



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, January 6, 2022 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Kyle Patterson

Aaron Esry – Vice-Chair

Jacob Paul

Stephanie Fortado

Chris Stohr

Mary King

Pursuant to the Governor's Executive Order establishing a pandemic disaster in the State of Illinois that covers the County of Champaign, and the County Executive's determination that holding this meeting in person is not prudent at this time due to health concerns with rising numbers of COVID-19 cases and hospitalizations being reported in the county, this meeting will be held remotely via zoom. Public comment also will be taken remotely. The public may watch the meeting live or via recording on the County's [YouTube Channel](#).

Agenda

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- | | | |
|-------|--|---------|
| I. | Call to Order | |
| II. | Roll Call | |
| III. | Approval of Agenda/Addendum | |
| IV. | Approval of Minutes | |
| A. | December 9, 2021 – Regular Meeting | 1 - 5 |
| V. | Public Participation | |
| | *Being accepted remotely through Zoom – for instructions go to:
http://www.co.champaign.il.us/CountyBoard/ELUC/2022/220106_Meeting/220106_Zoom_Instructions.pdf | |
| VI. | Communications | |
| VII. | New Business: Items to be Approved by ELUC | |
| A. | Direction Regarding Proposed Zoning Ordinance Text Amendment to Revise Certain Zoning Ordinance Requirements for Wind Farms | 6 - 14 |
| VIII. | New Business: Items to Receive & Plan on File by ELUC to Allow a 30-Day Review Period | |
| A. | Zoning Case 014-AT-21. Amend the Champaign County Zoning Ordinance to establish beekeeping requirements as summarized in the full legal advertisement and summarized as follow: | 15 - 26 |
| | 1. Amend Section 3.0 Definitions by adding a definition for “apiary”, “beekeeping”, “honeybee”, “nucleus colony” and other related terms. | |
| | 2. Add footnote 29 to Section 5.2 Table of Authorized Principal Uses. | |
| | 3. Add footnote 30 to Section 5.2 Table of Authorized Principal Uses. | |

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 6, 2022 Agenda**

4. Add new Section 7.8 Beekeeping in the R-1, R-2 and R-3 Districts, with new Requirements for beekeeping.

IX. Other Business

A. Monthly Reports

1. November 2021

27 - 39

X. Chair's Report

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

XII. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, December 9, 2021
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
Stephanie Fortado	
Mary King	
Kyle Patterson	
Jacob Paul	
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:34 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. King to approve the agenda, seconded by Mr. Esry. Upon voice vote, the **MOTION CARRIED** unanimously to approve the Agenda.

IV. Approval of Minutes

- A. September 9, 2021 – Study Session
- B. October 7, 2021 – Regular Meeting

MOTION by Mr. Paul to approve the minutes of the September 9, 2021 Study Session and October 7, 2021 regular meeting, seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously.

V. Public Participation

There was no public participation.

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VI. Communications

There were no communications from the committee.

VII. New Business: For Information Only

A. Residential Electronics Collection 2021 Report – May 22 and October 16, 2021

Residents of 21 municipalities and Champaign County participated again this year. Approximately 15% to 18% of those registered did not attend, so attendance is pretty good. There was an expected decline in the collection of cathode-ray-tube TV's and monitors while LCD TV's and monitors continue to trend up. Mr. Paul commented that the Other category is very large. He asked what the top of the other category is. The contractor has the opportunity to collect materials that are electronics and scrap that they can make a profit on as long as they transport it and don't use state funds to do so. Mr. Stohr asked if the no-shows are a big problem, where 15-18% do not show up. Ms. Monte answered no, as they allow for that and bump up the number of registrations.

B. Heritage Disposal Summary for IEPA One-Day HHW Collection on April 4, 2021

The Disposal Summary is the only feedback received from this event. There were 974 participants registered and 89% showed up. The event ran very smoothly.

C. Update of Zoning Ordinance Requirement for Wind Farms

Mr. Thorsland led the discussion on the ordinance for Wind Farms. The newer wind towers are bigger. This is just to start discussion as to if the ordinance needs to be updated. Mr. Thorsland stated that the FAA has updated the lighting requirements. They've made a change in that those towers 499 to 699 feet are a different category. That's just one foot off of our ordinance. Bigger towers mean fewer towers and has actually helped in the sighting requirements. This would be a lot of work and a lot of hearings for ZBA. We would either have to update the ordinance or do a lot of waivers. There is no timeline for this. Will try to bring more information back in January.

VIII. New Business: Items to be Approved by ELUC

A. Annual Renewal of Recreation and Entertainment License

1. Gordyville, LLC, 2205 CR 3000N, Gifford. 01/01/22-12/31/22

MOTION by Mr. Esry to approve the R&E License for Gordyville. Seconded by Ms. King. Upon voice vote the **MOTION CARRIED** unanimously.

2. Hudson Farm Wedding & Events, LLC, 1341 CR 1800E Urbana, IL 61802. 01/01/22-12/31/22

MOTION by Mr. Stohr to approve the R&E License for Hudson Farm Weddings & Events. Seconded by Mr. Esry. Upon voice vote the **MOTION CARRIED** unanimously.

B. Annual Hotel/Motel License for Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Ave., Urbana for 01/01/22-12/31/22

MOTION by Ms. King to approve the Hotel/Motel License for Urbana Motel and seconded by Mr. Paul. Upon voice vote, the **MOTION CARRIED** unanimously.

89 C. Direction Regarding Proposed Zoning Ordinance Text Amendment to add Data Center to the Zoning
90 Ordinance.
91

92 Mr. Hall stated that an individual has interest in doing two Data Centers in our jurisdiction. It is a non-
93 manned Data Center, which means it is probably cyber currency mining. It would consist of a building
94 and a 2 Mega Watt solar array to provide power. Two Mega-Watts would take approximately 16 acres of
95 solar arrays to power a building 20 foot wide by 100 feet long stuffed with computers with no staff on
96 site. We don't allow solar farms anywhere but AG-1 and AG-2. This solar array is not really a solar farm
97 as it would not be selling the energy; it would all be used to power the onsite data center. It will look like
98 a solar farm to a neighbor. Do we want to treat solar arrays the same as a solar farm? If a solar farm
99 goes broke, you've taken out best prime farmland for a solar farm and require a decommissioning
100 agreement to return it to farmland.
101

102 The way this text amendment is structured Data Centers would only be allowed in B-4 (General Business)
103 and I-1 (Light Industry). If the Data Center goes broke, do you want a decommissioning agreement to
104 remove the solar array? If we don't require a decommissioning agreement up front, you're going to be
105 stuck with a solar array. This amendment assumes that we will treat it just like a solar farm. They will
106 have to provide a decommissioning agreement so that if they go broke, they will have to remove it. The
107 other thing about treating it as a solar farm, is we don't allow a solar farm within 0.5 mile of a
108 municipality. You would expect B-4 and I-1 to be within 0.5 mile of a municipality. There is an inherent
109 contradiction built into it. The two that are proposed are both within 1.5 miles of the city of Urbana.
110 Urbana has already approved three Data Centers for the same person. They have not been constructed
111 yet.
112

113 The other thing this text amendment does is to define and allow accessory solar arrays. It does two
114 things; introduces Data Center as a use, it says it will be treated the same as a solar farm and it identifies
115 the threshold of 1 Mega Watt or over as a solar farm.
116

117 Mr. Thorsland asked if we anticipate feedback or protest from Urbana. Mr. Hall said he anticipates
118 feedback from Urbana and maybe a protest on the re-zoning. Mr. Thorsland asked if the building and
119 solar array have to be zoned the same? On the fringe of AG-2, there would be a lot of public input if we
120 would re-zone. If the County Board would want to take a less restrictive approach, allow them in AG-2 it
121 makes it simpler for everyone and with the decommissioning agreement may be allowing in AG-2 is not a
122 problem. Mr. Thorsland said he thought the decommissioning agreement should be something that
123 stays with the amendment.
124

125 Discussion was held on a range of concerns. These buildings can get very hot and could result in fire
126 calls, etc. If there is no one physically in the building to monitor the safety aspects – fire and theft; would
127 the county be responsible? Treating it like a solar farm with the ground cover, screening,
128 decommissioning agreement is important. Allowing the actual Data Center in AG-2 would be easier on
129 staff and the County Board. Allowing in AG-2 may not have as big an impact as we think. Mr. Thorsland
130 asked if we make it too easy will that cause an influx of these facilities. Mr. Paul answered that it is the
131 wave of the future and being a college town, he could see it growing.
132

133 Ms. Fortado says she wouldn't support it if it doesn't have the decommissioning aspect. That must be a
134 part of it. Mr. Paul suggested having a requirement for minimum staffing. Mr. Hall said that is not
135 something that we currently do. If it's because of the safety concerns, we could require approval from
136 the fire protection district. Does the local fire protection district have the knowledge on how to fight this
137 type of fire?

138
139 Mr. Esry commented that he thinks it should have the approval of the local fire department. Not sure of
140 how we would require staffing. Also, maybe look at the placement of invertors. It should be treated like
141 a solar farm. He had no problem with getting the land rezoned but also was not opposed to allowing in
142 the AG-2 as well.

143
144 Is the committee comfortable with AG-2 option or make them rezone to B-4 or I-1 and go through the
145 process? Also, how will the various zoning options possibly limit things.

146
147 Mr. Stohr had a concern that it takes up so much space that it might limit or keep other business out of
148 commercial and industrial areas. Also, is it a risk of people breaking in? Mr. Paul said absolutely. The
149 cards themselves are very expensive and there is that risk. The space we're talking about would hold
150 millions of dollars' worth of chips. Security would be up to the owner.

151
152 Ms. Fortado asked for clarification on the zoning choices. Is it either B-4 and I-1 or AG-2? Or are we
153 adding AG-2 to the B-4 and I-1. Mr. Hall said that we would be adding AG-2 as an option. Ms. Fortado
154 suggested adding AG-2 to send to the ZBA to get input at their hearings. Mr. Hall said he would be
155 inclined to run two text amendments one for the B-4 and I-1 and one for AG-2. If we find no one likes
156 that idea, the County Board can leave that part out.

157
158 The committee is interested in the AG-2 option.

- 159
160 D. R&E License for Troy Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North
161 Colder Avenue, Urbana. 4/22/22-4/23/22

162
163 Mr. Thorsland read the statement from the Sheriff about the issues with the previous promoter with
164 the event running late and lots of noise complaints. Mr. Feldkamp is aware of the issues with the
165 previous promoter and is wanting this to be a successful event with no issues.

166
167 **Motion** by Mr. Patterson and seconded by Ms. Fortado to approve the R&E License for Troy Feldkamp
168 for a Demo Derby. Upon voice vote, the **MOTION CARRIED** unanimously.

169
170 **IX. New Business: Items to be Recommended to the County Board**

- 171 A. Resolution Approving an Intergovernmental Agreement between the County of Champaign, Parkland
172 College and A-Team Recyclers with regard to the Residential Electronics Collections on May 20-21, 2022
173 and October 14-15, 2022.

174
175 **Motion** by Mr. Esry and second by Ms. King to approve and recommend to the County Board the
176 Intergovernmental Agreement as presented.

177
178 Mr. Esry asked if there are any issues in working with A-Team Recyclers. Ms. Monte said no, they are a
179 dream to work with.

180
181 Upon voice vote, the **MOTION CARRIED** unanimously.

- 182
183 B. Resolution Approving an Intergovernmental Cost-Share Agreement between the County of Champaign,
184 the City of Champaign, the City of Urbana and the Village of Savoy for the Residential Electronics
185 Collection events and IEPA-Sponsored Household Hazardous Waste Collection Event in 2022.

187
188 Mr. Stohr noticed that we are renting State Farm Center for \$1000.00 for the HHW Event and that
189 Parkland does not charge us. Parkland has been very generous in allowing us to use their facilities. The
190 State Farm Center is a new venue for us this year.

191
192 **Motion** by Mr. Stohr and second by Mr. Esry to approve and recommend to the County Board the
193 Intergovernmental Cost-Sharing Agreement as presented.

194
195 Upon voice vote, the **MOTION CARRIED** unanimously.

196
197 **X. Other Business**

- 198 A. Monthly Reports
199 i. September 2021
200 ii. October 2021
201

202 The reports were received and placed on file.

203
204 Ms. Fortado had a couple of items for Other Business. First was about the ARPA funds and water
205 projects. There is some movement on some of the water issues in some of the smaller municipalities and
206 those should probably be brought to ELUC before going to the Committee of the Whole. These will need
207 an MOU or IGA.

208
209 The second item she had is the funding regarding the Mahomet Aquifer. This is on the books, but we
210 don't have how this is going to happen. This may require an RFQ and those can take a while to do.

211
212 **XI. Chair's Report**

213 There was no Chair's Report.

214
215 **XII. Designation of Items to be Placed on the Consent Agenda**

216 Items IX. A and B

217
218 **XIII. Adjournment**

219 Mr. Thorsland adjourned the meeting at 7:34 p.m.

220
221 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business*
222 *conducted at the meeting.*

TO: Environment and Land Use Committee

**FROM: John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner**

DATE: December 27, 2021

**RE: Authorization for Public Hearing on Proposed Zoning Ordinance Text
Amendment to Revise Requirements for Wind Farms**

BACKGROUND

The Champaign County Zoning Ordinance was amended to include wind farms on June 24, 2010. As incentives to construct wind energy systems continue to be offered, and as wind energy technology evolves, a request was made by ELUC to review certain features of the wind farm ordinance and to propose revisions to the Zoning Ordinance based on updated information.

There are four aspects of the current wind farms ordinance section that P&Z Staff believe warrant review: height, lighting, agricultural impact mitigation agreements, minimum required separation from wind farm towers to principal structures, and fees. The following is a brief summary of these topics.

Wind tower height

Wind tower height technology has increased such that some towers are in excess of 700 feet. Champaign County's ordinance allows a maximum of 500 feet, with separation distances to adjacent structures and property lines proportional to that height. Should Champaign County decide to allow taller wind towers, it would also need to review acceptable separation distances in order to minimize impacts on neighbors. P&Z Staff recommend changing the minimum required distances from actual numbers to a proportion of the wind farm tower height and retaining the current proportions of 2.00 and 2.40 times the wind farm tower height.

Lighting: Aircraft Detection Lighting Systems (ADLS)

"Aircraft Detection Lighting Systems (ADLS) are sensor-based systems designed to detect aircraft as they approach an obstruction or group of obstructions; these automatically activate the appropriate obstruction lights until they are no longer needed by the aircraft. This technology reduces the impact of nighttime lighting on nearby communities and migratory birds and extends the life expectancy of the obstruction lights" (US Department of Transportation Federal Aviation Administration Advisor Circular AC 70/7460-1M, effective 11/16/2020). Should Champaign County decide that ADLS would be beneficial to future wind farms, a more detailed statement might be needed beyond simple compliance with FAA regulations.

Agricultural Impact Mitigation Agreements (AIMA)

AIMAs were included in the County's PV Solar Farm section of the Zoning Ordinance as an added level of protection for our farmland and those who are leasing their land to solar energy developers. AIMAs are negotiated between the Illinois Department of Agriculture, utility companies, and developers. Should Champaign County decide to integrate AIMAs into the Zoning Ordinance, there are numerous statements that can be added based on what was included with the County's solar farm ordinance section.

Zoning Administrator
DECEMBER 27, 2021

Fees

A comparison with other Illinois counties showed that our fees for wind farms are below average. With the amount of work required to review and approve wind farms, it makes sense to consider fees that are more comparable to other counties.

Comparison table

P&Z Staff researched other counties' ordinances and created a comparison table. The selected counties all have Zoning Ordinances and wind energy ordinance sections that accommodate large systems like Champaign County. The table includes maximum allowed height, separation distances, lighting requirements, and fees.

The table can be used to start discussion on whether ELUC would like the Zoning Board of Appeals to make a recommendation on revising the wind farms ordinance section. There are no applications for wind farms at the moment, but it is possible that one will be submitted in the near future.

ATTACHMENTS

- A Draft Wind Energy Amendment to the Champaign County Zoning Ordinance
- B Comparison of Selected Wind Energy Ordinances

EXHIBIT A: PROPOSED AMENDMENT**1. Regarding WIND FARM TOWER height, amend Sections 6.1.4 C and D as follows:**

A. Amend 6.1.4C. 1. and 2. as follows:

1. ~~At least 1,000 feet~~ The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.00 times the maximum allowed total WIND FARM TOWER HEIGHT provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations.
2. ~~At least 1,200 feet~~ The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.40 times the maximum allowed total WIND FARM TOWER HEIGHT provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.

B. Amend 6.1.4 D.5. as follows:

5. The total WIND FARM TOWER HEIGHT (measured to the tip of the highest rotor blade) ~~must be less than 500 feet shall be the specified in the application. A total WIND FARM TOWER HEIGHT of 500 feet or greater shall conform to all Federal Aviation Administration (FAA) requirements including an FAA Determination of No Hazard with or without Conditions.~~

2. Regarding Aircraft Detection Lighting Systems (ADLS), revise paragraph 6.1.4D.7. as follows:

The WIND FARM shall comply with all applicable Federal Aviation Administration (FAA) requirements which shall be explained in the application. The minimum lighting requirement of the FAA shall not be exceeded except that all WIND FARM TOWERS are required to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1. shall be lighted and unless otherwise required by the FAA only red flashing lights shall be used at night and only the minimum number of such lights with the minimum intensity and the minimum number of flashes per minute (longest duration between flashes) allowed by FAA."

3. Regarding the Agricultural Impact Mitigation Agreement, revise Section 6.1.4 as follows:

A. Add new Section 6.1.4R: Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as follows, and re-letter subsequent sections:

- (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

EXHIBIT A: PROPOSED AMENDMENT

- (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.
- (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- B. Add new paragraph 6.1.4B.2 as follows:
All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- C. Revise 6.1.4E.1. as follows:
All underground wiring or cabling for the WIND FARM shall be at a minimum depth of 4 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- D. Revise paragraph 6.1.4E.2.h. as follows:
Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. and shall not be waived or modified except as authorized in the SPECIAL USE Permit.
- E. Revise paragraph 6.1.4E.3. as follows:
All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by PV SOLAR FARM construction and/or decommissioning shall be restored by the applicant to the pre-PV SOLAR FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- F. Add new paragraph 6.1.4E.4.e. as follows:
All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- G. Add new paragraph 6.1.4E.5.c. as follows:
All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- H. Add new paragraph 6.1.4E.6.c. as follows:
All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.

EXHIBIT A: PROPOSED AMENDMENT

- I. Add new paragraph 6.1.4P.4.g. as follows:
Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.

- J. Add new paragraph 6.1.4S.1.d. as follows and re-letter subsequent paragraphs:
The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.

4. Regarding WIND FARM fees, revise Section 9 as follows:

- A. Revise paragraph 9.3.1H. as follows:
WIND FARM TOWER or BIG WIND TURBINE TOWER.....~~\$4,500~~10,000

- B. Revise paragraph 9.3.3B.6. as follows:
County Board WIND FARM SPECIAL USE Permit~~\$20,000~~34,000
or ~~\$440~~760 per WIND FARM TURBINE TOWER, whichever is greater

Comparison of select wind energy features in Illinois Counties with zoning and wind ordinances

County, wind system size, census, ordinance revision date	Max Tower Tip Height (feet)	Separation distance (feet) from base of tower to property line	Lighting requirements	Fees
Champaign >100 kW 2020 Census: 205,865 Ordinance revision: 05/2009	500; Must meet FAA or other State or federal laws	1000' for participating owners, 1200' to non-participating dwelling or principal building. Can be reduced via private waiver to 1.1x the tower height. 1.5x the tower tip height to non-participating property line	ADLS not required	<u>County Board Wind Farm Special Use Permit fee:</u> wind farm tower or big wind turbine tower: \$20,000 or \$440 per wind farm turbine tower, whichever is greater <u>Big wind turbine tower Special Use Permit fee per tower:</u> \$3,300 <u>Building permit fee:</u> wind farm tower or big wind turbine tower: \$4,500
Ford >100kW 2020 Census: 13,534 Ordinance revision: 09/2021	500; Must meet FAA or other State or federal laws	2250' for non-participating owners with a principal structure, can be waived by owner, but no less than 1000'. For parcel with no primary structure, 2.64x the tower tip height or 1320', whichever is greater, can be waived by affected adjacent property owner	ADLS required	<u>Special Use Permit fee:</u> \$50,000 <u>Building permit fee:</u> \$50,000 for the first two (2) megawatts and an additional amount of \$10,000 for each additional megawatt the generator is rated for or prorated portion thereof.
Piatt >500kW 2020 Census: 16,673 Ordinance revision: 03/2021	625; Must meet FAA or other State or federal laws	1.3x tower tip height or 1600 feet, whichever is greater, from any primary structure, can be waived by owner. 1.3x or 1000', whichever is greater, to adjacent property line	ADLS not required	<u>Special Use Permit fee:</u> \$150,000 <u>Building permit fee:</u> \$20/foot
McLean 2020 Census: 170,954 Ordinance revision: 04/2021	595; Must meet FAA or other State or federal laws	2000' from boundary line of a R-1 or R-2 district. 3x height of the tower or 1500', whichever is greater, from any occupied residence, can be waived privately. 1.1x height from adjacent property lines, can be waived privately.	ADLS not required	<u>Special Use Permit fee:</u> \$7/acre <u>Building permit fee:</u> \$3.00 per each one thousand dollars, or fraction thereof up to a value of \$5 million. From a value of \$5 million and up the fee shall be \$15,000 plus \$.50 for each one thousand dollars of the value of the proposed improvements over \$5 million
Boone >1.5mw 2020 Census: 53,448 Ordinance revision: 05/2009	Must meet FAA or other State or federal laws	2640' or 5.5x the height, whichever is greater, participating landowner can waive, but in no case can tower be closer to a primary structure than 1500' or 3x the height, whichever is greater, can be waived privately.	ADLS not required	NA

Comparison of select wind energy features in Illinois Counties with zoning and wind ordinances

County, wind system size, census, ordinance revision date	Max Tower Tip Height (feet)	Separation distance (feet) from base of tower to property line	Lighting requirements	Fees
Carroll >1 kW 2020 Census: 15,702 Ordinance revision: 09/2013	Must meet FAA or other State or federal laws	1.1x the tower height from all adjacent property lines. 3.1x tower height from any primary structure, can waive privately, but in no case can setback be less than 1.1x tower height.	ADLS not required	NA
Henry >50 kW or >100' tall 2020 Census: 49,284 Ordinance revision: 09/2018	600; Must meet FAA or other State or federal laws	If 500' or less in height, 1000' from an occupied structure and 1.1x tower height on subject property. If 600' or less in height, 1500' from an occupied structure and 1.1x tower height on subject property. 100' from all other property lines measured from tip of the blade when parallel with the ground unless a variance is approved or approval has been given in both lease agreements.	ADLS not required	<u>Special Use Permit fee:</u> \$450 per turbine <u>Building permit fee:</u> 50 - 999.9 kW - fee schedule or \$5,140, whichever is less. 1 MW - 1.5 MW - \$6,400 for first MW plus \$75 each additional 0.1 MW. 1.51 MW to 2 MW - \$6,775 for the first 1.5 MW plus \$50 each additional 0.1 MW. 2.01 MW or more - \$7,025 for first 2 MW plus \$25 each additional 0.1 MW.
Iroquois >3MW 2020 Census: 27,077 Ordinance revision: 04/2015	Must meet FAA or other State or federal laws	1000' from primary structures for participating owners and at least 12 rotor diameters from property lines of non-participating property owners. Can be waived privately, but in no case can the tower be closer to a primary structure or property line than 1000'.	ADLS not required	<u>Special Use Permit fee:</u> \$10,000 for up to and including the first ten WECS towers of the project and \$1,000 per tower for each additional tower up to a maximum initial fee of \$50,000. <u>Building permit fee:</u> \$5,000 per tower
Kankakee 2020 Census: 107,502 Ordinance revision: 04/2016	699; Must meet FAA or other State or federal laws	1000' or 1.5x tower height from all participating dwellings. 1.1x height from non-participating property lines. 1200' or 2x height for all existing nonparticipating dwellings, 600' for dwellings constructed after wind tower SUP approval.	ADLS not required	<u>Special Use Permit fee:</u> \$50,000
LaSalle 2020 Census: 109,658 Ordinance revision: 07/2021	Must meet FAA or other State or federal laws	1200' from residences, 1.25x height from property lines, 1.5x height from other structures	ADLS not required	<u>Special Use Permit fee:</u> \$750 per turbine <u>Building permit fee:</u> \$25 per foot in height

Comparison of select wind energy features in Illinois Counties with zoning and wind ordinances

County, wind system size, census, ordinance revision date	Max Tower Tip Height (feet)	Separation distance (feet) from base of tower to property line	Lighting requirements	Fees
Lee 2020 Census: 34,145 Ordinance revision: 01/2006	Must meet FAA or other State or federal laws	1,400 feet or 3.1 times the tower height, whichever is greater, from any primary structure, school, church or public building located on a nonparticipating parcel. 1.1x height from property lines of non-participating parcel	ADLS not required	<u>Special Use Permit fee:</u> \$600 per parcel up to first 10 acres <u>Building permit fee:</u> up to 10mW - \$10,000/mW. 10 mW to 50mw - \$100,000 + \$5,000 per mW above 10. 50 mW to 100mw - \$300,000 + \$3,500 per mW above 50. >100 mW - \$475,000 + \$1,500 per mW above 100.
Livingston >3 MW 2020 Census: 35,815 Ordinance revision: 04/2017	500; Must meet FAA or other State or federal laws	6x height or 3250', whichever is greater, from any primary structure. Can waive privately, but in no case can tower be closer than 1.1x height to a primary structure. 1640' from adjacent property lines, can be waived privately.	ADLS not required	NA
Macon >100 kW 2020 Census: 104,009 Ordinance revision: 04/2014	500; Must meet FAA or other State or federal laws	1000' from principal residential structure. 1.1x height from all property lines of non-participating owners	ADLS not required	<u>Special Use Permit fee:</u> \$5000 like solar farm? Doesn't specify for wind <u>Building permit fee:</u> \$7.50 per \$1,000
Mason >0.5 MW 2020 Census: 13,086 Ordinance revision: 05/2009	600; Must meet FAA or other State or federal laws	1000' from any primary structure, can waive privately, but in no case closer than 1.1x height. 1.1x height or the fall zone, whichever is greater, from adjacent property lines, can waive privately.	ADLS not required	<u>Special Use Permit fee:</u> \$30,000 <u>Building permit fee:</u> \$20/ft height
Sangamon >40 acre site 2020 Census: 196,343 Ordinance revision: 11/2012	Must meet FAA or other State or federal laws	If tower is 400 feet or less in height, 1000' to principal structure or 3x rotor diameter, whichever is greater. For towers >400', proportionally larger setback.	ADLS not required	<u>Special Use Permit fee:</u> \$250 first 5 acres, \$5 each add'l acre <u>Building permit fee:</u> project cost * .009
Stephenson 2020 Census: 44,630 Ordinance revision: 11/2015	Must meet FAA or other State or federal laws	500' from any primary structure, can be waived privately, but in no case can tower be located closer to primary structure than 1.1x height. 1.1x height from adjacent property lines, can waive privately.	ADLS not required	<u>Special Use Permit fee:</u> \$1,500 per tower <u>Building permit fee:</u> 5 or fewer towers = \$25/ft. 6-20 towers = \$12/ft. 21+ towers = \$8/ft.

Comparison of select wind energy features in Illinois Counties with zoning and wind ordinances

County, wind system size, census, ordinance revision date	Max Tower Tip Height (feet)	Separation distance (feet) from base of tower to property line	Lighting requirements	Fees
Will min lot area 1000 acres 2020 Census: 696,355 Ordinance revision: 10/2012	500; Must meet FAA or other State or federal laws	1.25x height from property lines. 1320' from any R-zoned property or existing dwelling unit.	ADLS not required	Special Use Permit fee: 1-5 acres = \$2,500 flat fee. 6 - 25 acres: \$2,500 + \$85 per acre over 5 acres. 26 - 50 acres: \$4,200 + \$55 per acre over 25 acres. 51 - 100 acres: \$5,575 + \$35 per acre over 50 acres. 101 - 500 acres: \$7,325 + \$20 per acre over 100 acres. Over 500 acres: \$15,325 + \$15 per acre over 500 acres Building permit fee: 100 - 500 kW: \$1,100. >500kW: \$2,100
Winnebago 2020 Census: 285,350 Ordinance revision: 09/2011	Must meet FAA or other State or federal laws	1.1x the tower height from all structures on participating property. 1200' or 2.5x height from all occupied buildings on nonparticipating properties. 1.1x height to all property lines or normal setback requirements, whichever is greater. Can be waived privately, but in no case can be less than 1.1x height.	ADLS not required	Special Use Permit fee: \$450 plus \$20/acre Building permit fee: 5 or fewer towers = \$25/ft. 6+ towers = \$12/ft.

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **December 27, 2021**

RE: **Amend the Champaign County Zoning Ordinance as follows:**

- 1. Amend Section 3.0 Definitions by adding a definition for “apiary”, “beekeeping”, “honey bee”, “nucleus colony” and other related terms.**
- 2. Add footnote 29 to Section 5.2 Table of Authorized Principal Uses for “AGRICULTURE” for the R-1, R-2, and R-3 Districts, and on LOTS with SINGLE or TWO-FAMILY DWELLINGS in the R-4 DISTRICT that indicates that beekeeping shall be authorized per the requirements of Section 7.8.**
- 3. Add footnote 30 to Section 5.2 Table of Authorized Principal Uses for “AGRICULTURE” for the R-4 and R-5 Districts, that indicates that beekeeping is not an authorized USE in the R-4 DISTRICT on LOTS with MULTI-FAMILY DWELLINGS and R-5 DISTRICT.**
- 4. Add new Section 7.8 Beekeeping in the R-1, R-2, and R-3 Districts and on LOTS with SINGLE or TWO-FAMILY DWELLINGS in the R-4 DISTRICT, with new requirements including but not limited to the following:**
 - A. Beekeeping shall be authorized only as a home occupation and shall be authorized by a Zoning Use Permit, with the following exceptions made to the requirements in Section 7.1.1:**
 - (1) The limitations on non-resident, non-family employees in Section 7.1.1A. notwithstanding, there are no limits on the number of employees that may be present or on the hours that employees may be present on the APIARY LOT.**
 - (2) The requirements of Section 7.1.1B. notwithstanding, BEEKEEPING activities may be conducted outdoors on the APIARY LOT.**
 - (3) Smoking used to calm HONEY BEES during APIARY activities shall not constitute a violation of Section 7.1.1G.**
 - (4) The requirements of Section 7.1.1J. notwithstanding, empty BEEHIVES may remain outdoors so long as upright and maintained.**

- B. All beekeeping shall be in compliance with the State of Illinois Bees and Apiaries Act and all beehives and/ or nucleus colony shall be registered with the Illinois Department of Agriculture.**
- C. Beekeeping shall be in compliance with the Champaign County Nuisance Ordinance.**
- D. Add a limit on the number of beehives that may be kept on a lot based on the area of the lot as follows:**

 - (1) On a lot with no more than 10,000 square feet of area there shall be no more than four beehives and for each additional 2,500 square feet of lot area there may be one additional beehive; and**
 - (2) One nucleus colony shall be allowed for each authorized beehive; and**
 - (3) Each NUCLEUS COLONY shall be moved, disposed of, or combined with an authorized COLONY within 45 days after the date it is acquired except that any NUCLEUS COLONY may be kept between August 15 and April 15 to mitigate winter bee losses.**
 - (4) Allow temporary housing of one swarm of honey bees for no more than 3 months from the date acquired, subject to notifying the Zoning Administrator.**
- E. Add a minimum required separation between any beehive and/or nucleus colony and a lot line of 5 feet and no more than 25 feet to any street right of way, improved alley, or access easement, and 10 feet to any structure on any adjacent lot.**
- F. Add requirements for management practices as follows:**

 - (1) Add a requirement that any beehive and/or nucleus colony on any lot with 40,000 square feet or less lot area in an apiary with more than two beehives to be enclosed by a three-foot high fence or wall.**
 - (2) Add a requirement for a minimum six-foot high flyway barrier for any beehive and/ or nucleus colony located less than 25 feet from a lot line and require the flyway barrier to extend a two feet past either side if the barrier is located in front of the bee opening, and if not located in front of the opening to the beehive, eight feet on either side of the beehive and/ or nucleus colony.**

- (3) **Add a requirement for a minimum of two sources of water to be continuously available in the apiary when honey bees are active outside a beehive if an apiary has more than two beehives, and one water source if two or fewer beehives. Each required water source shall be no further from a beehive or nucleus colony than one-half the distance to any other possible water source on any adjacent lot and shall allow honey bee access to water by landing on a hard surface.**

- G. Add a requirement that any BEEKEEPING that exceeds any of the standards in paragraphs 7.8 D. through F. may be authorized by SPECIAL USE Permit.**

STATUS

At the December 2, 2021 public hearing, the Zoning Board of Appeals voted 6-0 to forward Case 014-AT-21 with a RECOMMENDATION FOR DENIAL. A significant amount of public input was received for these cases, including emails, letters, a local petition, a change.org petition, and testimony during the public meetings held on July 29, 2021, August 26, 2021, October 14, 2021, and December 2, 2021.

The approved Summary Finding of Fact dated December 2, 2021 can be found in Attachment B. The proposed amendment as revised on October 14, 2021, which was recommended for denial, can be found in Attachment C. A summary of testimony and comments received can be found under Item 16.E. Case 014-AT-21 memoranda including all comments received and minutes from the meetings can be found on the ZBA meetings website at:

http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php.

At the December 2, 2021 meeting, two Board members provided specific reasons why the proposed amendment should be denied; these comments can be found under Item 18 of the approved Findings of Fact dated December 2, 2021.

NEXT STEPS

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (February 10, 2022, in this instance). The delay in a final recommendation is intended to give municipalities and townships with plan commissions time to provide comments or protests.

ATTACHMENTS

- A Legal advertisement dated July 14, 2021 (*amendment has since been revised*)
- B Approved Summary Finding of Fact for Case 014-AT-21 dated December 2, 2021
- C Proposed amendment as revised October 14, 2021 (recommended for denial)

LEGAL PUBLICATION: WEDNESDAY, JULY 14, 2021

CASE: 014-AT-21

NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE

CASE 014-AT-21

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to amend the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, July 29, 2021 at 6:30 p.m.** prevailing time in the Shields-Carter Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition for the following:

Amend the Champaign County Zoning Ordinance as follows:

1. Amend Section 3.0 Definitions by adding a definition for “apiary”, “beekeeping”, “honey bee”, “nucleus colony” and other related terms.
2. Add footnote 29 to Section 5.2 Table of Authorized Principal Uses for “AGRICULTURE” for the R-1, R-2, and R-3 Districts, that indicates that beekeeping shall be authorized per the requirements of Section 7.8.
3. Add footnote 30 to Section 5.2 Table of Authorized Principal Uses for “AGRICULTURE” for the R-4 and R-5 Districts, that indicates that beekeeping is not an authorized USE in the R-4 and R-5 DISTRICTS.
4. Add new Section 7.8 Beekeeping in the R-1, R-2, and R-3 Districts, with new requirements including but not limited to the following:
 - A. Beekeeping shall be authorized only as a home occupation and subject to the requirements of Section 7.1.1 except where the requirements of this Section are in addition to or exceed the requirements of Section 7.1.1, and shall be authorized by a Zoning Use Permit in accordance with Section 9.1.2 of the Zoning Ordinance prior to establishment.
 - B. All beekeeping shall be in compliance with the State of Illinois Bees and Apiaries Act and all beehives and/ or nucleus colony shall be registered with the Illinois Department of Agriculture.
 - C. Beekeeping shall be in compliance with the Champaign County Nuisance Ordinance.
 - D. Add a limit on the number of beehives that may be kept on a lot based on the area of the lot as follows:
 - (1) On a lot with no more than 10,000 square feet of area there shall be no more than three beehives and for each additional 10,000 square feet of lot area there may be one additional beehive; and

- (2) One nucleus colony shall be allowed for each authorized beehive provided that the nucleus colony is moved or combined with an authorized colony within 30 days; and
 - (3) Allow temporary housing of one swarm of honey bees for no more than 3 months from the date acquired, subject to notifying the Zoning Administrator.
- E. Add a minimum required separation between any beehive and/or nucleus colony and a lot line of 10 feet and 30 feet to any street right of way, improved alley, or access easement, and 30 feet to any structure on any adjacent lot.
- F. Add requirements for management practices as follows:
- (1) Add a requirement that any beehive and/or nucleus colony on any lot with 40,000 square feet or less lot area to be enclosed by a four-foot high fence or wall with a self-latching gate.
 - (2) Add a requirement for a minimum six-foot high flyway barrier for any beehive and/or nucleus colony located less than 16 feet from a lot line and require the flyway barrier to extend a minimum of 10 feet on each side of the beehive and/or nucleus colony.
 - (3) Add a requirement for a minimum of two sources of water to be continuously available in the apiary when honey bees are active outside a beehive. Each required water source shall be no further from a beehive or nucleus colony than one-half the distance to any other possible water source on any adjacent lot and shall allow honey bee access to water by landing on a hard surface.
- G. Add a requirement that any BEEKEEPING that exceeds any of the standards in paragraphs 7.8 D. through F. may be authorized by SPECIAL USE Permit.
5. Amend Section 9.3.1 G.6. by adding a \$33 Change of Use Permit Application Fee to establish beekeeping in the R-1, R-2, and R-3 Districts.

All persons interested are invited to attend said hearing and be heard. Please wear a mask if you are not vaccinated. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, JULY 14, 2021, ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 29, 2021, August 26, 2021, October 14, 2021, and December 2, 2021**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of LRMP Goals 1 through 10.

2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
 - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance (see Item 16).

 - B. **IMPROVE** the text of the Zoning Ordinance (see Item 17).

3. Members of the Board provided justification for recommending denial of the text amendment. (see Item 18).
 - A. Marilyn Lee listed the following reasons:
 - (1) It was established at the first meeting that bees can fly over 12 miles.
 - (2) Bees are important to agriculture as well as urban gardens and flowers.
 - (3) The subdivision in question has a covenant prohibiting agriculture.
 - (4) It is established that beekeeping is agriculture.
 - (5) Legally speaking, in her opinion, the subdivision in question has an adequate legal remedy.
 - (6) This ordinance is adding unnecessary governmental regulation.
 - (7) The subdivision's adequate legal remedy is available in the future as well as now presently.
 - (8) This ordinance is an infringement on the Right to Farm legislation which was first enacted in 1981 in Illinois.
 - (9) Pursuant to Mr. Hall, this subdivision's problem with bees is the only incident in his tenure as head of the Zoning Department in an urban area.
 - (10) To extend these rules to the entire county, in her opinion, is not warranted.

 - B. Larry Wood made the following comments:
 - (1) The incident that we've had up at Prairieview Subdivision probably negatively affected some people, but unfortunately, beyond the one individual that had a lot of extra beehives on their property, he thinks that issue has been resolved.

- (2) It doesn't make sense to him to have a very small portion of the residential areas in the county have one rule and not the same rule for the other residential areas. This is more of a community-wide issue and you really ought to get the community together to make a decision about how all residences are treated equally.
- (3) There are best practices already in place that can deal with those issues.
- (4) He said that the bees don't care about arbitrary limits that humans create; they are going to go wherever there is food and water.
- (5) He said that he knows up in the Prairieview area, there are lots of colonies that are within a couple of miles of that area, and we don't really know whether that problem was created by all the bees that were there on one property – there is no way to prove that.
- (6) He said he doesn't agree with passing something like this that doesn't cover all residential areas; he thinks if we want to deal with it, we need to deal with it on a broader issue for the community, and the County needs to sit down and talk to municipalities here and decide on a common rule, if they are going to make any rules at all.
- (7) The guidance from the beekeepers association would be a good thing to follow; it's their experience, and it's their experience to know from a community perspective that the beehives ought to be placed where the bees have access to food and water, and that should be the common denominator for where you place beehives.
- (8) He said this one particular incident in Prairieview is the only incident he's aware of where we've had a potential nuisance problem from bees.
- (9) He said he lives out in the country, he's surrounded by woods and has a huge garden; he's not a beekeeper, but he has feral colonies around on his property, and all the insects are around, not just bees. He said every year he gets stung several times, but he's never been stung by a bee; it's been a wasp or a Yellow Jacket.
- (10) He said that he doesn't see a need to create a zoning issue for just a small portion of the residences in this county and not having a similar rule if we are going to have a rule at all for all of the residences.

PROPOSED AMENDMENT REVISED OCTOBER 14, 2021**1. Add the following to Section 3. Definitions:**

APIARY: The assembly of one or more COLONIES of HONEY BEES at a single location.

BEEHIVE: The receptacle or box inhabited by a COLONY of HONEY BEES that is manufactured for that purpose.

BEEKEEPER: A person who owns or has charge of one or more COLONIES of HONEY BEES.

BEEKEEPING: The keeping, raising, and management of one or more COLONIES of HONEY BEES.

COLONY: A BEEHIVE and its equipment, the HONEY BEES, honey combs and honey, and the brood.

HONEY BEE: All life stages and castes of the common domestic honey bee, *apis mellifera* species.

NUCLEUS COLONY: A small quantity of bees with a queen housed in a smaller than usual BEEHIVE box kept for a particular purpose such as queen management or pest management. A NUCLEUS COLONY shall not exceed one standard nine and five-eighths-inch deep ten-frame BEEHIVE body with no supers attached.

SWARM: A group of HONEY BEES, usually calm and with a queen, that have left a hive to find a new home.

2. Add footnote 29 to Section 5.2 Table of Authorized Principal Uses and indicate footnote 29 for "AGRICULTURE" for the R-1, R-2, R-3, and R-4 Districts, as follows:

29. BEEKEEPING in the R-1, R-2, and R-3 DISTRICTS and on LOTS with SINGLE or TWO-FAMILY DWELLINGS in the R-4 DISTRICT shall be authorized per the requirements of Section 7.8.

3. Add footnote 30 to Section 5.2 Table of Authorized Principal Uses and indicate footnote 30 for "AGRICULTURE" for the R-4 and R-5 Districts, as follows:

30. BEEKEEPING is not an authorized USE in the R-4 DISTRICT on LOTS with MULTI-FAMILY DWELLINGS and in the R-5 DISTRICT.

4. Add Section 7.8 as follows:**7.8 BEEKEEPING in the R-1, R-2, R-3, and R-4 DISTRICTS**

- A. In the R-1, R-2, and R-3 Residential DISTRICTS and on LOTS with SINGLE or TWO-FAMILY DWELLINGS in the R-4 DISTRICT, BEEKEEPING shall be authorized only as a HOME OCCUPATION and subject to the requirements of Section 7.1.1 except where the requirements of this Section are in addition to or exceed the requirements of Section 7.1.1, and shall be authorized

by a Zoning Use Permit in accordance with Section 9.1.2 of the Zoning Ordinance prior to establishment. The following exceptions are made to the requirements in Section 7.1.1:

1. The limitations on non-resident, non-family employees in Section 7.1.1A. notwithstanding, there are no limits on the number of employees that may be present or on the hours that employees may be present on the APIARY LOT.
 2. The requirements of Section 7.1.1B. notwithstanding, BEEKEEPING activities may be conducted outdoors on the APIARY LOT.
 3. Smoking used to calm HONEY BEES during APIARY activities shall not constitute a violation of Section 7.1.1G.
 4. The requirements of Section 7.1.1J. notwithstanding, empty BEEHIVES may remain outdoors so long as upright and maintained.
- B. All BEEKEEPING shall be in compliance with the State of Illinois Bees and Apiaries Act (510 ILCS 20/1 et. seq.) and all BEEHIVES and/or NUCLEUS COLONY shall be registered with the Illinois Department of Agriculture as follows:
1. A copy of the original Illinois Department of Agriculture Registration Certificate shall be provided to the Zoning Administrator prior to the issuance of the Zoning Compliance Certificate.
 2. The BEEKEEPER shall provide the Zoning Administrator with any changes or revisions to the Illinois Department of Agriculture Registration Certificate.
- C. BEEKEEPING shall be in compliance with the *Champaign County Nuisance Ordinance*.
- D. Number of BEEHIVES allowed.
1. On a LOT with a LOT AREA of no more than 10,000 square feet, four BEEHIVES shall be allowed. One NUCLEUS COLONY shall also be allowed for each authorized BEEHIVE.
 2. One additional BEEHIVE and one additional NUCLEUS COLONY shall be allowed for each additional 2,500 square feet of LOT AREA.
 3. Each NUCLEUS COLONY shall be moved, disposed of, or combined with an authorized COLONY within 45 days after the date it is acquired except that any NUCLEUS COLONY may be kept between August 15 and April 15 to mitigate winter bee losses.
 4. If the BEEKEEPER serves the community by removing a SWARM or SWARMS of HONEY BEES from locations where they are not desired, the BEEKEEPER may temporarily house the SWARM on the APIARY LOT in compliance with the standards set out in this ordinance and the Nuisance Ordinance for no more than 3 months from the date acquired, in addition to the other COLONIES allowed under this ordinance. One such SWARM may be housed at a given time on the APIARY LOT. The BEEKEEPER shall provide notice to the ZONING ADMINISTRATOR when the SWARM is temporarily established on the APIARY LOT and when the SWARM has been relocated to another location from the APIARY LOT.

- E. Location of BEEHIVE and/or NUCLEUS COLONY on the LOT.
1. Minimum separation to LOT LINE.
 - a. Minimum separation to FRONT YARD. A BEEHIVE and/or NUCLEUS COLONY shall be located from any STREET RIGHT-OF-WAY no less distance than the actual FRONT YARD of the PRINCIPAL STRUCTURE but in no case shall the BEEHIVE and/or NUCLEUS COLONY be required to be more than 25 feet from any STREET RIGHT-OF-WAY.
 - b. Minimum separation SIDE and REAR YARDS. SIDE and REAR YARDS shall be a minimum of 5 feet except only a three feet separation is needed to any SIDE or REAR LOT LINE for a BEEHIVE and/or NUCLEUS COLONY with a bee opening that faces away from that LOT LINE. The location of the bee opening needs to be indicated on the site plan.
 2. Minimum separation to STRUCTURE. A BEEHIVE and/or NUCLEUS COLONY shall be located a minimum of 10 feet from any existing PRINCIPAL STRUCTURE on any adjacent LOT and any ACCESSORY STRUCTURE on any adjacent LOT such as a patio, gazebo, deck, swimming pools, or permanently affixed play equipment, but not including garages or sheds. This minimum separation shall not be required when the bee opening to a BEEHIVE and/or NUCLEUS COLONY faces away from the lot line of that subject adjacent LOT. The location of the bee opening needs to be indicated on the site plan.
 3. All proposed BEEHIVES and NUCLEUS COLONIES shall be indicated on the site plan for the Zoning Use Permit Application with dimensions to all LOT LINES and the location of the bee opening in each BEEHIVE and/or NUCLEUS COLONY shall also be indicated on the site plan.
 4. BEEHIVES may be replaced or changed over time without requiring a new Zoning Use Permit.
- F. Management practices
1. Fencing.
 - a. On a LOT with 40,000 square feet or less of LOT AREA, any BEEHIVE or NUCLEUS COLONY in an APIARY with more than two BEEHIVES shall be enclosed within a three-foot high welded wire or poultry netting fence, or equivalent, supported by steel or wood posts at not more than four feet on center spacing. If the top of the fence is supported by a nominal 2 x 4 board, the posts may be as much as eight feet on center. The fence must have a three-foot high gate that can be latched on the BEEHIVE side of the gate. The requirement for fencing will forever be waived if owners of all bordering LOTS sign a waiver releasing the fencing requirement and submit the waiver to the ZONING ADMINISTRATOR. Bordering LOTS shall not include lots separated by a STREET RIGHT OF WAY or ALLEY.
 - b. The fence shall be at least three feet from any BEEHIVE or NUCLEUS COLONY.
 - c. The fence may be replaced with a flyway barrier per Section 7.8 F.2. when the flyway barrier can serve the same purpose as a fence.

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- d. Any required fencing shall be indicated on the site plan for the Zoning Use Permit Application.
2. Flyway barrier.
- a. When any BEEHIVE or NUCLEUS COLONY is located less than 25 feet from a LOT LINE, there shall be a six-foot high flyway barrier (fence, wall, or dense vegetation) that is a minimum of 67% solid so as to discourage bee flight through the fence or wall or dense vegetation) as follows:
- (1) No flyway barrier shall be required when the lot line borders land in the AG-1, AG-2, or CR DISTRICTS.
 - (2) If the flyway barrier is located in front of the bee opening to the BEEHIVE or NUCLEUS COLONY and is located within 5 to 6 feet of the BEEHIVE or NUCLEUS COLONY, the flyway barrier need only extend two feet past either side of the BEEHIVE or NUCLEUS COLONY.
 - (3) If the flyway barrier is not located in front of the bee opening to the BEEHIVE or NUCLEUS COLONY per Section 7.8F.2.a.(2), the flyway barrier shall be located parallel to the nearest LOT LINE for a distance of 8 feet on either side of the centerline of the BEEHIVE or NUCLEUS COLONY.
- b. If dense vegetation is used, the initial planting may be only 4 feet in HEIGHT or a temporary solid fence or wall that is a minimum of 67% solid shall be used until the planting attains 4 feet in height.
- c. Any required flyway barrier shall be indicated on the site plan for the Zoning Use Permit Application and the location of the bee opening in each BEEHIVE or NUCLEUS COLONY shall also be indicated on the site plan.
3. Water source.
- a. Minimum required.
- (1) An APIARY with no more than two BEEHIVES shall have a source of water continuously available to the APIARY.
 - (2) Two sources of water shall be continuously available in an APIARY with more than two BEEHIVES.
 - (3) Continuously available means that the water source shall not be allowed to run dry during daylight hours but automatic refill using a connected water line or hose is not required.
 - (4) Any required source of water shall be located no further from a BEEHIVE or NUCLEUS COLONY than one-half the distance to any other visible water source on any adjacent LOT at the time of permitting.
- b. Water sources shall be continuously available from April 1 to November 30 and all days in which temperatures exceed 55 degrees for three consecutive days.

AS APPROVED

- c. Each water source shall be designed to allow HONEY BEES to access water by landing on a hard surface.
 - d. Water sources shall not be allowed to become stagnant or to become a breeding place for mosquitoes.
 - e. All required water sources shall be indicated on the site plan for the Zoning Use Permit Application. The type of water source including the type of hard surface to be provided shall be noted on the site plan.
 - f. Water sources may be replaced or changed over time without requiring a new Zoning Use Permit but any required water sources shall be equivalent to the water sources indicated on the original approved site plan.
- G. Any BEEKEEPING that exceeds any of the standards in paragraphs 7.8D. through 7.8F. may be authorized by SPECIAL USE Permit.

5. Add Section 9.3.1 G.6. adding Zoning Use Permit fee as follows:

- 6. Change of Use to establish BEEKEEPING in the R-1, R-2, R-3, or R-4 DISTRICT..... No fee

MONTHLY REPORT for NOVEMBER 2021¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in November and none were filed in November 2020. The average number of cases filed in November in the preceding five years was 2.6.

No Zoning Board of Appeals (ZBA) meeting was held in November and one case was completed. One ZBA meeting was held in November 2020 and seven cases were completed. The average number of cases completed in November in the preceding five years was 2.8.

By the end of November there were 7 cases pending. By the end of November 2020 there were 4 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 November 2021 & November 2020

Type of Case	November 2021 No ZBA meetings		November 2020 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	0	0	5
SFHA Variance	0	0	0	0
Special Use	0	0	0	2
Map Amendment	0	0	0	0
Text Amendment	1	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	1	0	7
Total cases filed (fiscal year)	33 cases		21 cases	
Total cases completed (fiscal year)	30 cases		24 cases	
Cases pending*	7 cases		4 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 74.4% or the equivalent of 5.2 full time staff members (of the 7 authorized) present on average for each of the 19 workdays in November.

Subdivisions

No County subdivision was approved in November and no municipal subdivision plat was reviewed for compliance with County zoning in November.

Zoning Use Permits

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

- 16 permits for 15 structures were approved in November compared to 13 permits for 13 structures in November 2020. The five-year average for permits in November in the preceding five years was 13.8.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including November 2021, March 2021, December 2020, November 2020, 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, and February 2017).
- 6.2 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$2,152,609 was the reported value for the permits in November compared to a total of \$6,265,534 in November 2020. The five-year average reported value for authorized construction in November was \$2,815,622.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, 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, and May 2017).
- \$4,338 in fees were collected in November compared to a total of \$7,972 in November 2020. The five-year average for fees collected in November was \$4,370.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2021, March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 2019, November 2019, October 2019, April 2019, December 2018, November 2018, November 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, and December 2016).

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Table 2. Zoning Use Permits Approved in November 2021

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				3	0	1,355,000
Other	2	0	37,802	10	0	900,763
SINGLE FAMILY Resid.: New - Site Built	4	3,492	1,735,000	18	14,322	6,927,000
Manufactured				2	526	160,000
Additions	2	194	89,000	28	3,403	1,580,200
Accessory to Resid.	7	587	240,807	48	10,156	2,215,524
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6.23 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				1	293	575,000
Other				1	337	165,696
INDUSTRIAL: New				1	1,598	299,742
Other				1	1,533	400,000
OTHER USES: New				4	2,018	3,050,000
Other				1	163	100,000
SIGNS				1	933	30,000
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	65	50,000	18	1,075	389,853
TOTAL APPROVED	16/15	\$4,338	\$2,152,609	139/119	\$36,390	\$18,148,778

*16 permits were issued for 15 structures in November 2021; 16 permits require inspection and Compl. Certif.

◇ 139 permits have been issued for 119 structures since 1/1/21

NOTE: Home occupations and Other permits (change of use, temporary use) total 20 since 1/1/21, (this number is not included in the total number of structures).

9 Zoning Use Permit App. were *received* in November 2021 and 9 were *approved*.

7 Zoning Use Permit App.s *approved* in November 2021 had been *received* in prior months.

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- There were 7 lot split inquiries and 206 other zoning inquiries in November.
- Two rural addresses were issued in November.
- Two sets of ZBA minutes were transcribed in November

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 2021

	November 2021	2021 to date
Zoning Cases. Approved by the ZBA, a Zoning Case November authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval November 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 November 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	5.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 20 Zoning Compliance Inspections were made in November.
- 20 Zoning Compliance Certificates were issued in November for a total of 50 in 2021 so far. The 2021 budget anticipated a total of 152 compliance certificates for an average of 2.9 certificates per week.

Zoning and Nuisance Enforcement

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

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- 10 new complaints were received in November compared to 6 new complaints received in November 2020. No complaint was referred to another agency in November and no complaint was referred to another agency in November 2020.
- 25 enforcement inspections were conducted in November compared to 23 inspections in November 2020.
- One contact was made prior to written notification in November and no contacts were made in November 2020.
- 26 investigation inquiries were made in November. The 2021 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 3 complaints were resolved in November and 6 complaints were resolved in November 2020.
- 84 complaints were left open (unresolved) at the end of November.
- Two new violations were added in November and two First Notices and no Final Notice were issued. In November 2020, no new violation was added and no First Notice and one Final Notice were issued. The budget anticipated a total of 30 First Notices for 2021.
- No case was referred to the State’s Attorney’s Office in November and no case was referred in November 2020. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2021.
- No violations and 3 complaints were resolved in November compared to one violation and 6 complaints that were resolved in November 2020. The budget anticipated a total of 48 resolved cases in 2021.
- 413 complaints and violations remain open at the end of November compared to 418 open complaints and violations at the end of November 2020.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with 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 November 2021

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

C Zoning Compliance Certificates Issued in November 2021

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Table 4. Enforcement Activity During November 2021

	FY2020 TOTALS ¹	Jan. 2021	Feb. 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	Nov. 2021	Dec. 2021	TOTALS FY2021 ¹
Complaints Received	113	4	2	1	9	5	6	6	11	9	5	10		68
Initial Complaints Referred to Others ²	2	1	0	0	1	0	0	0	0	0	1	0		3
Inspections	320	7	8	33	30	25	18	60	32	44	27	257		309 ⁸
Phone Contact Prior to Notice	0	0	0	0	0	1	0	1	0	1	1	1		5
Complaints Resolved	77	1	2	4	7	2	4	6	5	6	5 ⁹	3 ⁹		45 ¹⁰
Open Complaints³	61	64	64	61	63	66	68	68	74	77	77	84		84
New violations	23	0	1	1	1	0	2	1	1	0	1	2		10
First Notices Issued	22	0	1	1	1	0	2	1	1	0	1	2		10
Final Notices Issued	8	0	0	0	0	0	0	0	1	0	1	0		2
Referrals to SAO ⁴	6	0	0	1	1	0	0	0	0	0	0	0		2
Violations Resolved ⁵	17	1	0	6	3	2	2	43	19	10	9	0 ¹¹		97 ¹²
Open Violations⁶	416	415	416	410	408	406	406	364	346	336	327	329		329¹³
TOTAL Open Complaints & Violations	477	479	480	471	471	472	474	432	420	413	404	413		413

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. 2 of the 25 inspections performed were for the new complaints received in November 2021.
8. 75 of the 309 inspections performed in 2021 have been for complaints received in 2021.
9. 2 of the complaints resolved in November 2021 were received in November 2021.
10. 21 of the complaints resolved in 2021 were received in 2021.
11. None of the violations resolved in November were for complaints that had been received in November 2021.
12. None of the violations resolved in 2021 were for complaints that were also received in 2021.
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.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
138-21-01 AG-1	A five acre tract of land in Part of the NE ¼ of the NE ¼ of Section 22, Ludlow Township; 1597 County Road 3300N, Rantoul, IL PIN: 14-03-22-226-002	James Rhodes	05/18/2021 11/22/2021	Install a ground mounted solar array
287-21-01 R-1	Lot 174 of Windsor Park 7 th Subdivision, Section 25, Champaign Township; 2510 Lyndhurst Drive, Champaign, Illinois PIN: 03-20-25-128-013	Kimberly Dallage	10/14/2021 11/01/2021	Install an inground swimming pool with a minimum 4' tall non-climbable fence that has a self-closing, self-latching gate
287-21-02 CR	A tract of land located in Part of the SW ¼ of Section 21, Kerr Township; 2704 County Road 3200N, Penfield, Illinois PIN: 13-06-21-300-011	Harlin G. Park	10/14/2021 11/01/2021	Construct a detached agriculture storage shed
287-21-03 AG-2	A tract of land located in the NE ¼ of the SW ¼ of Fractional Section 1, Mahomet Township; 542 County Road 2400N, Dewey, Illinois PIN: 15-13-01-300-019	Armstrong Builders	10/14/2021 11/02/2021	Construct a single family home with attached garage
299-21-01 R-1	Lot 89 of Edgewood 6 th Subdivision, Section 10, Urbana Township; 2405 John Drive, Urbana, Illinois PIN: 30-21-10-328-006	Jerry Pijanowski	10/26/2021 11/02/2021	Construct a sunroom addition to an existing single family home
300-21-01 CR	Lot 3 of CZT Estates, Section 26, Newcomb Township; 2559 County Road 450E, Mahomet, IL PIN: 16-07-26-100-027	Lee and Peyton Zerrusen	10/27/2021 11/02/2021	Construct a single family home with attached garage
305-21-01 CR	A tract of land located in the E ½ of the SE ¼ of the SE ¼ of the SW ¼ of Section 27, St. Joseph Township; 2146 County Road 1300N, St. Joseph, Illinois PIN: 28-22-27-300-026	Christopher Learned	10/25/2021 11/02/2021	Construct a detached garage/storage shed for personal use

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
306-21-01 R-3	Lot 35 in Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1306 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-127-016	Juan Rodriguez and Jose Luis Hernandez	11/02/2021 11/30/2021	Construct an addition to an existing single family home
313-21-01 AG-1	The S ½ of the SE ¼ of Section 12, Compromise Township; 2360 County Road 2800N, Gifford, IL PIN: 06-10-12-400-002	Norman Rademacher	11/09/2021 11/12/2021	Install a ground mounted solar array
313-21-02 AG-1	Parcel 'B' of a Plat of Survey of Part of the SW ¼ of Section 30, Condit Township; 607 County Road 2550N, Dewey, IL PIN: Part of 07-08-30-300-026	Steven and Patricia Oertwig	11/09/2021 11/23/2021	Construct a single family home with attached garage CASE: 029-V-21 (pending)
316-21-01 AG-2	Lot 201R of a Replat of the Maggio Subdivision, Section 4, Tolono Township; 1189B County Road 900E, Champaign, Illinois PIN: 29-26-04-230-004	Michael Maggio	11/12/2021 11/22/2021	Construct a detached storage shed
316-21-02 R-1	Lot 22, Timber Hills Subdivision, Section 5, Urbana Township; 305 G. H. Baker Drive, Urbana, Illinois PIN: 30-21-05-426-007	Armstrong Builders	11/21/2021 11/22/2021	Construct a single family home with attached garage
316-21-03 CR	A tract of land consisting of 13 acres in the NE ¼ of the NE ¼ of the NE ¼ of Section 6, South Homer Township; 1175 County Road 2500E, Homer, IL PIN: 26-29-06-200-025	Bruce Miller	11/08/2021 11/22/2021	Install a ground mounted solar array

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
326-21-01 AG-1	A tract of land located in the W ½ of the SW ¼ of Section 20, Newcomb Township; 2622 County Road 100E, Mahomet, Illinois PIN: 16-07-20-300-003	Curtis and Sandra Alexander	11/22/2021 11/30/2021	Construct a detached storage shed and authorize a previously constructed detached storage shed
328-21-01 I-1	Two tracts of land comprising 15.21 acres located in the NE Corner of the S ½ of the SW ¼ of Section 29, Hensley Township; 3611 N. Staley Road, Champaign, Illinois PIN: 12-14-29-400-003 & 007	Robert R. Smith II, owner/ Powerspec Inc., lessee	11/24/2021 11/30/2021	Change the Use to establish a small scale manufacturing company, Powerspec, Inc., in Building 2, Unit 1
333-21-01 AG-1	Two tracts of land located in the SE Corner of the S ½ of the SE Corner of Fractional Section 19, South Homer Township; 809 County Road 2500E, Homer, Illinois PIN: 26-29-19-400-012 & 013	Anya Knecht	11/19/2021 11/30/2021	Install a ground mounted solar array

Land Disturbance Erosion Control Permit also required

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
02/04/2020	242-18-01	Two tracts of land comprising 240 acres in the N ½ of Section 8, Rantoul Township; 1370 County Road 2850N, Rantoul, Illinois PIN: 20-09-08-200-002 & 003	An agriculture storage shed
02/11/2020	339-06-02	Lot 61 of Rolling Acres 4 th Subdivision, Section 34, Champaign Township; 2603 Berniece Drive, Champaign, Illinois PIN: 03-20-34-131-002	A sunroom addition to an existing single family home
*11/02/2021	256-19-02	Lot 55 in Rolling Acres 4 th Subdivision, Section 34, Champaign Township; 2409 Bernice Drive, Champaign, Illinois PIN: 03-20-34-131-008	An addition to an existing single family home
*11/02/2021	270-18-02	Lot 44 of Lake Park Subdivision #3, Section 36, Champaign Township; 44 Maple Court, Champaign, Illinois PIN: 03-20-36-280-009	A sunroom addition to an existing single family home
*11/02/2021	291-18-01	Lot 79 of Cherry Hills 3 rd Subdivision, Section 27, Champaign Township, 2719 Lakeview Drive, Champaign, Illinois PIN: 03-20-27-108-030	A sunroom addition to an existing single family home
*11/02/2021	306-18-01	Lot 53 of Brookshire Third Subdivision, Section 23, Champaign Township; 1709 Harrington Drive, Champaign, Illinois PIN: 03-20-23-353-011	Demolish an existing single family home and grading to a level surface
*11/02/2021	145-18-02	The South ½ of the SW ¼ of the NW ¼, except the South 60 feet thereof, in Section 26, Champaign Township; 2908 S. Mattis Road, Champaign, IL PIN: 03-20-26-100-005	Demolish an existing single family home and grading to a level surface
*11/02/2021	145-18-01	The West ½ of the NE ¼ of Section 27 and the East 21.5 acres of the NW ¼ of Section 27, Champaign Township; 2407 W. Windsor Road, Champaign, Illinois PIN: 03-20-27-200-001	Demolish an existing single family home and grading to a level surface
*11/02/2021	323-18-01	Lot 105 of Dobbins Downs 2 nd Subdivision, Section 2, Champaign Township; 2306 Welland Drive, Champaign, Illinois PIN: 03-20-02-12-003	Demolish an existing single family home and grading to a level surface

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*11/02/2021	266-19-01	Lot 11 of Prairiewest Subdivision, section 32, Champaign Township; 4301 Prairiewest Drive, Champaign, Illinois PIN: 03-20-32-326-026	An addition to an existing single family home and a detached garage
*11/02/2021	110-18-01	A tract of land located in the NW ¼ of the SW ¼ of Section 32, Champaign Township; 4010 S. Rising Road, Champaign, Illinois PIN: 03-230-32-300-007	A single family home with attached garage and an in-ground swimming pool
11/03/2021	268-18-02	Lots 2 and 3 of Country Acres Estates 2 nd Subdivision, Section 8, Champaign Township; 5010 Dudley Road, Champaign, Illinois PIN: 03-20-08-101-015 & 016	An addition to an existing single family home
11/03/2021	106-18-01	Lot 302, Minor Lake West Subdivision No. 3, Section 21, Champaign Township; 1909 Oak Park Drive, Champaign, Illinois PIN: 03-20-21-255-008	A detached storage shed
11/03/2021	100-19-01	Lot 28, Windsor Park First Subdivision, Section 25, Champaign Township; #3 Monterey Court, Champaign, Illinois PIN: 03-20-25-126-010	A detached garage/storage shed
11/03/2021	116-19-01	A tract of land located in the SW ¼ of the NW ¼ of Section 34, Champaign Township; 3902 S. Duncan Road, Champaign, Illinois PIN: 03-20-34-151-005	An addition to an existing refaced sign
11/03/2021	354-19-01	Lot 16 of the Farhills of Lincolnshire Fields West, Section 21, Champaign Township; 4002 Farhills, Champaign, Illinois PIN: 03-20-21-354-007	A room addition, a covered porch addition, a garage addition and a sunroom addition to an existing single family home
*11/10/2021	57-18-01	Lot 28 of Birchcrest Subdivision, 3 rd Plat, Section 29, Urbana Township; 501 E. Sherwin Drive, Urbana, IL PIN: 30-21-26-429-007	An addition to an existing single family home
*11/10/2021	263-18-02	Lot 4 of Parkview Subdivision, Section 8, Urbana Township; 1502 N. Broadway Avenue, Urbana, Illinois PIN: 30-21-05-202-010	Demolish a second dwelling on the property returning the area to a level grade

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*11/10/2021	159-18-01	Lot 23 of Prairie View Subdivision, 4 th Plat, Section 3, Urbana Township; 2009 Burwell Street, Urbana, Illinois PIN: 30-21-03-302-021	A sunroom addition to an existing single family home
11/17/2021	179-21-01	A tract of land in Part of the SE ¼ of the NE ¼ of Section 17, Hensley Township; 745 County Road 2175N, Champaign, Illinois PIN: 12-14-17-100-004	Two ground mounted solar arrays

*Zoning Compliance Inspection based on the current aerial photography