances;

That said subdivision is to be known as "Bullington Subdivision."

Signed and Sealed this 15th day of September, 2020

Robert L. Cox
 IL Professional Land Surveyor # 2442
 (License Expires November 30, 2020)

LICENSE EXPIRES 11/30/2021

Found Ma. Nail-SE. Cor.
SE. 1/4, Section 29, T.21N.,
R.14W., 2nd P.M.

| | |
|---|--|
| Permanent Tax Identification Number 06-12-29-400-006 | Survey Notes: 1.) The field and office procedures were performed by me, or under my direct supervision in the month of April 2020. 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey. 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey. 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 29 and the surrounding sections. 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys. |
| Property Address 2549 County Road 2700 East Penfield, Illinois 61862 | |
| Deed Reference 2019R03298 | |
| Flood Hazard Statement this property lies within Zone X - Areas of Minimal Flood Hazard Area. According to the FEMA Flood Insurance Rate Map Panel Number 17019C0375D with an effective date of October 2, 2013. | |

GENERAL NOTES

- ALL LOT CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED
- ALL EASEMENTS ARE FOR DRAINAGE AND PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
- NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- ALL OF THIS SUBDIVISION IS LOCATED WITHIN LIMITS OF CHAMPAIGN COUNTY, ILLINOIS.
- PROPERTY IS ZONED AG-1
- BUILDING SETBACKS ARE NOTED BELOW:
 FRONT YARD - 75 FEET FROM CENTERLINE
 SIDE YARD - 15 FEET
 REAR YARD - 25 FEET

**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE
WITH MINIMUM SUBDIVISION STANDARDS**

Case 204-20 Bullington Subdivision

December 28, 2020

| Standard | Preliminary Assessment ¹ |
|--|--|
| SUITABILITY STANDARDS (Section 6.1.5 a.) | |
| 1) No part of a minimum required LOT AREA ² shall be located on the following soils: <ul style="list-style-type: none"> • 3473A Rossburg silt loam soil (formerly Ross silt loam), • 3302A Ambraw silty clay loam soil, • 330A Peotone silty clay loam soil, or • 3107A Sawmill silty clay loam soil (formerly Colo silty clay loam). | APPEARS TO CONFORM. The <i>Champaign County Soil Survey</i> indicates two soil types on the 5-acre subject property: <ul style="list-style-type: none"> • 146B2 Elliott silty clay loam • 232A Ashkum silty clay loam The proposed lots are not located on the restricted soil types. |
| 2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline | APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision. |
| 3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone | APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property. |
| 4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE). | APPEARS TO CONFORM. No part of either proposed lot is located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0575D, with an effective date of October 2, 2013. |
| 5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed. | APPEARS TO CONFORM. The 5-acre larger tract consists of the following soils: <ul style="list-style-type: none"> • 146B2 Elliott silty clay loam: “Medium” soil potential rating • 232A Ashkum silty clay loam: “Low” soil potential rating In proposed Lot 1, the most suitable soil is 146B2 Elliott silty clay loam, which covers the southeast corner of the main lot area. The northwestern part of Lot 1 has wetlands, per the Natural Resource Information Report letter received December 12, 2020. In a letter dated October 5, 2020, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible, but there are conditions that must be met with CCPHD for a septic permit to be issued. The existing septic system for Lot 2 is adjacent to this area. |
| 6) The amount of farmland with a Land Evaluation score of 91 or greater that is occupied by each LOT must be minimized as much as possible. | APPEARS TO CONFORM. The average LE score of the entire 5-acre subject property is 84. There is no Best Prime Farmland (LE 91 or greater) on the property. <ul style="list-style-type: none"> • 146B2 Elliott silty clay loam: relative LE score of 83 (±75% of 5-acre lot) • 232A Ashkum silty clay loam: relative LE score of 88 (±25% of 5-acre lot) |

**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE
WITH MINIMUM SUBDIVISION STANDARDS**

Case 204-20 Bullington Subdivision

December 28, 2020

| Standard | Preliminary Assessment ¹ |
|---|--|
| 7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT. | APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed vacant lot. Minimum topographic information has been provided and appears to indicate conformance. |
| 8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location. | APPEARS TO CONFORM. This subdivision is for one existing residence with a driveway and one vacant lot with a driveway. The Stopping Sight Distance for a 55 mph stretch of road is 495 feet. The road in this area is relatively flat, and there appears to be sufficient Stopping Sight Distance for the proposed driveway location. |
| AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.) | |
| 1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice. | APPEARS TO CONFORM. This subdivision is for one existing residence with an existing driveway and one proposed vacant lot with a driveway that is approximately 160 feet north of the driveway to the residence. |
| 2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves | APPEARS TO CONFORM. The proposed lots are surrounded by agricultural lots and one residential lot, none of which is owned by the family. There are no public parks, natural areas, or nature preserves adjacent to the subject property. |
| 3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible. | APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed vacant lot. There is one residential lot to the south of proposed Lot 2, where the existing residence is located. |
| <p>Notes</p> <ol style="list-style-type: none"> This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. The minimum required lot area is one acre (43,560 square feet). | |

COX LAND SURVEYING
 P.O. Box 184, Mt. Zion, IL 62549
 Phone: (217) 756-5322
 ALTA BOUNDARY SUBDIVISION TOPOGRAPHICAL
 Established 1979
 Professional Design Firm License No. 184.005532
 (License Expires 04/30/2021)

(J. Cattrell, Atty.)
 Project No. 9-20(2)
 P.C.S. File '20

SUBSIDIARY DRAINAGE PLAT
BULLINGTON SUBDIVISION

The North 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Southeast 1/4, of Section 29,
 Township 21 North, Range 14 West of the Second Principal Meridian, situated in Champaign
 County, Illinois.

RECEIVED

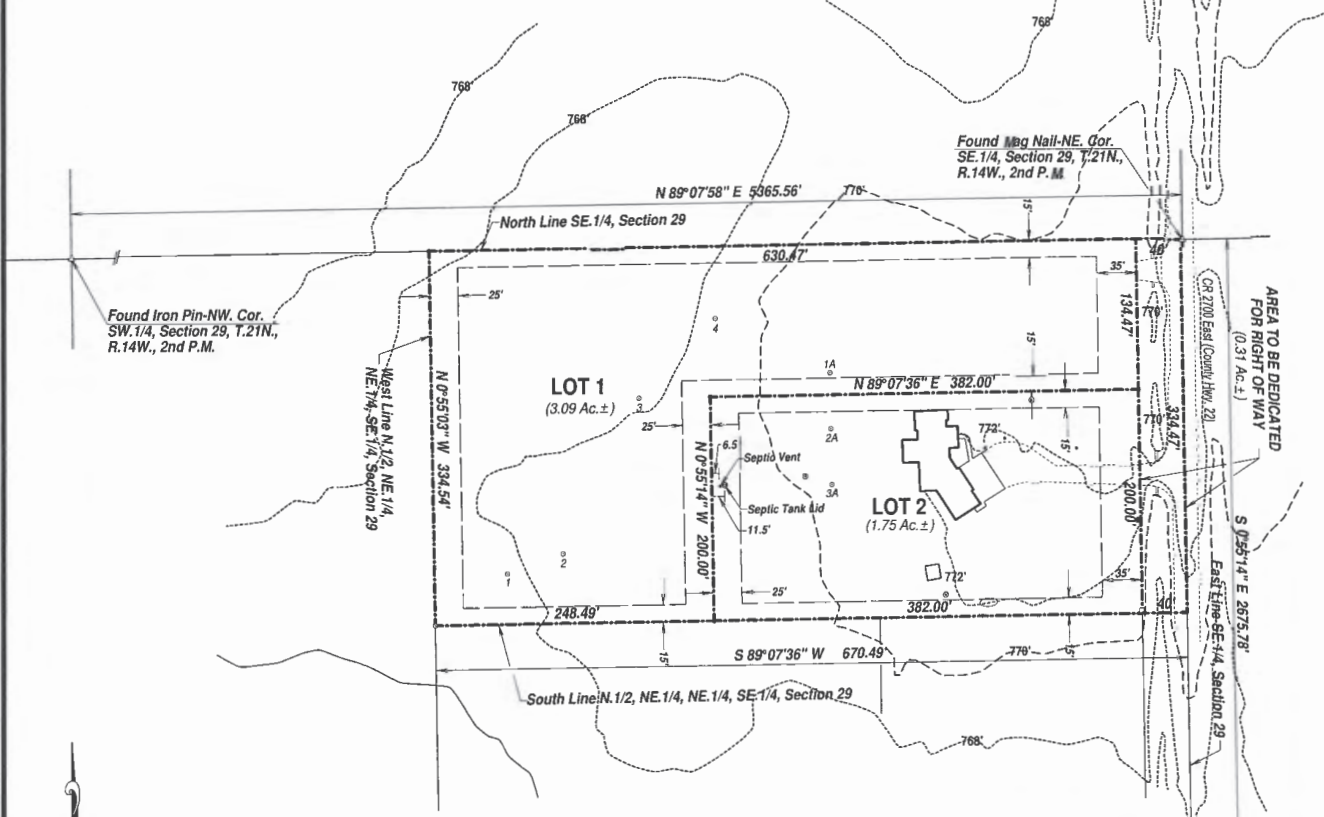
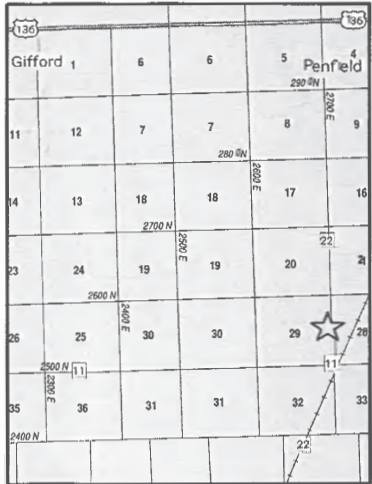
DEC 12, 2020
CHAMPAIGN COUNTY
PLANNING & ZONING

ENGINEER
 OnSite Engineering, LLC
 Steven M. Baumann, PE
 111 East Ashland Avenue
 Mt. Zion, Illinois 62549
 217.972.4498

SURVEYOR
 Cox Land Surveying
 Robert L. Cox, PLS
 P.O. Box 184
 Mt. Zion, Illinois 62549
 217.521.5694

OWNER
 Jeffrey & Nicole Bullington
 2549 County Road 2730 East
 Penfield, Illinois 61852

LOCATION MAP



Legend
 Scale: 1" = 100'
 ○ = Iron Pipe or Pin From Prev. Surveys
 ● = 5/8" Iron Pin Set This Survey
 ⊙ = Approximate Soil Evaluation Location by Galen Litwiler, dated May 29, 2020
 ⊙ = Approximate Soil Evaluation Location by Galen Litwiler, dated April 1, 2019
 --- = Boundary Line
 - - - = Building Setback Line

Scale in Feet
 0 100 200

Bearings are based on the Illinois State Plane Coordinate System - (East Zone)

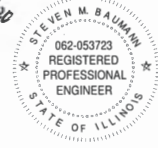
Survey Notes:
 1.) The field and office procedures were performed by me, or under my direct supervision in the month of April 2020.
 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
 3.) No investigation was made concerning the compliance or non-compliance with the local zoning ordinances in effect, if any, in the course of this survey.
 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 29 and the surrounding sections.
 5.) This professional service conforms with the current Illinois Minimum Standards of Practice applicable to boundary surveys.
 6.) Contours are shown by electronic file from the Champaign County GIS Consortium TIN 0390-SW. Any future drainage construction or excavation should verify the existing drainage patterns before any earthwork.

Found Mag Nail-SE. Cor.
 SE.1/4, Section 29, T.21N., R.14W., 2nd P.M.

DRAINAGE CERTIFICATE
 To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the Subdivider has the right to use and such surface waters are planned for in accordance with generally accepted engineering practices as to reduce the likelihood of damage to the adjoining property because of the construction of Bullington Subdivision.

Steven M. Baumann 9/15/20
 Steven M. Baumann
 Illinois Licensed Professional Engineer No. 53723
 License Expires November 20, 2021

Owner: Jeffrey Bullington Date _____
 Owner: Nicole Bullington Date _____



Flood Hazard Statement
 This property lies within Zone X - Areas of Minimal Flood Hazard Area. According to the FEMA Flood Insurance Rate Map Panel Number 17019C0375D with an effective date of October 2, 2013.



CHAMPAIGN COUNTY
SOIL AND WATER CONSERVATION DISTRICT

2110 W. Park Court, Suite C
Champaign, IL 61821
217-352-3536 ext. 3 www.ccsxcd.com

October 28, 2020

Champaign County
Planning & Zoning
1776 E Washington St.
Urbana, IL 61802

RECEIVED

DEC 12, 2020
CHAMPAIGN COUNTY
PLANNING & ZONING

Dear Champaign Co. Planning & Zoning,

The Champaign County Soil & Water Conservation District (CCSWCD) received a Natural Resources Information Report (NRIR) application for the Bullington subdivision. The property is located in the N ½, of the NE ¼, of the NE ¼, of the SE ¼, of section 29, T21N, R14W (see attached location map). This zoned AG – 1 property will be subdivided into two lots. Lot 2 (1.75 acres) will contain the house, while Lot 1 (3.09 acres) will stay vacant. There will be no zoning changes, no addition of buildings, no change in farmland/residential area, and no changes in water use. Therefore, it was determined that a full NRIR is not necessary at this time.

I have reviewed the project site and the CCSWCD Board would like to note the following in regard to natural resource considerations:

- Based upon review of the National Wetland Inventory Map, two wetland types occur on the property where Lot 1 will exist – freshwater pond and freshwater emergent wetland. This should be considered with any change in land use. See attached map.

A copy of this letter has also been sent to the following:

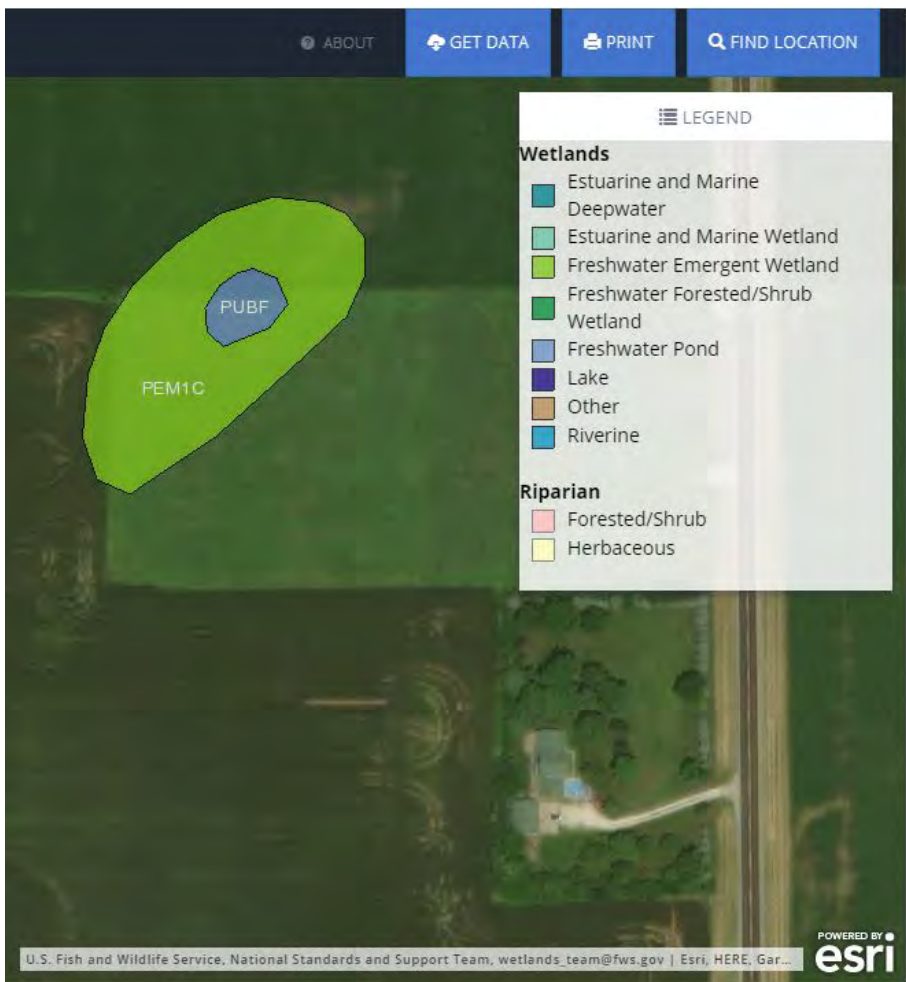
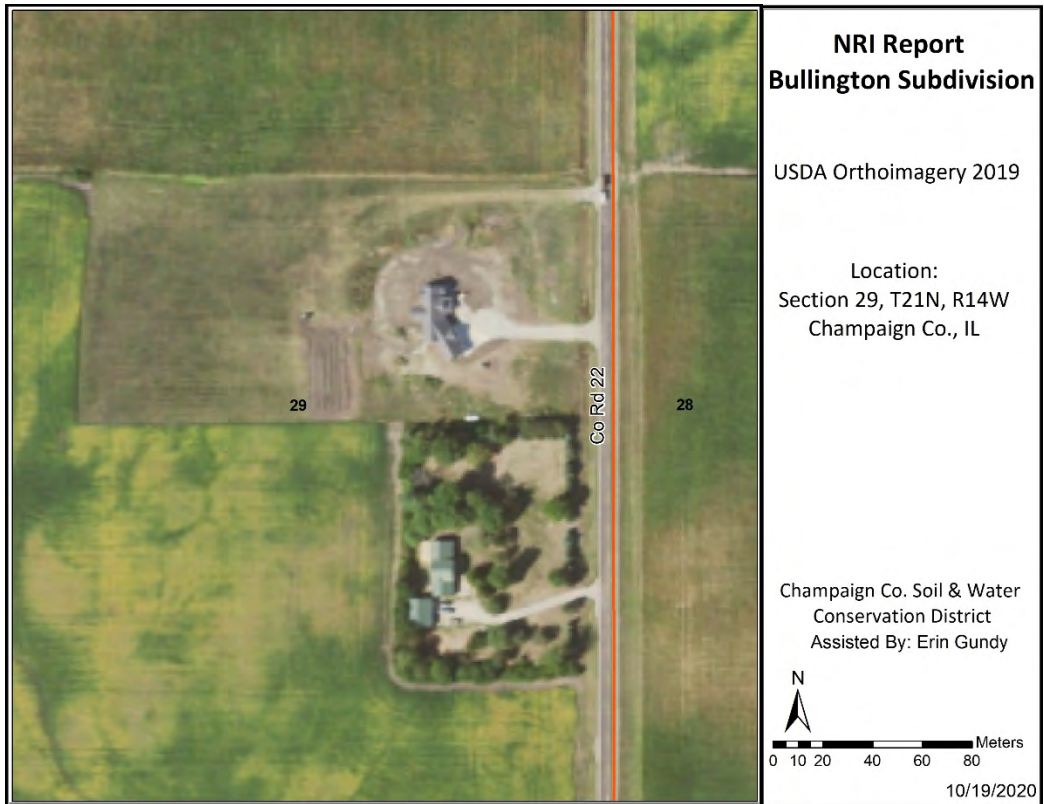
James Cottrell
505 W University Ave
Champaign, IL 61820

Jeffrey & Nicole Bullington
2549 Co. Rd. 2700 E
Penfield, IL 61862

Should you have any questions please contact our office.

Sincerely,

Erin Gundy
Resource Conservationist
Champaign County Soil & Water Conservation District



SOIL EVALUATION REPORT

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 133-Cha052920

Date: May 29, 2020

Report prepared for: Bullington property

Prepared by Galen Litwiller 217 898-3946
Certified Professional IL Soil Classifier, Cert # 79



Location: 2549 CR 2700E, Penfield, IL
Champaign County, IL
Parcel: 06-12-29-400-006 (to be subdivided)

Soil Summary

I visited the site on May 29, 2020. The soils were examined to evaluate soil characteristics such as color, texture, structure, and firmness or friability that are used to determine the potential for siting a subsurface septic disposal system. Attached are detailed descriptions of soil cores taken at 3 locations (see sketch).

The evaluated area is a lot with perennial grasses as cover. The soils formed in loess and glacial till. Permeability is slow. The estimated depth to the seasonal high water table is 8 inches. All soil borings are greater than 75' from any well.

RECEIVED

DEC 14, 2020
CHAMPAIGN COUNTY
PLANNING & ZONING

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 133-Cha052920

Date: May 29, 2020

Description of soil boring at Site No. 1

| Depth | Hori- zon | Parent Material | Consistence + Soil Texture | Soil Structure | Matrix color Fe depletions | Loading Rate G/D/FT | Residential Abs Size Ft2/ bdr |
|-------|--------------|--------------------|---|-----------------------|----------------------------------|---------------------------|-------------------------------------|
| 0-8 | Ap | Glacial till | Friable Silty clay loam (>35% clay) | Moderate blocky | 10YR2/1 | 0.40 | 500 |
| 8-13 | BAg | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR4/2 | 0.27 | 740 |
| 13-30 | Btg1 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/2 10YR5/1 | 0.27 | 740 |
| 30-45 | Btg2 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/1 10YR4/1 | 0.27 | 740 |
| 45-53 | Btg3 | Glacial till | Firm Silty clay loam | Moderate prismatic | 10YR4/1 10YR3/1 | 0.40 | 500 |
| 53-60 | Cg | Glacial till | Firm Silty clay loam | Massive *** | 10YR4/1 | 0.0 | N/R |

Estimated depth to Seasonal High Water Table: 8"

Slope: 1-2% West

Physiography: Till plain/footslope

Soil Series: Ashkum silty clay loam

Parent Material: Glacial till

Drainage Class: Poorly Drained

Free water was observed at a depth of 42" on this date.

Depth to a limiting layer: 53"

N/R= Not recommended due to very slow permeability

*** Effervescent to dilute HCl below 53"

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 133-Cha052920

Date: May 29, 2020

Description of soil boring at Site No. 2

| Depth | Horizon | Parent Material | Consistence + Soil Texture | Soil Structure | Matrix color Fe depletions | Loading Rate G/D/FT | Residential Abs Size Ft2/ bdr |
|-------|---------|-----------------|-------------------------------------|--------------------|----------------------------|---------------------|-------------------------------|
| 0-8 | Ap | Glacial till | Friable Silty clay loam (>35% clay) | Moderate blocky | 10YR2/1 | 0.40 | 500 |
| 8-13 | BAG | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR3/2 | 0.27 | 740 |
| 13-22 | Btg1 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR4/2 10YR4/1 | 0.27 | 740 |
| 22-44 | Btg2 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/2 10YR5/1 | 0.27 | 740 |
| 44-55 | Btg3 | Glacial till | Firm Silty clay loam | Moderate prismatic | 10YR5/2 10YR5/1 | 0.40 | 500 |
| 55-60 | Cg | Glacial till | Firm Silty clay loam | Massive *** | 10YR5/2 | 0.0 | N/R |

Estimated depth to Seasonal High Water Table: 8"

Slope: 1-2% West

Physiography: Till plain/footslope

Soil Series: Ashkum silty clay loam

Parent Material: Glacial till

Drainage Class: Poorly Drained

Free water was observed at a depth of 45" on this date.

Depth to a limiting layer: 55"

N/R= Not recommended due to very slow permeability

*** Effervescent to dilute HCl below 55"

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Sub Case 204-20, ELUC 01/07/21, Attachment F, Page 4 of 9

Report No. 133-Cha052920

Date: May 29, 2020

Description of soil boring at Site No. 3

| Depth | Horizon | Parent Material | Consistence + Soil Texture | Soil Structure | Matrix color Fe depletions | Loading Rate G/D/FT | Residential Abs Size Ft/ bdr |
|-------|---------|-----------------|----------------------------------|-----------------|----------------------------|---------------------|------------------------------|
| 0-12 | A | Glacial till | Friable Silty clay loam | Moderate blocky | 10YR4/3 | 0.40 | 500 |
| 12-24 | Bt | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/3 10YR5/1 | 0.27 | 740 |
| 24-40 | Btg1 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/2 10YR5/1 | 0.27 | 740 |
| 40-45 | Btg2 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/1 10YR4/1 | 0.27 | 740 |
| 45-50 | Btg3 | Glacial till | Firm Silty clay loam | Moderate blocky | 10YR5/1 10YR4/1 | 0.40 | 500 |
| 50-60 | Cg | Glacial till | Firm Silty clay loam | Massive *** | 10YR5/1 | 0.0 | N/R |

Estimated depth to Seasonal High Water Table: 12"

Slope: 1-2% West

Physiography: Till plain/Backslope

Soil Series: Elliott silt loam

Parent Material: Loess over glacial till

Drainage Class: Somewhat Poorly Drained

Free water was observed at a depth of 59" on this date.

Depth to a limiting layer: 50"

N/R= Not recommended due to very slow permeability

*** Effervescent to dilute HCl below 50"

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 133-Cha052920

Date: May 29, 2020

Description of soil boring at Site No. 4

| Depth | Horizon | Parent Material | Consistence + Soil Texture | Soil Structure | Matrix color Fe depletions | Loading Rate G/D/FT | Residential Abs Size F12/ bdr |
|-------|---------|-----------------|----------------------------------|-----------------|----------------------------|---------------------|-------------------------------|
| 0-10 | A | Glacial till | Friable Silty clay loam | Moderate blocky | 10YR3/2 | 0.40 | 500 |
| 10-30 | Bt | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/3 10YR5/1 | 0.27 | 740 |
| 30-44 | Btg1 | Glacial till | Firm Silty clay loam (>35% clay) | Moderate blocky | 10YR5/2 10YR5/1 | 0.27 | 740 |
| 44-49 | Btg2 | Glacial till | Firm Silty clay loam | Moderate blocky | 10YR5/1 10YR4/1 | 0.40 | 500 |
| 49-60 | Cg | Glacial till | Firm Silty clay loam | Massive *** | 10YR5/1 | 0.0 | N/R |

Estimated depth to Seasonal High Water Table: 12"

Slope: 1-2% West

Physiography: Till plain/Backslope

Soil Series: Elliott silt loam

Parent Material: Loess over glacial till

Drainage Class: Somewhat Poorly Drained

Free water was observed at a depth of 58" on this date.

Depth to a limiting layer: 49"

N/R= Not recommended due to very slow permeability

*** Effervescent to dilute HCl below 49"

Soil Evaluation Report

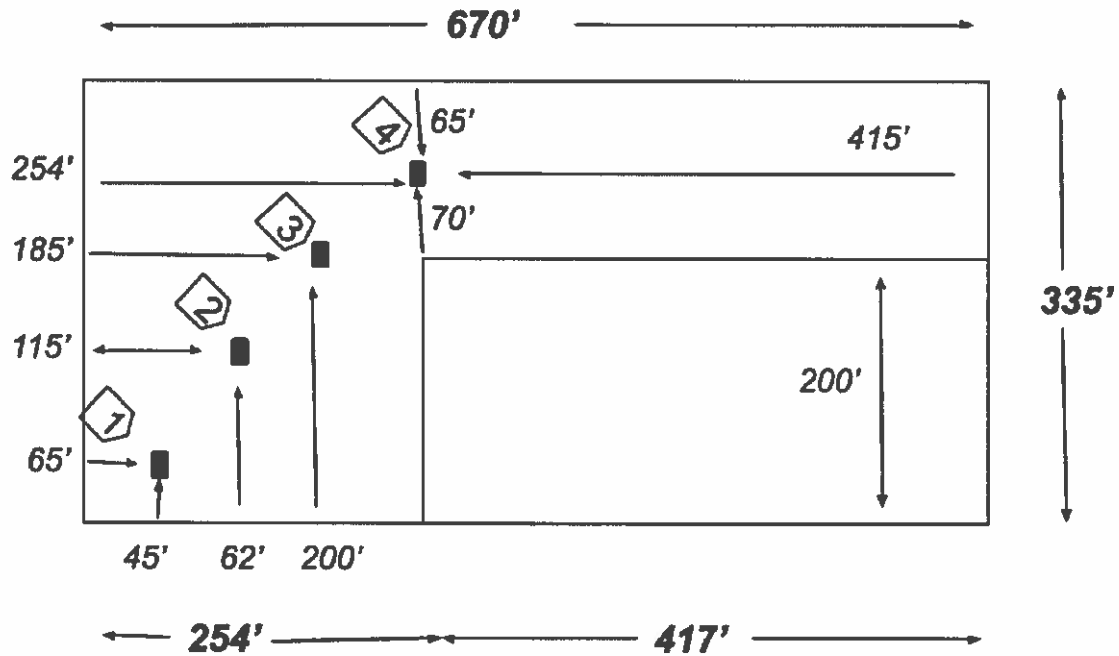
In accordance with 77 Administrative Code, Chapter 1, Subchapter 7, Section 90

Sub Case 204-20, ELUC 01/07/21, Attachment F, Page 6 of 9

Report No. 133-Cha052920

Date: May 29, 2020

**Bullington
Penfield, IL**



Disclaimers:

1) My determinations are based on the soil conditions found at the time the borings were pulled on May 29, 2020.

2) The seasonal high water table is the peak water table level and it is only shallow for a short time. Usually it occurs in the wettest time of spring, after lots of rain and before vegetation begins to extract water and lower the water table once again. The method used to determine the seasonal water table is by direct observation of the water table or as indicated by common <2 chroma gray mottles (using the Munsell Soil Color Charts). Common mottling is referred to as 2 to 20% of an observed surface. Mottles are irregular spots of different colors that are formed by the oxidation-reduction cycle of Fe and Mn following the up and down movement of the water table. This process is one of the most important types of morphological indicators of soil wetness.

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 32-Cham040119

Date: April 1, 2019

Report prepared for: Nicole Bullington
Installer: Kevin Dodd

Prepared by Galen Litwiller 217 898-3946, Certified Professional Soil Classifier, Cert # 79

Location: 2549 CR 2700 E, Penfield, IL
Champaign County, IL
PIN: 06-12-29=400-006

Note: New residential construction. 2 wells nearby.

Soil Summary

I arrived at the site on April 1, 2019. The soils were examined to evaluate soil characteristics such as color, texture, structure, and firmness or friability that are used to determine the potential for siting a subsurface septic disposal system. Attached are detailed descriptions of soil cores taken at 3 locations (see drawing).

The evaluated area is a grassy lot. Footings for new house had been poured recently. Permeability is moderately slow. The estimated depth to the seasonal high water table is 12 inches.

Description of soil boring at Site No. 1

| Depth | Parent Material | Soil Texture | Soil Structure | Consistence | Loading Rate G/D/FT | Residential Abs Size Ft2/ bdr |
|-------|-----------------|---------------------------|-----------------|-------------|---------------------|-------------------------------|
| 0-10 | Glacial till | Silty clay loam | Weak blocky | Friable | 0.52 | 385 |
| 10-35 | Glacial till | Silty clay loam >35% clay | Moderate blocky | Firm | 0.27 | 740 |
| 35-46 | Glacial till | Silty clay loam | Weak blocky | Firm | 0.27 | 740 |
| 46-60 | Glacial till | Silty clay loam | Massive | Very firm | 0.0 | NR |

Estimated depth to Seasonal High Water Table: 12"

Slope: 1% SW

Physiography: Till plain/summit

Soil Name: Elliott silt loam

Parent Material: Glacial till

Drainage Class: Somewhat Poorly Drained

NR=Not recommended due to the low permeability of dense glacial till. The permeability at this soil depth is less than the minimum established as suitable for subsurface seepage systems by the Illinois Department of Public Health.

Soil Evaluation Report

Sub Case 204-20, ELUC 01/07/21, Attachment F, Page 8 of 9

In accordance with 77 Administrative Code, Chapter 1, Subchapter 1, Section 90

Report No. 32-Cham040119

Date: April 1, 2019

Description of soil boring at Site No. 2

| Depth | Parent Material | Soil Texture | Soil Structure | Consistence | Loading Rate G/D/FT | Residential Abs Size Ft2/ bdr |
|-------|-----------------|---------------------------|-----------------|-------------|---------------------|-------------------------------|
| 0-11 | Glacial till | Silty clay loam | Weak blocky | Friable | 0.52 | 385 |
| 11-35 | Glacial till | Silty clay loam >35% clay | Moderate blocky | Firm | 0.27 | 740 |
| 35-47 | Glacial till | Silty clay loam | Weak blocky | Firm | 0.27 | 740 |
| 47-60 | Glacial till | Silty clay loam | Massive | Very firm | 0.0 | NR |

Estimated depth to Seasonal High Water Table: 12"

Slope: 1% SW

Physiography: Till plain/summit

Soil Name: Elliott silt loam

Parent Material: Glacial till

Drainage Class: Somewhat Poorly Drained

NR=Not recommended due to the low permeability of dense glacial till. The permeability at this soil depth is less than the minimum established as suitable for subsurface seepage systems by the Illinois Department of Public Health.

Description of soil boring at Site No. 3

| Depth | Parent Material | Soil Texture | Soil Structure | Consistence | Loading Rate G/D/FT | Residential Abs Size Ft2/ bdr |
|-------|-----------------|---------------------------|-----------------|-------------|---------------------|-------------------------------|
| 0-13 | Glacial till | Silty clay loam | Weak blocky | Friable | 0.52 | 385 |
| 13-33 | Glacial till | Silty clay loam >35% clay | Moderate blocky | Firm | 0.27 | 740 |
| 33-55 | Glacial till | Silty clay loam >35% clay | Weak blocky | Firm | 0.27 | 740 |
| 55-60 | Glacial till | Silty clay loam | Massive | Very firm | 0.0 | NR |

Estimated depth to Seasonal High Water Table: 12"

Slope: 1% SW

Physiography: Till plain/summit

Soil Name: Ashkum silty clay loam

Parent Material: Glacial till

Drainage Class: Poorly Drained

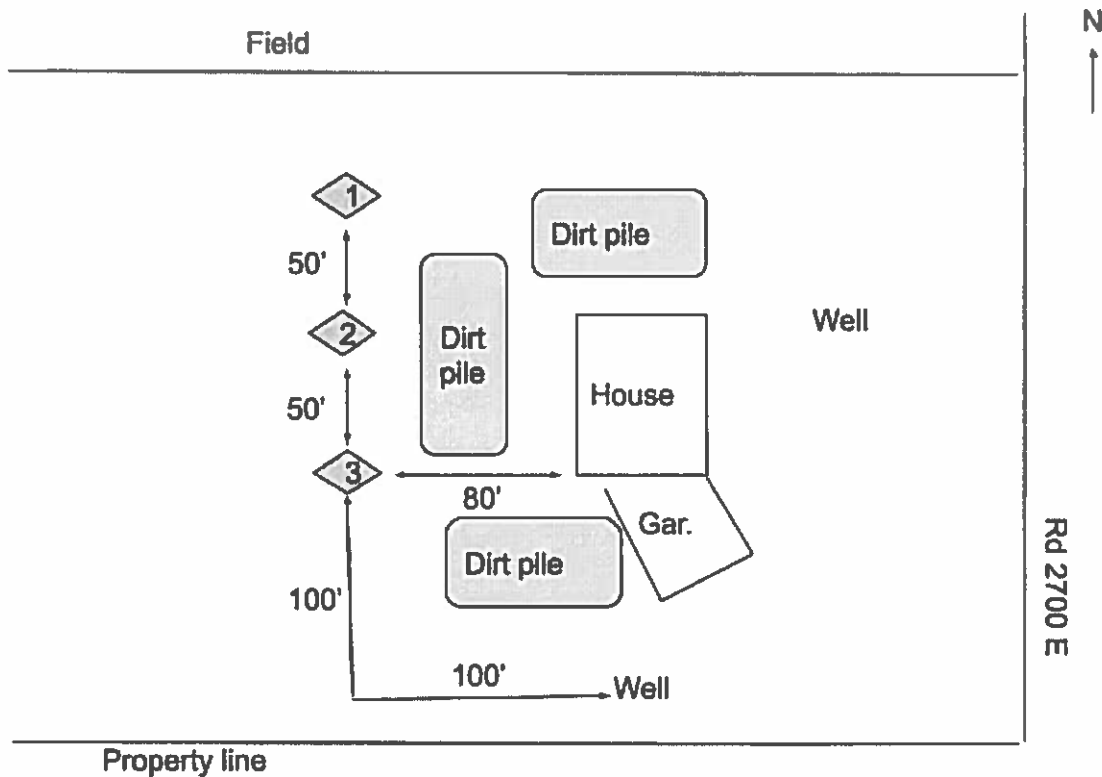
NR=Not recommended due to the low permeability of dense glacial till. The permeability at this soil depth is less than the minimum established as suitable for subsurface seepage systems by the Illinois Department of Public Health.

Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 32-Cham040119

Date: April 1, 2019



Disclaimers:

- 1) My determinations are based on the soil conditions found at the time the borings were pulled on April 1, 2019.
- 2) The seasonal high water table is the peak water table level and it is only shallow for a short time. Usually it occurs in the wettest time of spring, after lots of rain and before vegetation begins to extract water and lower the water table once again. The method used to determine the seasonal water table is by direct observation of the water table or as indicated by common <2 chroma gray mottles (using the Munsell Soil Color Charts). Common mottling is referred to as 2 to 20% of an observed surface. Mottles are irregular spots of different colors that are formed by the oxidation-reduction cycle of Fe and Mn following the up and down movement of the water table. This process is one of the most important types of morphological indicators of soil wetness.
- 3) **Caution:** Many university studies have shown that discharging water softener salts into a septic system could cause premature failure of its leach field. Also, running the softener too often could cause hydraulic overload at the leach field.



Public Health
Prevent. Promote. Protect.

Champaign-Urbana Public Health District

October 5, 2020

RECEIVED

DEC 12 2020

CHAMPAIGN CO. P & Z DEPARTMENT

Mr. James Cottrell
Business Innovation Center
505 W. University Ave
Suite 215
Champaign, IL 61820

Re: Bullington Subdivision Plat

Dear Mr. Cottrell:

This letter is in regards to the proposed Bullington Subdivision plat located as part of the NE 1/4 of Section 29 Township 21N, Range 14W of the Second Principal Meridian Champaign County, Illinois. According to the *Plat Act* (765 ILCS 205/2), we are authorized to review the plat with respect to private sewage disposal systems.

On October 2, 2020, a site visit was made to inspect the existing septic system for lot 2. It appears that this septic system and curtain drain are contained within the proposed staked property boundaries.

The final approval of any septic system for lot 1 will be based on three soil borings located in the area where the system is to be installed. Based on the soil borings submitted for lot 1 of the Bullington subdivision, a septic field sized at 740 sq./ft. per bedroom would need to be installed. Due to a seasonal water table found on the site, a curtain drain would be required to be installed around a conventional septic system, two feet below the bottom of the field. If an aeration system is installed before the subsurface field, a curtain drain would need to be installed one foot below the bottom of the field.

Careful consideration needs to be taken in locating the house, water supply, septic system and any other items that have setback requirements from the water supply and septic system. Not taking these items into account may limit or restrict the health department's ability to permit the private sewage disposal systems for this lot. Once the location of the private sewage disposal system is identified, it should be marked and protected from the construction of the house.

Construction permits for surface discharging systems will not be issued unless a general NPDES permit is obtained. According to the *Illinois Private Sewage Disposal Licensing Act and Code*, Section 905.115, "For those surface discharging private sewage disposal systems from which

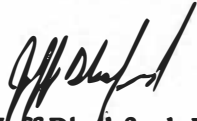
Mr. James Cottrell
October 5, 2020
Page 2

effluent enters into the Waters of the United States that require a general NPDES permit, a permit can be obtained from the U.S. Environmental Protection Agency (USEPA) or the Illinois Environmental Protection Agency (IEPA). Systems permitted under the general NPDES permit shall be in compliance with the terms and conditions of the general NPDES permit. A surface discharging private sewage disposal system that is required to be permitted under an individual NPDES permit shall be in compliance with the terms and conditions of the individual NPDES permit. Information about the applicability of the NPDES permit for surface discharging private sewage disposal systems shall be obtained from USEPA or IEPA.”

No system installed on this lot shall qualify for a permit to surface discharge to a common collector. According to the *Illinois Private Sewage Disposal Licensing Act and Code*, Section 905.110 a)2, “Discharges from lots platted after January 1, 2014 are not eligible to discharge into a common collector.”

If you have any questions, please contact me at (217) 373-3269.

Sincerely,



Jeff Blackford, LEHP
Program Coordinator



ATTACHMENT H DRAFT FINDINGS FOR WAIVERS OF FINAL PLAT REQUIREMENTS**Case 204-20 Bullington Subdivision**

December 28, 2020

DRAFT FINDINGS FOR WAIVERS OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **January 7, 2021**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waivers of final plat requirements ***WILL NOT*** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. **P&Z Staff received the Soil Evaluation Report by Galen Litwiller, Certified Professional Soil Classifier, on December 14, 2020.**
 - B. **The proposed subdivision is for an existing dwelling on Lot 2 and a proposed vacant Lot 1. The Plat and Soil Evaluation Report were sent to Champaign County Public Health Department for review. In a letter dated October 5, 2020 and received December 12, 2020, Jeff Blackford, Champaign County Public Health Department, stated that a septic system is feasible for the proposed residence on Lot 1, but there are conditions that must be met with CCPHD for a septic construction permit to be issued, to include obtaining a NPDES permit from the Illinois EPA.**
2. Special conditions and circumstances ***DO*** exist which are unique to the property involved and are not applicable generally to other property, and granting the subdivision waivers of final plat requirements will not confer any special privilege to the subdivider because:
 - A. **This waiver is not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Particular hardships ***WILL*** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. **Soil borings are shown on the Final Plat, but percolation data is not. The soil report identifies the soil characteristics for private septic disposal systems, but there is no certification on the Final Plat.**
 - B. **Requiring percolation test data and the statement regarding suitability being recorded on the Final Plat would increase the subdivider's costs and slow down the approval process with no gain to public health or safety.**
4. The special conditions, circumstances, hardships, or practical difficulties ***DO NOT*** result from actions of the subdivider because:
 - A. **The Final Plat was prepared by an Illinois Professional Land Surveyor using a format that conforms to the current Illinois minimum standards for a plat, and inclusion of the soil data and septic certification is not a state-mandated minimum requirement on the Final Plat. Further, the petitioner provided the necessary soil report data and certification as separate documents.**



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

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

DATE: December 28, 2020
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner, HMP Project Manager
RE: Request to Adopt the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020

ACTION

REQUESTED: Recommend County Board Adoption of the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020

Summary

This request to ELUC is to recommend County Board adoption of the *Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020* (HMP).

Champaign County has participated in regular updates of the HMP since 2008. By participating in the update process and adopting the updated HMP, Champaign County continues in good standing to be eligible for federal and state mitigation grant funding, unincorporated Champaign County residents remain eligible for lower flood insurance premiums, and county leaders have access to current risk assessment data and a prioritized hazard mitigation actions to consider for implementation.

Background

Prior Champaign County Actions

| | |
|-----------|---|
| 9/17/2015 | Champaign County Board Resolution No. 9376 <i>Adopting Champaign County Multi-Jurisdictional Hazard Mitigation Plan 2015 Update</i> |
| 8/20/2009 | Champaign County Board Resolution No. 7099 <i>Adopting Champaign County Multi-Jurisdictional Natural Hazard Mitigation Plan dated August 1, 2009</i> |

Purpose of the HMP

The HMP purpose is to meet the planning requirements of the *Disaster Mitigation Act of 2000*, as administered by the Federal Emergency Management Agency (FEMA).

(continued)

HMP Update Process

The HMP update process included four major stages, with opportunities for public participation throughout: 1) organizing resources; 2) assessing risks; 3) developing the mitigation plan; and 4) implementing the plan and monitoring progress.

The existing HMP was adopted by Champaign County and by each participating local government in 2015. In July 2019, the Illinois Emergency Management Agency (IEMA) and Champaign County entered into an agreement to develop an updated HMP for FEMA review and approval. Over the past year, the HMP Planning Team, which includes key public safety planners, land use planners, and emergency responder representatives in the area, has guided the update process and reviewed proposed updates to the HMP. In total, 27 jurisdictions, including Champaign County, participated in the HMP update process.

A broad-based HMP Advisory Group supported the Planning Team in their review of the draft HMP update and provided review comments. Advisory Group members for the HMP update included representatives of key area-wide public and private service providers, and selected government agency representatives.

The Planning Team selected the following types of natural hazards identified in the *2018 Illinois Natural Hazards Mitigation Plan* and the *2014 Illinois Department of Public Health Pandemic Influenza Preparedness and Response Plan* as relevant to the Plan Area for inclusion in the HMP update:

- Severe Storms
- Tornadoes
- Severe Winter Storms
- Floods
- Extreme Heat
- Earthquakes
- Drought
- Pandemic

The Planning Team selected the following human-caused hazards or threats to include in the HMP, based on recommendations by the Champaign County EMA Manager and HMP project staff:

- Hazardous Material Storage and Transport Release or Spill
- Active Shooter
- Cyberattack

The HMP update included an assessment of community capability to address the selected hazards and threats. The HMP update provided a risk assessment and proposes hazard mitigation actions regarding the selected natural and human-caused hazards and threats. The HMP update includes prioritized hazard mitigation actions specific to unincorporated Champaign County, as detailed on the Attachment. The complete final draft of the HMP update dated November 17, 2020 is available online at <http://champaigncountyhmp.info>.

FEMA and IEMA Review of HMP Update.

FEMA Region V and IEMA staff completed their preliminary review of the final draft of the HMP update on November 24, 2020 and provided notification that update meets required criteria for a multi-jurisdictional hazard mitigation plan.

Formal approval of the HMP update is contingent upon adoption by the participating jurisdictions of the HMP Update. FEMA Region V received documentation of adoption from the first of 27 participating jurisdictions on December 7, 2020. As a result, FEMA provided its letter of official approval of the HMP Update, with the HMP Update to have an expiration date in December 2025.

Attachment:

Primary Hazards of Concern and Prioritized Hazard Mitigation Actions for Champaign County

Table 5-2: Primary Hazards of Concern to Champaign County

| | |
|---|--|
| 1 | Due to changing climate conditions over the next several years, Champaign County can expect to experience more frequent episodes of extreme precipitation, severe weather events, and extreme temperatures. |
| 2 | Flash flooding on paved impervious areas can occur due to more frequent extreme precipitation events. |
| 3 | Riverine flooding may occur more frequently as a result of short, intense thunderstorms along portions of rivers and streams in unincorporated areas of the County, such as along the Saline Branch Drainage Ditch, McCullough Creek, Salt Fork, and along the Sangamon River. |
| 4 | The main threats posed by severe winter storms will be injuries or deaths from dangerously low temperatures and accidents, injuries, or fatalities from hazardous driving conditions. |
| 5 | Certain natural hazards (e.g., tornado or earthquake) may occur with little or no warning. |
| 6 | The unknown and unpredictable aspects of potential human-caused hazards (i.e., active shooter, cyberattack, or hazardous materials storage/transport release or spill) will continue. |

Table 5-3: Prioritized Hazard Mitigation Actions for Champaign County

| Hazards Addressed | Priority | Hazard Mitigation Action | | Status | Implementation Notes |
|-------------------|----------|--------------------------|--|---------|---|
| All | 1 | 1) | Educate public and disseminate information regarding all hazards and preventative and preparedness safety procedures to population via community meetings, presentations to groups, displays, press, and media | ONGOING | CCEMA disseminates timely preventative measures and preparedness information on its official website; CUPHD sponsors ‘Champaign County Prepares’ website. Responsible Parties: CCEMA and CUPHD Funding Source: Federal, state, local or grant |
| All | 1 | 2) | Promote the use of an area-wide warning text message system such as Alert Sense®, the American Red Cross tornado warning application, or others. | ONGOING | Promoted by CCEMA on its official website and, as possible, at public venues. Responsible Party: CCEMA Funding Source: Federal, state, local or grant |
| T, SS, SWS | 1 | 3) | Participate in the National Weather Service StormReady® program. | ONGOING | Champaign County is a StormReady® county. Responsible Party: CCEMA Funding Source: Federal, state, local or grant |

| | | | | | |
|------------|---|-----|--|---------|---|
| F | 1 | 4) | Update the Storm Water Management and Erosion Control Ordinance to include expected rainfall amounts for selected storm durations and return periods as published in Illinois State Water Survey in Bulletin 75. | NEW | Responsible Party: CC ELUC, CCPZ Funding Source: Federal, state, local or grant |
| D | 2 | 5) | Promote voluntary conservative water use measures to reduce potable water usage during times of drought. | NEW | Responsible Party: CC ELUC, CCPZ Funding Source: Federal, state, local or grant |
| All | 2 | 6) | Encourage use of NOAA all-hazard radios in residences and businesses throughout unincorporated area. | ONGOING | CCEMA encourages use of all-hazard radios on its official website and, as possible, at public venues. Responsible Party: CCEMA Funding Source: federal, state, local or grant |
| All | 2 | 7) | When appropriate as determined by CCEMA, provide information to local public radio and television stations regarding emergency warning and public service announcements. | ONGOING | CCEMA provides information, when deemed appropriate by the CCEMA coordinator. Responsible Party: CCEMA Funding Source: Federal, state, local or grant |
| T, SS | 2 | 8) | Coordinate the countywide voluntary Storm Spotter program. | ONGOING | CCEMA coordinates the program. Responsible Party: CCEMA Funding Source: Federal, state, local, or grant |
| F | 2 | 9) | Participate in National Flood Insurance Program (NFIP). | ONGOING | Champaign County participates, providing NFIP options to residents and businesses in unincorporated county areas. Responsible Party: CC ELUC, CCPZ Funding Source: Federal, state, local or grant |
| T, SWS, EH | 2 | 10) | Conduct a needs assessment regarding appropriate cooling and warming shelters, and community shelter options for tornados for vulnerable populations in unincorporated county. | NEW | Responsible Party: CC ELUC, CCPZ Funding Source: Federal, state, local, or grant Suggested Timeframe: within one year of FEMA approval of HMP Update |
| All | 2 | 11) | Identify a strategy to improve transportation options available to vulnerable populations in unincorporated county. | ONGOING | Responsible Party: CC EMA, Human Services Transportation Plan Representative Funding Source: Federal, state, local, or grant |
| All | 3 | 12) | Improve the countywide integrated information base for use in assessing risk from natural and selected technical hazard events. | ONGOING | Added as an ongoing mitigation action. Responsible Party: CCGIS Consortium Funding Source: Federal, state, local, or grant |
| F | 3 | 13) | Review costs and benefits of County participation in FEMA Community Rating System voluntary incentive program. | PENDING | Responsible Party: CC ELUC , CCPZ Funding Source: Federal, state, local or grant |

| | | | | | |
|-----------------|---|-----|--|---------|--|
| | | | | | Suggested Timeframe: within two years of FEMA approval of HMP Update |
| T, SS, SWS, E | 3 | 14) | Make a recommendation to the Champaign County Environment and Land Use Committee regarding County adoption of building regulations requiring wind-resistant and seismic resistance construction for new critical facilities. | PENDING | Responsible Party: CC ELUC , CCPZ Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 years of FEMA approval of HMP Update |
| F | 3 | 15) | Identify and prioritize needed improvements to County maintained roads that flood in heavy rainstorms, blocking or impairing road use and through access by vehicular traffic. | PENDING | Responsible Party: CCHD Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 to 5 years of FEMA approval of HMP update |
| All | 3 | 16) | Inventory mutual aid agreement terms for Plan Area communities and encourage participation of communities. | PENDING | Responsible Party: CCEMA Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 years of FEMA approval of HMP update |
| All | 3 | 17) | Develop a business continuity plan for Champaign County local government operations. | NEW | Responsible Party: CC Administrative Services Funding Source: Federal, state, local, or grant Suggested Timeframe: within 2 to 5 years of FEMA approval of HMP update. |
| F | 3 | 18) | Obtain a FEMA update to the Flood Insurance Study for unincorporated Champaign County and incorporated areas in or partially within Champaign County that have special flood hazard areas. | NEW | Responsible Party: CC ELUC , CCPZ Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 to 5 years of FEMA approval of HMP Update |
| D, EH, F, SS, T | 3 | 19) | Encourage planting of tree canopies to help manage storm water, air quality, reduce Co2, and to curb heat island effect in parking lots. | NEW | Responsible Party: CC ELUC , CCPZ Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 to 5 years of FEMA approval of HMP Update |
| D, EH, F, SS | 3 | 20) | Encourage the use of native plantings and pest management practices to support pollinator, insect predator and bird habitats. | NEW | Responsible Party: CC ELUC , CCPZ Funding Source: Federal, state, local or grant Suggested Timeframe: within 2 to 5 years of FEMA approval of HMP Update |

MONTHLY REPORT for OCTOBER 2020¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Five zoning cases were filed in October and one case was filed in October 2019. The average number of cases filed in October in the preceding five years was 1.8.

Two Zoning Board of Appeals (ZBA) meeting was held in October and two cases were completed. Three ZBA meetings were held in October 2019 and nine cases were completed. The average number of cases completed in October in the preceding five years was 2.4.

By the end of October there were 12 cases pending. By the end of October 2019 there were 7 cases pending.

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

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

Table 1. Zoning Case Activity in October 2020 & October 2019

| Type of Case | October 2020 2 ZBA meetings | | October 2019 3 ZBA meetings | |
|--|--------------------------------|-----------------|--------------------------------|-----------------|
| | Cases Filed | Cases Completed | Cases Filed | Cases Completed |
| Variance | 4 | 1 | 1 | 4 |
| SFHA Variance | 0 | 0 | 0 | 0 |
| Special Use | 1 | 1 | 0 | 1 |
| Map Amendment | 0 | 0 | 0 | 0 |
| Text Amendment | 0 | 0 | 0 | 3 |
| Change of Nonconforming Use | 0 | 0 | 0 | 0 |
| Administrative Variance | 0 | 0 | 0 | 1 |
| Interpretation / Appeal | 0 | 0 | 0 | 0 |
| TOTALS | 5 | 2 | 1 | 9 |
| Total cases filed (fiscal year) | 21 cases | | 41 cases | |
| Total cases completed (fiscal year) | 17 cases | | 43 cases | |
| Cases pending* | 12 cases | | 6 cases | |
| * Cases pending includes all cases continued and new cases filed | | | | |

¹ Note that approved absences and sick days resulted in an average staffing level of 61.0% or the equivalent of 4.3 full time staff members (of the 7 authorized) present on average for each of the 21 work days in October.

Subdivisions

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

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:

- 17 permits for 14 structures were approved in October compared to 22 permits for 19 structures in October 2019. The five-year average for permits in October in the preceding five years was 17.4.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including September 2020, August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, and December 2015).
- 7.8 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$3,136,468 was the reported value for the permits in October compared to a total of \$12,023,603 in October 2019. The five-year average reported value for authorized construction in October was \$3,527,928.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2020, August 2020, June 2020, May 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, March 2017, November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, and January 2016).
- \$6,731 in fees were collected in October compared to a total of \$6,100 in October 2019. The five-year average for fees collected in October was \$4,836.
- 28 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including October 2020, August 2020, July 2020, June 2020, March 2020, December 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, and December 2015).

Planning & Zoning Monthly Report
OCTOBER 2020

Table 2. Zoning Use Permits Approved in October 2020

| PERMITS | CURRENT MONTH | | | FISCAL YEAR TO DATE | | |
|--|---------------|----------------|--------------------|---------------------|-----------------|---------------------|
| | # | Total Fee | \$ Value | # | Total Fee | \$ Value |
| AGRICULTURAL: Residential | | | | 7 | 0 | 2,376,000 |
| Other | 2 | 0 | 68,344 | 23 | 0 | 884,425 |
| SINGLE FAMILY Resid.: New - Site Built | 3 | 2,487 | 1,510,000 | 16 | 9,812 | 6,140,000 |
| Manufactured | | | | 1 | 0 | 1,888,815 |
| Additions | 2 | 1,510 | 860,000 | 21 | 4,553 | 1,555,745 |
| Accessory to Resid. | 6 | 1,578 | 279,412 | 54 | 11,894 | 2,043,292 |
| TWO-FAMILY Residential | | | | | | |
| Average turn-around approval time for the above permit categories | | | 7.8 days | | | |
| MULTI - FAMILY Residential | | | | | | |
| HOME OCCUPATION: Rural | | | | | | |
| Neighborhood | | | | 11 | 0 | 0 |
| COMMERCIAL: New | | | | 1 | 257 | 32,000 |
| Other | 1 | 577 | 376,213 | 3 | 2,590 | 1,226,563 |
| INDUSTRIAL: New | | | | 1 | 0 | 250,000 |
| Other | | | | | | |
| OTHER USES: New | | | | 2 | 3,923 | 3,840,000 |
| Other | | | | | | |
| SIGNS | | | | 5 | 983 | 57,678 |
| TOWERS (Incl. Acc. Bldg.) | | | | | | |
| OTHER PERMITS | 3 | 579 | 42,500 | 16 | 1,544 | 174,650 |
| TOTAL APPROVED | 17/14 | \$6,731 | \$3,136,469 | 161/134 | \$35,556 | \$18,769,168 |

*17 permits were issued for 14 structures in October 2020; 14 permits require inspection and Compl. Certif.

◇ 161 permits have been issued for 134 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 27 since 1/1/20, (this number is not included in the total number of structures).

16 Zoning Use Permit Apps. were *received* in October 2020 and 8 of those were *approved*.

9 Zoning Use Permit Apps. *approved* in October 2020 had been *received* in prior months.

Planning & Zoning Monthly Report
OCTOBER 2020

- There was 1 lot split inquiry and 186 other zoning inquiries in October.
- Two rural addresses were issued in October.
- Minutes for two ZBA meetings were completed in October

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

| | October 2020 | 2020 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 outside of ETJ areas, a subdivision approval October authorize the creation of new Best Prime Farmland lots smaller than 35 acres: | 0.00 acres | 0.0 acres |
| Outside of Municipal ETJ areas ¹ | | |
| Within Municipal ETJ areas ² | 0.00 acre | 0.00 acre |
| Zoning Use Permits. Approved by the Zoning Administrator, a Permit October authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval. | 0.00 acres | 2.146 acres |
| Agricultural Courtesy Permits | 0.00 acres | 3.50 acres |
| TOTAL | 0.00 acres | 5.646 acres |
| NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals. | | |

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in October.
- Three Zoning Compliance Certificate was issued in October for a total of 39 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

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

- 4 new complaints were received in October compared to 8 new complaints received in October 2019. One complaint was referred to another agency in October and no complaint was referred to another agency in October 2019.
- 9 enforcement inspections were conducted in October compared to 17 inspections in October 2019.
- 2 contacts were made prior to written notification in October and none was made in October 2019.
- 11 investigation inquiries were made in October. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 3 complaints were resolved in October and 65 complaints were left open (unresolved).
- One First Notice and one Final Notice were issued in October and 3 First Notices and no Final Notice were issued in October 2019. The budget anticipated a total of 30 First Notices for 2020.
- One case was referred to the State's Attorney's Office in October and none were referred in October 2019. The budget anticipated a total of five cases to be forwarded to the State's Attorney's Office in 2020.
- No violation and 3 complaints were resolved in October compared to 6 cases that were resolved in October 2019. The budget anticipated a total of 48 resolved cases in 2020.
- 484 complaints and violations remain open at the end of October compared to 438 open cases at the end of October 2019.
- 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 landowners, 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 the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.

APPENDICES

- A Zoning Use Permit Activity In October 2020**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued in October 2020**

Planning & Zoning Monthly Report
OCTOBER 2020

Table 4. Enforcement Activity During October 2020

| | FY2019 TOTALS ¹ | Jan. 2020 | Feb. 2020 | March 2020 | April 2020 | May 2020 | June 2020 | July 2020 | Aug. 2020 | Sep. 2020 | Oct. 2020 | Nov. 2020 | Dec. 2020 | TOTALS FY2020 ¹ |
|---|-------------------------------|--------------|--------------|---------------|---------------|-------------|--------------|--------------|--------------|--------------|-----------------|--------------|--------------|-------------------------------|
| Complaints Received | 95 | 10 | 10 | 8 | 5 | 14 | 16 | 14 | 8 | 9 | 4 | | | 98 |
| Initial Complaints Referred to Others ² | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | | | 2 |
| Inspections | 393 | 45 | 17 | 26 | 34 | 24 | 25 | 39 | 32 | 17 | 9 ⁷ | | | 268 ⁸ |
| Phone Contact Prior to Notice | 2 | 0 | 1 | 0 | 0 | 3 | 2 | 1 | 0 | 0 | 2 | | | 9 |
| Complaints Resolved | 22 | 5 | 4 | 7 | 5 | 4 | 9 | 7 | 10 | 4 | 3 ⁹ | | | 58 ¹⁰ |
| Open Complaints³ | 26 | 30 | 36 | 37 | 37 | 47 | 54 | 61 | 59 | 64 | 65 | | | 65 |
| New violations | 31 | 3 | 1 | 3 | 3 | 1 | 2 | 5 | 3 | 1 | 0 | | | 22 |
| First Notices Issued | 24 | 3 | 1 | 3 | 3 | 1 | 2 | 5 | 3 | 0 | 0 | | | 21 |
| Final Notices Issued | 5 | 2 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | | | 7 |
| Referrals to SAO ⁴ | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | | | 5 |
| Violations Resolved ⁵ | 42 | 1 | 2 | 1 | 4 | 1 | 0 | 1 | 2 | 1 | 0 ¹¹ | | | 13 ¹² |
| Open Violations⁶ | 410 | 412 | 411 | 413 | 412 | 412 | 414 | 418 | 419 | 419 | 419 | | | 419¹³ |
| TOTAL Open Complaints & Violations | 436 | 442 | 448 | 450 | 449 | 459 | 468 | 479 | 478 | 483 | 484 | | | 484 |

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 1 of the 9 inspections performed was for one of the complaints received in October 2020.
8. 120 inspections of the 259 inspections performed in 2020 were for complaints received in 2020.
9. 0 of the complaints resolved in October 2020 were received in October 2020.
10. 25 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in October were for complaints that had been received in October 2020.
12. None of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

Planning & Zoning Monthly Report
OCTOBER 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2020

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------|--|--------------------------------|--|--|
| 217-20-02 AG-2 | A 2.61 acre tract of land located in the NE ¼ of the NE ¼ of Section 24, Hensley Township; 154 E. Leverett Road, Champaign, Illinois PIN: 12-14-24-200-006 | James and Rhoda Cobb | 08/04/2020 10/08/2020 | Change the Use to establish a Truck Terminal, Cobb Transport LLC, and to authorize a previously constructed detached shed/shop building CASES: 108-S-75; 974-S-20; 983-V-20 |
| 262-20-02 B-4 | Lot 1 of Mapson's Subdivision, Section 33, Somer Township; 3606 Country View Road, Urbana, Illinois PIN: 25-15-33-276-013 | William T. Fulton/ Terminix | 09/18/2020 10/06/2020 | Construct an addition to an existing Contractor's Facility with No Outdoor Storage or Operations |
| 267-20-01 AG-1 | A tract of land located in the S ½ of the SW ¼ of Section 1, Raymond Township; 516 County Road 2300E, Broadlands, Illinois PIN: 21-34-01-300-003 | Brian Taylor | 09/23/2020 10/05/2020 | Construct a lean-to addition to an existing barn |
| 267-20-20 AG-1 | Lot 2 of Silver Trio Subdivision and a tract of even width, 79' deep to the north of Lot 2, Section 3 of Philo Township; 1588 County Road 1100N, Urbana, Illinois PIN: 19-27-03-400-023 | Matt Shipley | 09/23/2020 10/05/2020 | Construct a detached storage shed for personal use only |
| 268-20-01 CR | A tract of land located in Part of the NE ¼ of the NW ¼ of Section 27, St. Joseph Township; 2143 County Road 1400N, St. Joseph, IL PIN: 28-22-27-100-010 | Marcus Hack | 09/24/2020 10/05/2020 | Construct a detached garage (replace existing garage) |
| 272-20-01 AG-2 | A tract of land located in the S ½ of the SW ¼ of Section 35, Urbana Township; 3808 E. Old Church Road, Urbana, Illinois PIN: 30-21-35-300-003 | Carl Corbin | 09/28/2020 10/08/2020 | Install a ground mounted solar array |

Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
OCTOBER 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2020

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------|--|-------------------------------------|--|--|
| 272-20-02 AG-1 | A tract of land located in the SE ¼ of Section 7, Rantoul Township; 2835 County Road 1300E, Rantoul, IL PIN: 20-09-07-400-017 | Brent Little | 09/28/2020 10/08/2020 | Install a ground mounted solar array and to authorize the additional square footage of a garage addition in Zoning Use Permit 136-14-03 |
| 272-20-03 | Enderle, See 272-20-04FP | | | |
| 272-20-04FP | A tract of land located in Part of the SE Corner of the SE ¼ of Section 1, Sidney Township; 1159 County Road 2400E, St. Joseph, IL PIN: 24-28-01-200-014 | James and Kristen Enderle | 09/28/2020 10/16/2020 | Elevate the area of the proposed construction of a single family home addition to an existing detached garage CASE: 990-V-20 PENDING |
| 274-20-01 CR | Tract 24 of a Plat of Survey of Part of Section 23, Newcomb Township; 450 County Road 2600N, Mahomet, Illinois PIN: 16-07-23-300-009 | Jana Murche and Hans Heinrich Knoop | 09/30/2020 10/08/2020 | Construct a single family home with attached garage |
| 276-20-01 AG-1 | A tract of land located in Part of the N ½ of the SW ¼ of Fractional Section 6, South Homer Township; 1138 County Road 2400E, Homer, Illinois PIN: 26-19-06-300-021 | Gordon Green | 10/02/2020 10/16/2020 | Construct a detached garage |
| 283-20-01 | Parrish – See 283-20-01FP | | | |
| 283-20-02FP | Lot 3 of Phillips Woods Subdivision, Section 12, Urbana Township; 1752 County Road 1650N, Urbana, Illinois PIN: 30-21-12-201-003 | Allen Parrish | 10/09/2020 10/20/2020 | Construct a detached garage in the mapped floodplain |

 Land Disturbance Erosion Control Permit also required

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Planning & Zoning Monthly Report
OCTOBER 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2020

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------|--|-----------------------------|--|---|
| 283-20-03 CR | Two tracts of land comprising 34.45 acres located in Part of the NE ¼ of Section 2, Sidney Township; 1183 County Road 2300E, Sidney, Illinois PIN: 24-28-02-226-005/006 | Theodore and Jessica Hartke | 10/09/2020 10/20/2020 | Construct a single family home addition with an attached garage addition to an existing crawlspace/foundation |
| *287-20-01 | More information needed | | | |
| 289-20-01 CR | Tract 29 of a Plat of Survey of Part of Section 23, Newcomb Township; 434 County Road 2600N, Mahomet, Illinois PIN: 16-07-23-300-017 | Armstrong Builders | 10/15/2020 10/28/2020 | Construct a single family home with attached garage |
| 289-20-02 B-4 | A tract of land located in the NE Corner of the SE ¼ of Section 33, Somer Township; 3208 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-426-004 | Tom Ennis | 10/15/2020 10/29/2020 | Demolish an existing home, returning the ground to a level surface |
| 293-20-01 AG-1 | Tract 1 of a Plat of Survey of Part of the W ½ of the NE ¼ of the NE ¼ of Section 10, Sidney Township; 2177 County Road 1100N, Sidney, Illinois PIN: Part of 24-28-10-200-002 | Bradley Mumm | 10/19/2020 10/29/2020 | Construct a single family home with attached garage |
| 293-20-02 CR | A 5.69 acre tract of land located in Part of the SE ¼ of the SE ¼ of Section 2, Sidney Township; 1123 County Road 2300E, Sidney, Illinois PIN: 24-28-02-400-011 | Catherine Capel | 10/19/2020 10/29/2020 | Construct two detached sheds – 1 for agriculture use, 1 for personal use |
| *294-20-02 | More information needed | | | |
| *295-20-01 | More information needed | | | |
| *296-20-01 | Approved in November | | | |
| *296-20-02 | Approved in November | | | |
| *296-20-03 | Approved in November | | | |
| *300-20-01 | Approved in November | | | |
| *301-20-01 | Approved in November | | | |

Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
OCTOBER 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN OCTOBER 2020

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------|---|-------------------|--|--|
| 301-20-01 AG-2 | The West ½ of the NE ¼ of Section 27, Somer Township; 2609 E. Ford Harris Road, Urbana, Illinois PIN: 25-15-27-200-001 | Alex Lo | 10/27/2020 10/29/2020 | Demolish two existing homes, returning the ground to a level surface |

Land Disturbance Erosion Control Permit also required
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Planning & Zoning Monthly Report
OCTOBER 2020

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 |
| 97-17-01 R-1 | Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012 | Tim and Toni Hoerr | 04/07/17 04/27/17 | Construct a single family home with attached garage and detached pool house |
| 220-19-02 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 | Dave Kirby dba ILLINI BMX & Champaign County Fair Association | 08/08/19 09/27/19 | Construct a BMX racetrack CASE: 886-S-17 |

Planning & Zoning Monthly Report
OCTOBER 2020

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2020

| Date | Permit Number | Property Description; Address; PIN | Project (Related Zoning Case) |
|------------|---------------|---|---|
| 10/08/2020 | 217-20-02 | A 2.61 acre tract of land located in the NE ¼ of the NE ¼ of Section 24, Hensley Township; 154 E. Leverett Road, Champaign, Illinois PIN: 12-14-24-200-006 | Change the Use to establish a Truck Terminal, <i>Cobb Transport LLC</i> , and to authorize a previously constructed detached shed/shop building |
| 10/20/2020 | 296-19-01 | Lot 1 of Linbry Estates, Section 3, St. Joseph Township; 1753 County Road 2200E, St. Joseph, Illinois PIN: 28-22-03-283-001 | A detached storage shed |
| 10/28/2020 | 107-20-01 | Lot 5 of Oak Grove Subdivision, Section 25, Newcomb Township; 597 County Road 2550N, Mahomet, IL PIN: 16-07-25-429-001 | A single family home with attached garage |