



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, April 7, 2022 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

Stephanie Fortado

Mary King

Kyle Patterson

Jacob Paul

Chris Stohr

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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)
April 7, 2022 Agenda

- VIII. New Business: Items to Receive & Plan on File by ELUC to Allow a 30-Day Review Period
- A. **Zoning Case 030-AT-21.** Amend the Champaign County Zoning Ordinance to add Data Center as a Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts; and add PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts; and authorize DATA CENTER as a second principal use on property in the AG-2 DISTRICT; and add special use permit standard conditions for both DATA CENTER and PV SOLAR ARRAY; and also add requirements for PV SOLAR ARRAY as an ACCESSORY USE, as described generally in the legal advertisement. 36 - 42
- B. **Zoning Case 040-AT-22.** Amend the Champaign County Zoning Ordinance to add new paragraph 4.2.1 C.7. to provide that a private or commercial transmission and receiving tower (including antenna) over 100 feet in height may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture Districts as a second PRINCIPAL USE on a LOT with an Electrical Substation. 43 - 46
- IX. New Business: Items to be Approved by ELUC
- A. Recreation & Entertainment License: Generations Music Booking, NFP for live Bands at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana for June 30, 2022 – July 3, 2022. 47 - 55
- B. Authorization for a Public Hearing on Proposed Zoning Ordinance Omnibus Text Amendment to Update Material Management/Waste-Related Uses (*TO BE CONTINUED TO MAY 5, 2022*)
- X. New Business: Items to be Recommended to the County Board
- A. Champaign County Farm Bureau, Champaign County Soil & Water Conservation District and Illinois Nutrient Education & Research Council Proposal for \$245,000 ARPA Funding to Accelerate Use of Cover Crops in Champaign County Agriculture
- B. Village of Pesotum Proposal for \$250,000 ARPA Funding to Assist with Construction of Sanitary Sewer Collection and Treatment
- C. Village of Tolono Proposal for ARPA Funding to Assist with Construction of Wastewater Treatment Plant
- D. Village of Ludlow Proposal for \$400,000 ARPA Funding to Assist with Upgrades To Community Water Supply Distribution System
- E. Village of Ivesdale Proposal for \$250,000 ARPA Funding to Assist with Upgrades to Community Water Supply Distribution System
- F. Village of Royal Proposal for \$250,000 ARPA Funding to Assist with Water Main Project
- G. Sangamon Valley Public Water District Proposal for \$500,000 ARPA Funds to Advance Water Main Project in Gas Leak Affected Area of Mahomet Aquifer

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
April 7, 2022 Agenda**

- H. Triple Fork Mutual Drainage District Proposal for \$120,000 ARPA Funds for Culvert Replacement
- I. Penfield Water District Proposal for \$70,000 ARPA Funds to Assist with Replacement of Hydropneumatic Water Tank
- J. Pesotum Consolidated Drainage District Proposal for \$181,484 ARPA Funds to Help with Replacement of Main Tiles
- K. Village of Thomasboro Proposal for \$450,000 ARPA Funds for Stormwater Drainage Improvements
- L. Village of Ludlow Proposal for ARPA Funds for Sanitary Sewer Construction
- M. Village of Ogden Proposal for \$415,000 ARPA Funds to Assist with Multiple Projects
 - *Broadway Street Drainage - \$120,000
 - *Northeast Drainage - \$125,000
 - *Rail Trail Area Drainage - \$95,000
 - *Wastewater Treatment Plant - \$75,000
- N. Champaign County Environmental Stewards Proposal for \$650,000 ARPA Funds to Establish a Household Hazardous Waste Collection Facility
- O. Pollution Control Facility Ordinance Update 56 - 76
- XI. Other Business
 - A. Semi-Annual Review of CLOSED Session Minutes
 - B. Monthly Reports
 - 1. January 2022 77 -91
- XII. Chair's Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment



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

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7 **MINUTES – Subject to Review and Approval**

8 DATE: Thursday, March 10, 2022
9 TIME: 6:30 p.m.
10 PLACE: Shields-Carter Meeting Room / Zoom
11 Brookens Administrative Center
12 1776 E Washington, Urbana, IL 61802
13 and remote participation via Zoom

14 **Committee Members**

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

15

16 **County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Darlene Kloeppel (County Executive)
17 and Mary Ward (Recording Secretary)

18

19 **Others Present:** None

20 **MINUTES**

21

22 **I. Call to Order**

23 Committee Chair Thorsland called the meeting to order at 6:34 p.m.

24

25 **II. Roll Call**

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

27

28 **III. Approval of Agenda/Addendum**

29

30 **MOTION** by Mr. Esry to approve the agenda, seconded by Ms. King. Upon voice vote, the **MOTION CARRIED**
31 unanimously to approve the agenda.

32

33 **IV. Approval of Minutes**

34 A. February 10, 2022

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36 **MOTION** by Mr. Stohr to approve the minutes of the February 10, 2022, regular meeting seconded by Ms.
37 King. Upon voice vote, the **MOTION CARRIED** unanimously.

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V. Public Participation

Robert Murphy, Mayor of Tolono – the Tolono wastewater treatment plant needs to be replaced. They are making an ARPA funding request. They would like to keep local ownership and not sell to an outside entity.

Dawn Good-Adwell, Ludlow – spoke about the Ludlow ARPA funding request for their water project. They are ready to move to Phase II of the project and will have a shortfall of funding. They have already raised the water rates and have one of the higher rates in Champaign County.

VI. Communications

There were no communications.

VII. New Business: Item for Information Only

- A. Champaign County Farm Bureau Proposal for \$325,000 ARPA Funding to Accelerate Use of Cover Crops in Champaign County Agriculture (continued from February 10, 2022)

Brad Uken, Manager, Champaign County Farm Bureau was available to answer questions on their Cover Crop proposal. Ms. King said she had done some research on this and found there is a Midwest Cover Crops Council. It has lists and links to resources of all types on its website. Discussion started with the fact that there are a number of sources available for funding but that a lot of these are limited by state or region, they may have limited funding, or they may fill up quickly. Ms. King feels that there are already so many ways for farmers to offset the costs for cover crops. Mr. Stohr added that the Champaign County Soil and Water Conservation District (SWCD) will pay up to 75% of costs up to \$1,600. He also has concerns about administering a program like this. He wants to continue to look at this and hopeful to find a way to do this.

Mr. Uken said they hope to expand the program and add some partners. One proposed partner would be the Illinois Nutrient Research & Education Council (NREC). NREC was created by state statute and is funded by an assessment on bulk fertilizer sales. They would document what they do and how it's done, impacts, survey participating farmers, etc. This would help show what worked, what didn't and things that could be changed. Farm Bureau has talked to SWCD about how they can work together on this, especially with the education aspect and other areas of their expertise. Mr. Stohr stated that he would like to come up with a really good plan and would like to find a way to preserve and save our topsoil. Hopeful we can do something

Mr. Thorsland asked how would this benefit a small farmer? He would hope to see a plan based on scale. Mr. Uken said they will give preference each year to first time planters of cover crops through the application process. There will be a threshold each year so that scale comes into play. Risks are the same no matter the size of the farm. Mr. Thorsland would like to see maybe not so much putting money from ARPA into incentivizing to do the right thing and more effort in getting them to understand this is the right thing to do. Would like to see Farm Bureau to really embrace the education part of this program.

Mr. Uken added that at the last meeting Ms. Fortado had suggested that there was a need to do a revision to the budget. They have scaled that back somewhat from \$325,000 to \$245,000 to fit within the ARPA timeline.

89 B. Village of Pesotum Proposal for \$250,000 ARPA Funding to Assist with Construction of Sanitary Sewer
90 Collection and Treatment
91

92 Larry Johnson, Fehr Graham Engineering, was present to answer questions. They have helped Pesotum
93 to put together planning that is necessary to qualify the funding for the project. Pesotum is currently
94 unsewered. One of the options is to build their own treatment facility. There is also an option to
95 connect to a neighboring community. They have approached Tolono to see about possibly connect to
96 their treatment plant if it goes forward. Mr. Stohr asked about the Village funds, if this was what they
97 had on hand? Mr. Johnson said they are only in the planning stage. The \$250,000 ARPA request is to
98 start the application and loan process.
99

100 C. Village of Tolono Proposal for ARPA Funding to Assist with Construction of Wastewater Treatment Plant
101

102 Robert Murphy, Mayor of Tolono, was here to answer questions. Ms. King thanked him for the
103 documents that were provided. Everything is clear and concise and easy to see where you are at in the
104 process. She also stated that if a small town has its own wastewater treatment system; if you have one it
105 is a wonderful thing to own. Mr. Murphy said that right now the system runs itself. Ms. King asked what
106 the ARPA ask is. They are looking at asking for the engineering costs of \$752,000. Mr. Thorsland stated
107 that we might be able to do part of that and that when this comes before the full Board, it would be
108 helpful to come with a specific dollar amount.
109

110 D. Village of Ludlow Proposal for \$100,000 ARPA Funding to assist with Upgrades to Community Water
111 Supply Distribution System
112

113 Dawn Good-Adwell discussed their project. They really don't want to have to borrow more money. She
114 would like to raise the amount they are asking for from \$100,000 to \$250,000 from ARPA. There is a
115 Phase II of the project they would like to start soon, and this would help them with that.
116

117 Ms. Kloeppel added that there is second proposal for a sewer project for Ludlow.
118

119 E. Village of Ivesdale Proposal for \$250,000 ARPA Funding to Assist with Upgrades to Community Water
120 Supply Distribution System
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122 Information only. No one was present to answer any questions.
123

124 F. Village of Royal Proposal for \$250,000 ARPA Funding to assist with Water Main Project
125

126 Information only. No one was present to answer any questions.
127

128 Ms. Kloeppel said that the Finance Committee has asked to make it known that April is the last meeting
129 where we will be accepting proposals for these projects. We have plenty of proposals to consider and to
130 decide on. They were hopeful ELUC could make a decision at the next meeting and then make a
131 recommendation to the full Board at the April meeting. Ms. Kloeppel said there are two proposals for
132 the next meeting, and she knew of some others that might be submitted. Mr. Thorsland said that if she
133 could make it known to those who had proposals to submit to get those in and also if they could have a
134 representative come to our next meeting, that would be helpful.
135
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137

138 G. Online Registration Now Open for IEPA-Sponsored One-Day HHW Collection
139

140 Ms. Monte gave an update on the registration. They are looking at having about 1170 people register,
141 and after about one week, they are halfway there. Slots are filling up quickly.
142

143 **VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period**

144 A. Authorization for a Public Hearing on Proposed Zoning Ordinance Omnibus Text Amendment to Update
145 Material Management/Waste Related Uses
146

147 The item was received and placed on file. Ms. Monte gave an overview of the changes. The proposed
148 text amendment will update and clarify zoning ordinance provisions for material management and waste
149 related issues. This is a much-needed update and clean up to the Zoning Ordinance. A provision was
150 included to exempt pollution control facilities and new pollution control facilities from county zoning
151 based on Illinois statute provisions. Several definitions were added, and a few were removed. One of the
152 new uses that were added is Food Scrap Composting Facilities. Ms. Monte explained the differences
153 between the two types of facilities and also said that One-Day Compostable Waste Collection Events
154 have been added. Food waste is a huge amount of landfill waste. Construction and Demolition Debris
155 Recycling Facilities are proposed to add to the ordinance as well as additional types of Recycling Centers.
156 It has been several years since this has been looked at and update.
157

158 Mr. Stohr asked if rodents and vermin were a problem with these facilities? It is a concern but there are
159 different types of facilities and there is a lot of information on dealing with these problems. But it would
160 need to be taken into consideration.
161

162 **IX. New Business: Items to be Approved by ELUC**

163 A. R & E License for Troy Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North
164 Coler Avenue, Urbana. 9/23-22 – 9/25/22
165

166 It was noted that the Sheriff's office has signed off on this application.
167

168 **MOTION** by Mr. Esry and seconded by Ms. King to approve the Recreation and Entertainment License
169 for Troy Feldkamp for a Demo Derby. Upon voice vote the **MOTION CARRIED** unanimously.
170

171 B. Proposed Resident Survey
172

173 Ms. Monte said that while working on the Solid Waste Management Plan she felt it would be great to get
174 input from residents. It was last done in the '80's or '90's. It's a straightforward survey and includes
175 timely issues from food scrap recycling to glass recycling. It will be available for 4 to 5 weeks for people
176 to complete. Mr. Stohr encouraged Ms. Monte to work with the cities as they have a good network for
177 getting information out to the citizens to participate in the survey. Ms. King stated she hoped this is used
178 to help attract this type of business to the area, especially food scrap recyclers. Excited to see the results
179 of the survey.
180

181 **MOTION** by Mr. Esry and seconded by Mr. Stohr to approve the proposed survey as presented. Upon
182 voice vote, the **MOTION CARRIED** unanimously.
183

184 C. Central Illinois Land Bank Programming and Project Options Member Questionnaire
185

186 Ms. Kloeppel said that this questionnaire was sent to all the partner organization of the Land Bank to see

187 what their interest is and what they should focus on. This is just for this committee to discuss and fill
188 out. It does not need to go beyond this committee. Discussion was held on what items the committee
189 wanted to check and want the Land Bank to focus on in Champaign County. Mr. Esry suggested the
190 vacant land sales and demolitions. Ms. King said the Homeowner Occupied Rehabs should be a priority.
191

192 Mr. Stohr asked for more information on the Code Enforcement Technical Assistance. Mr. Hall said that
193 on the survey it says Adopt International Property Maintenance Code, Vacant Building Ordinance and
194 Rental Registration Ordinance. What it doesn't say is you have to adopt a building code for those to be
195 relevant. Champaign County has never adopted a building code because it is such a big step. There are
196 significant costs involved, would take significant staff time, etc. It's not easy, simple thing to do. He also
197 asked about Demolitions. Those have all been done by Planning and Zoning. Keeping it in the
198 department is cheaper than pushing it out to CILBA.
199

200 **MOTION** by Mr. Esry and second by Ms. King to answer the survey by checking Demolitions, Homeowner
201 Occupied Rehabs and Vacant Land Sales as programs we are interested in pursuing. Upon voice vote the
202 **MOTION CARRIED** unanimously.
203

204 **X. New Business: Items to be Recommended to the County Board**

205 A. Pollution Control Facility Ordinance Update
206

207 Ms. Monte said this is the same content as before. There is a strikeout copy posted online. The changes
208 haven't changed since last month. What you received in the packet are proposed changes made with
209 input by Mr. Stohr. There is one correction on page 7 item g. Mr. Stohr had updated her before the
210 meeting that licensed professional engineer should be licensed professional geologist. She appreciated
211 the input he provided.
212

213 Mr. Stohr thanked Ms. Monte for all her work and updating the ordinance. He is still troubled by page 7,
214 Item j about notification of owner's property within 250 feet of the lot line. This is basically a city block.
215 He feels that should be more than that. On page 11, some of the fees, seem pretty high. Engineering
216 fees and technical assistance are expensive. You pay for that expertise. If the County wants to retain an
217 expert, the amount of application fee on page 12 section C could be used up quickly. \$2,500 is not a lot
218 and feels that it too low. A Sanitary Landfill is a multi-million-dollar enterprise. It can cost \$4 million to
219 put an earthen cover on a landfill. \$4 million dollars; that's the starting figure. He doesn't have a
220 proposal to change what these figures are, but they are low by his experience.
221

222 On page 19 Section 10 Item A feels that the 10 days is a pretty short time. On Page 20 Section 10 Item H.
223 Sanitary landfills are huge. People are more in tune to the long-term liability and risk to their health.
224 Feels like this item should be removed completely. In Section 11: Fees and Costs item A, feels that the
225 fees in Section 3.3 are low and the \$250,000 would not cover the costs and expenses incurred by the
226 County for the application, hearing and siting approval process. Those are some of his concerns.
227

228 Mr. Thorsland asked what direction Mr. Stohr would like to go with this. His preference would be not to
229 vote on this tonight and try to make more changes.
230

231 Ms. Monte said that this proposed ordinance is based on state statute, and we are not a home-rule
232 county, and some things cannot be changed. Ms. Monte offered to meet with Mr. Stohr and talk about
233 his concerns and this could be brought back next month. Mr. Thorsland asked if there was any impact if
234 this did not go before the full Board this month. There would be no impact.
235

236 Mr. Esry commented about the one item, Section 10 Item H, eliminating the reconsidering the decision.
237 If we would eliminate that, what would we put in there. Feels like once a decision is made, we should
238 stick with it. If it was denied they could submit another application and go through the process again.
239 Mr. Stohr didn't disagree, but his experience has been that almost always something comes up later and
240 it isn't trivial. Ms. King added that it's a matter of consistency. These decisions must be made in a
241 consistent manner even if something comes up later.
242

243 The consensus of the committee is to defer this to the next meeting. Parts that don't violate state
244 statute can be looked at and possibly revised.
245

246 **XI. Other Business**

247 A. Monthly Reports

248 i. December 2021

249
250 The December 2021 report was received and placed on file.
251

252 **XII. Chair's Report**

253 There was no Chair's Report.
254

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

256 There were no items to place on the Consent Agenda
257

258 **XIV. Adjournment**

259
260 Mr. Thorsland adjourned the meeting at 8:17 p.m.
261
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263

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

Sangamon Valley
Public Water District
709 North Prairieview Road
Mahomet, Illinois 61853

Date: March 7, 2022

To: Darlene Kloeppe, Champaign County Executive

From: Kerry Gifford, General Manager
Sangamon Valley Public Water District

Re: Request for ARPA Funds in the amount of \$500,000.

Please see the attached following items: Engineer agreement, Engineer design cost and a Project summary of the gas leak affected area. The Water District respectfully request the use of ARPA Funds in order to advance the water main project to the shovel ready stage.

Sincerely,
SANGAMON VALLEY PUBLIC DISTRICT



Kerry Gifford
General Manager

**TASK ORDER NO. 033
TO
CONTINUING PROFESSIONAL SERVICES AGREEMENT
Between Sangamon Valley Public Water District (Owner) and
Donohue & Associates, Inc. (Donohue)
Date of Original Executed Agreement: August 26, 2014
Date of this Task Order: February 25, 2022**

TASK ORDER NAME/DESCRIPTION

Northward Expansion Design Services 2022

A. TASK ORDER GOALS

The goals of this Task Order are as follows:

The Sangamon Valley Public Water District (District) desires to expand its boundaries to the north by extending water mains to nearby subdivisions that are currently served by private wells, jointly driven by interest from potential users in this area.

The northernmost portion of the present SVPWD Service Area along Illinois Route 47 ends at the Thornewood North Subdivision. SVPWD's treatment facility provides customers with softened finished water that is sourced from the Mahomet Aquifer (the primary groundwater source of drinking water supply for much of Champaign County). Residents who live outside the SVPWD Service Area, including those residents in Newcomb Township (located north of Thornewood North Subdivision), obtain drinking water from private wells. Most of those wells were drilled into a more northern portion of the Mahomet Aquifer. The rural area to the north of SVPWD's present Service Area also contains the Manlove Field natural gas storage facility, operated by Peoples Gas Light & Coke Company. The facility is an underground storage unit 4,000 feet below ground in a sandstone, saltwater-bearing formation, below the Mahomet Aquifer. Various reports indicate that in 2016, a leak occurred in a vertical pipeline that extends into the gas storage area and natural gas escaped through the leak and into the Mahomet Aquifer.

In September 2018, a group of residents affected by this event met with SVPWD officials to determine whether SVPWD could provide potable water to their residences, for domestic use only. SVPWD agreed to examine that possibility and to evaluate the actions needed and cost thereof to extend public water mains to the affected properties.

The SVPWD has requested that Donohue & Associates, Inc. perform design engineering and bidding services to design improvements that consist of the installation of a booster pump station and a water main system expansion north along Illinois Route 47 to serve prospective customers located near the gas plant, with additional loops to the east and west to serve gas-affected customers, and provide water services to new developments. The combined length of all proposed water mains is 141,300 lineal feet. Due to the nature of the existing development in this area, and to provide a high level of water quality, this main extension is planned to provide rural water service but will not be sized for any degree of fire protection.

Due to funding availability, this project will be developed into three separate phases to be bid individually as construction funding becomes available.

B. SCOPE OF SERVICES

Basic Services to be provided by ENGINEER for this Project under this Agreement are as follows:

1. Project Development and Management

- 1.1. Assign Terry Boyer, PE, as the Project Manager who will coordinate Project activities and will be the principal liaison between the OWNER and ENGINEER.
- 1.2. Prepare a Project plan that addresses the Project background and location; the Project purpose and description; OWNER and Project team member information and roles; a work outline for design services; Project schedule; Project budget by work tasks; and additional information that may be appropriate.
- 1.3. Conduct a project kick-off meeting with the OWNER's representatives to review Project goals and objectives and to review the proposed Project schedule.
- 1.4. Provide monthly progress reports to the OWNER to document services performed and schedule status. This is typically performed as part of the monthly Project invoicing routine.

2. Design Services

2.1. Process Design and Layout Phase

- 2.1.1. Review applicable available studies, reports, drawings, design summaries, and other existing facility information regarding the OWNER's existing facilities.
- 2.1.2. Prepare and submit environmental clearance letters for IHPA, IDNR and USACE.
- 2.1.3. Perform utility coordination for utilities in the proposed project area.
- 2.1.4. Perform preliminary equipment selection based on preferences of OWNER's staff and ENGINEER recommendations.
- 2.1.5. Prepare water main design calculations for expansion of the system. A WaterGEMS model for the entire proposed rural water main network will be developed.
- 2.1.6. Contract for topographic site survey services as needed to design the Project. The rural water main drawings will be developed using Champaign County GIS aeriels and 2' contour lidar data in lieu of detailed survey. Detailed topographic survey will be performed at the pump station site only.
- 2.1.7. Contract as needed for geotechnical engineering services for subsurface geotechnical exploration to determine the likely subsurface foundation conditions for bore and jack locations.
- 2.1.8. Assist the District in preparation of easement plats. The easement plats will be developed for 120 easements, which covers the gas impacted customers. The Owner

will develop the legal easement documentation with the District's attorney and will be responsible for all easement negotiations.

- 2.1.9. Prepare flow sheets for the proposed improvements and conduct an internal flow sheet review meeting.
- 2.1.10. Prepare preliminary process and instrumentation diagrams (P&IDs) after the flow sheet meeting.
- 2.1.11. Develop new process motor list and other electrical loads.
- 2.1.12. Identify major utilities and their approximate locations within the Project site limits.
- 2.1.13. Utilizing available facility drawings and mapping, field visit observations, and discussions with OWNER, prepare preliminary layout drawings for Project facilities and conduct an internal preliminary layout review meeting.
- 2.1.14. Prepare a process design and layout phase submittal consisting of written descriptions of the Project indicating the proposed facilities along with the basis for selection, the final design criteria, a summary of preliminary hydraulic design calculations, a listing of any potential conflicts including environmental impacts and recommended solutions, any special construction requirements/procedures that may be known at the preliminary design stage, and the process design and layout phase drawings.
- 2.1.15. Prepare a preliminary opinion of the probable construction cost based on the preliminary layout drawings.
- 2.1.16. Perform an internal quality review of the preliminary layout drawings, project design description, and preliminary opinion of the probable construction cost.
- 2.1.17. Submit a PDF copy of the process design and layout phase submittal to the OWNER for review and comment.
- 2.1.18. Conduct a process design and layout review workshop with the OWNER's representatives to get their review comments and input on any necessary changes for the Project design. Prepare workshop notes documenting proposed changes to the process design and layout phase completion documents and incorporate comments and any necessary changes into the design.

2.2. Final Layout Phase

- 2.2.1. Complete hydraulic, structural, and other computations to define final size and location of new structures or existing structure modifications.
- 2.2.2. Develop rural water main drawings and associated details.
- 2.2.3. Develop final layout drawings, with designer notes for final layout review and approval.

- 2.2.4. Perform internal P&ID critique and final layout meetings. Revise P&IDs and final layout drawings after these meetings.
- 2.2.5. Prepare an index of proposed specifications for the final layout submittal.
- 2.2.6. Update the opinion of the probable construction cost based on the completed final layout design documents.
- 2.2.7. Submit for review and comment by the OWNER a PDF copy of the final layout drawings (half size), specifications index, the final design criteria, a summary of final hydraulic design calculations, any special construction requirements/procedures that may be known at the final layout design phase, a listing of permits required for construction approval, and the updated opinion of the probable construction cost.
- 2.2.8. Conduct a final layout review workshop with the OWNER to get the OWNER's review comments and input on any necessary changes for the Project design including design changes to reduce the construction cost. Prepare workshop notes documenting proposed changes to the final layout design completion documents and incorporate comments and any necessary changes into the design.

2.3.Final Design Construction Drawings Phase

- 2.3.1. After incorporation of the final layout workshop review comments and requested changes, prepare and distribute base sheet drawings to design disciplines in order to develop construction drawings for one bid package to be advertised for bids and to be constructed by one prime contractor.
- 2.3.2. Finalize P&ID drawings.
- 2.3.3. Prepare construction specifications utilizing the ENGINEER's master specifications.
 - 2.3.3.1. Front end bidding and contract documents will be prepared using applicable Engineers Joint Contract Documents Committee (EJCDC) documents for Division 0 and will be prepared for one bid package to be advertised for bids and to be constructed by one prime contractor.
 - 2.3.3.2. Technical specifications will be prepared using the Construction Specifications Institute (CSI) 3-part format for 50 Divisions.
- 2.3.4. Conduct an internal meeting to coordinate location and specifications of wired components.
- 2.3.5. Perform an internal designer review of the prepared final design construction drawings and specifications and then incorporate review comments.
- 2.3.6. The opinion of the probable construction cost will be updated based on the prepared final design construction drawings and specifications after designer review comments are incorporated. Also, revise the opinion of probable construction cost if necessary after the quality review comments are incorporated.

- 2.3.7. Perform an internal quality review of the final construction drawings and specifications after designer review comments are incorporated. Incorporate quality review comments.
- 2.3.8. After incorporation of quality review comments, submit a PDF copy of the final design construction drawings (half size), specifications, and updated opinion of the probable construction cost to the OWNER for review and comment.
- 2.3.9. Conduct a final construction drawings and specifications review workshop with the OWNER's representatives to get their review comments and input on any necessary changes for the Project design. Prepare workshop notes documenting proposed changes to the final construction drawings and specifications.
- 2.3.10. Prepare and assist the OWNER in submitting applications after incorporating the final design construction drawings and specifications workshop review comments into the final design documents to file for a construction permit from the Illinois Environmental Protection Agency (IEPA). Provide technical input and assist the OWNER in consultations with appropriate authorities as required to secure permits or approvals from the IEPA. The OWNER shall pay the fee cost for submitting all regulatory agency permit applications.
- 2.3.11. Incorporate review comments received from the OWNER and from the government agencies to which construction permit applications were submitted to finalize the drawings and specifications for bidding. Drawings for bidding purposes will be reproduced at half size unless electronically distributed. The final documents will be signed and sealed by a registered Professional Engineers in the State of Illinois. The drawings and specifications will be prepared for the designed improvements to be bid for up to three projects.

C. PROJECT CONDITIONS

The scope of services, timing of services, and compensation for services set forth in this Agreement are based on the following conditions:

1. Environmental investigations, including archaeological surveys; wetland delineation and mitigation design services; hazardous or contaminated area investigations and design of remediation; rare, threatened, or endangered species habitat investigations; or other sensitive area investigations are not included with this agreement.
2. Engineering services for bidding phase services, construction administration, construction observation and application engineering for the project improvements are not included and will be negotiated as an agreement amendment or separate agreement.
3. District will reimburse Consultant for any permitting fees incurred.

D. PROJECT TIMING

Donohue shall be authorized to commence the Services set forth herein upon execution of this Task Order and as per the existing Continuing Services Agreement covering this Agreement. The deliverables under this Task will be completed as follows:

Easement Development: Within 180 calendar days of receipt of a notice to proceed.

Preliminary Layout Phase: Within 210 calendar days of receipt of a notice to proceed.

Final Layout Phase: Within 240 calendar days of receipt of a notice to proceed.

Construction Documents Phase/Permit Application Submittal: Within 300 calendar days of receipt of a notice to proceed.

E. COMPENSATION

Donohue’s charges shall be in accordance with Donohue’s standard charge-out rates in effect at the time the Services are performed. Routine expenses will be billed at cost. The cost for these Basic Services for this Task Order will not exceed **\$499,530.00** without written approval from Owner.

F. APPLICABILITY TO CONTINUING SERVICE AGREEMENT

The terms and conditions included in the existing Continuing Professional Services Agreement executed between the District and Donohue on August 26, 2014 remain in force and apply to this Task Order. Included in said Agreement, under Part III on page 3 are stipulations and constraints on how often Donohue may invoice the District and when and those provisions remain in force upon this Task Order.

APPROVED FOR OWNER

By: _____

Printed Name: Meghan Hennesy

Title: Board Chairman

Date: _____

APPROVED FOR DONOHUE

By: 

Printed Name: Craig W. Brunner, P.E.

Title: President

Date: February 25, 2022

Sangamon Valley Public Water District
Northward Expansion - Design Entire System
 Engineering Fee Estimate

Donohue & Associates, Inc.

24-Feb-22

Task	Boyer \$240	Safford \$185	Proc/Civ \$150	Proc/Mech \$150	Mech \$200	Elect. QC \$220	Electrical \$150	I&C QC \$200	I&C \$185	Str. QC \$185	Struct. \$170	Oper \$220	Total Hours	Total Labor	Travel	Printing & Shipping	Sub Consult	Sub- Total	Total Cost
FINAL DESIGN PHASE																			
Kick-off Site Visit	4			8									12	\$2,160	\$400				\$ 2,560
Geotech. Report			4								4		8	\$1,280			\$7,500		\$ 8,780
Topographic Survey and Easements			24	8									32	\$4,800			\$111,500		\$ 116,300
Hydraulic Analysis	8	180	22										210	\$38,520		\$ 6,000			\$ 44,520
Preliminary Design Memo	2			8			8		8		4	4	34	\$5,920					\$ 5,920
Process Flow Sheets and P&IDs	4		6	8				4	16			4	42	\$7,700		\$160			\$ 7,860
Process Design Workshop	4		8	8	4		8		4		4	4	44	\$7,660	\$900				\$ 8,560
Equipment Selection	2			52									54	\$8,280		\$50			\$ 8,330
Preliminary Layout preparation, including coord. meetings	12		160	12	12	4	32	4	16	8	12	8	280	\$45,800					\$ 45,800
Field verify piping locations vs. "As-Builts"	4		32	8									44	\$6,960					\$ 6,960
Review Preliminary Layout Drawings with SVPWD	8		8	8			4		4		4	4	40	\$7,220	\$600	\$220			\$ 8,040
Compile Final Layouts	4		320	12	8	8	12	4	12	4	24	12	420	\$66,400					\$ 66,400
Finalize Motor List & One Line Diagrams	4		8	8	2	4	28		12				66	\$11,060					\$ 11,060
Prepare Final Layouts Phase Cost Opinion	4		24	8	4		8		8		8	4	68	\$11,480					\$ 11,480
Review Final Layout Drawings with SVPWD	8		8	8									24	\$4,320	\$600				\$ 4,920
Prepare Final Contract Documents to 95% completion level	12		160	88	24		80	12	32		36	12	456	\$73,960					\$ 73,960
Internal QA-QC review and incorporation	12		48	12	4	8	6	6	6	4	8	8	122	\$21,510					\$ 21,510
Update Cost Opinion	8		16	8	8		8		8		4		60	\$10,480					\$ 10,480
Review 95% complete Drawings w/ SVPWD + incorp. comments	12		12	10			4		4		4	4	50	\$9,080	\$800	\$110			\$ 9,990
Provide IEPA-permit documents to SVPWD	6		8	2									16	\$2,940					\$ 2,940
IEPA permit approval of bidding documents	4		4	8			8						24	\$3,960					\$ 3,960
Public Information Meetings	40		60										100	\$18,600	\$600				\$ 19,200
																			\$ 499,530
BID PHASE																			
Issue bidding documents planholders														\$0					\$ -
Prepare for & attend Pre-Bid Conference														\$0					\$ -
Respond to bidders' questions														\$0					\$ -
Prepare & issue addenda														\$0					\$ -
Attend Bid Opening & evaluate bids														\$0					\$ -
Assemble Notice of Award & Proceed														\$0					\$ -
Print Executed Copies & Owner copy														\$0					\$ -
Letter of award recommendation														\$0					\$ -
Compile conformance project manual copies for UCSD														\$0					\$ -
Compile conformance project drawing copies for UCSD														\$0					\$ -
																			\$ -
Total	162	180	932	284	66	24	206	30	130	16	112	64	2,206	\$370,080	\$3,900	\$6,540	\$119,000		\$ 499,530



Sangamon Valley Public Water District

709 N. Prairieview Road. P.O. Box 285, Mahomet, Illinois 61853 -0285

Phone: (217) 586-2534 E-mail: kgifford@svpwd.com

Meghan Hennesy Board Chairman

Kerry Gifford General Manager

**NORTHERN EXPANSION
SANGMON VALLEY WATER
SYSTEM.**

PROJECT SUMMARY

The Sangamon Valley Public Water District northernmost portion of its present service Area along Illinois Route 47 ends at the Thornwood North Subdivision. SVPWD's treatment facility provides customers with softened finished water that is sourced from the Mahomet Aquifer (the primary groundwater source of drinking water supply for much of Champaign County). Residents who live outside the SVPWD Service Area, including those residents in Newcomb Township (located just north of Thornwood North Subdivision), obtain drinking water from private wells. Most of those wells were drilled into a more northern portion of the Mahomet Aquifer where a natural gas leak occurred.

The rural area that is north of SVPWD's Service Area contains the Manlove Field natural gas storage facility, operated by Peoples Gas Light & Coke Company. The facility is an underground storage unit that was opened in the 1960's. The Illinois State Geological Survey indicates that it is capable of storing around 150 billion cubic feet of natural gas. The storage facility is 4,000 feet below ground in a sandstone, saltwater-bearing formation, below the Mahomet Aquifer. In 2016, a leak occurred in a vertical pipeline that extends into the gas storage area and natural gas escaped through the leak and into the Mahomet Aquifer. Shortly thereafter, local residents near the leak reported observing signs of the gas, with the residents noticing cloudy or milky well water, tiny bubbles in the well water, a film left on the body after taking a shower and in some cases, flammable water.

Currently, residents in the proposed gas leak proposed expansion area are served with private wells varying in age. Over 50% of these wells are more than 20 years old and may be in need of mechanical/electrical rehabilitation and/or replacement for even older wells. The water main extension could offer reliable, potable water service to these people at a fairly comparable cost for wells that are in need of rehab/replacement. **Rather than drilling a new well into a potential methane contaminated aquifer, the residents would be able to connect to the district's water main which provides safe clean drinking water.**

The Sangamon Valley Public Water District request Champaign County government provide **\$500,000** in ARPA funding to complete the water main extension design work and bring the project to the point of “shovel ready”. The total cost for the proposed project is projected to be \$10,020,000. The District is seeking a grant from the Illinois Department of Commerce & Economic Opportunity in the amount of \$3.8 million. The 3.8 million will cover the initial phase of water service to the known gas leak affected homes. The balance of 6,220,000 is to be financed through future grants. These future water main phases will be for homes with older wells and who are close to the gas contamination affected area. These areas will be addressed as state or federal grants monies become available.

Budget summary of the projected cost for the entire water main extension is listed below:

LEGAL, BOND COUNSEL, & ADMIN	\$10,000
ENGINEERING DESIGN & BIDDING	\$562,000
CONSTRUCTION ENGINEERING SERVICES	\$593,000
CONSTRUCTION CAPITAL COSTS	\$7,001,000
LAND ACQUISITION FOR BOOSTER STATION	\$80,0
00 PRIVATE WELL DISCONNECTIONS (226 USERS)	\$791,
000OTHER COSTS (EASEMENT DEVELOPMENT & PURCHASE)	\$283,
000CONSTRUCTION CONTINGENCY	\$700,
000	
TOTAL	\$10,020,000

Triple Fork Drainage District – Request for ARPA Funds

We have received only one bid so far it is \$60,000 to remove the culvert East of the road and \$60,000 to remove the part West of the road leaving the part under the road to serve as a bridge.

John Cooper from the County Engineer's office was at the site and states that a bridge may or may not be warranted in an email I received from him and we need to have a consultant determine that. He estimates a bridge would cost \$300K-\$500K.

Attached are photos I took showing our problem when we have several inches of rain.



This is Corky's Auto center on Rt. 45 in the background is the entrance to Fountain Valley trailer park, at times the water is in the building a foot or more deep when the culvert has some debris in it and we have a lot of rain.



This is the West end of the culvert during a normal rain.



This is the same culvert taken the same day as the first photo of Corky's Auto. I have seen the water higher than this then the water will flow beside the culvert all the way to the other end of the culvert 700 feet away and the flooding at Corky's and Fountain Valley is very bad.

Project Summary: The Village of Penfield has a 12,000 gallon hydropneumatic tank that serves to maintain pressure in the Village's water distribution system. The tank is original to the water treatment plant and was constructed in 1965. The Village hired a contractor to clean and inspect the interior of the tank in 2019. The tank was found to be in poor condition and should be replaced. The Village wishes to obtain ARPA funding for the replacement of the hydropneumatic tank.

Project Timeline

Design & Permitting: April 2022
Bidding: July 2022
Construction: August 2022
Substantial Completion: February 2023

ARPA Funds:

The Village is requesting \$70,000 from County ARPA funds.

Total Funding:

ARPA Funding: \$70,000
Village Funding: \$35,000

Impact/ Importance

The Village of Penfield is a community of 130 people in northeast Champaign County. It does not have a water tower and instead relies on a hydropneumatic tank to maintain proper pressure in the water distribution system. The hydropneumatic tank is original to the water treatment plant which was constructed in 1965. The water treatment plant filters and pumps were upgraded in 2012. The hydropneumatic tank has outlived its useful lifespan and needs to be replaced. If the tank were to fail, the Village's water distribution system would lose pressure and the community would be placed on a boil order.

Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

March 29, 2022

Champaign County Environmental Land Use Committee
C/O Ms. Darlene Kloeppe
Champaign County Executive
1776 East Washington Street
Urbana, Illinois 61802-4581

RE: ARPA FUND REQUEST
VILLAGE OF OGDEN, ILLINOIS

Ladies and Gentlemen:

The Village of Ogden requests that the Champaign County Environmental and Land Use Committee consider distribution of a portion of the ARPA funds received by Champaign County to the Village of Ogden. As a small community, Ogden faces challenges in funding large infrastructure projects. The ability of Ogden to collect sales tax revenues is limited, resulting in the primary sources of funds being real estate taxes, user fees, and IDOT MFT funds. This leaves stormwater drainage facilities as the element of infrastructure that must rely most heavily upon general corporate monies as the primary source of funding.

Ogden undertook a Comprehensive Drainage Study in 2015 and identified a backlog of needed drainage facility improvements. Ogden has spent more than \$400,000 over the past 6 years fixing drainage facilities, but still has a backlog of over \$2,000,000 more for uncompleted projects. Outside sources of funding are needed if these critical improvements are to be completed on a timely basis.

In 1984 Ogden constructed a community-wide sanitary sewer collection system and a municipal wastewater treatment facility. For the next 25 years our community was focused upon paying the millions of dollars of debt incurred for that massive project. Ongoing improvements to other existing infrastructure had to be deferred. Only during the past decade has the Village been able to begin addressing the backlog of deferred maintenance and repair of other infrastructure, particularly drainage facilities.

**Ms. Darlene Kloeppel, Champaign County Executive
Champaign County Environmental Land Use Committee**

March 29, 2022

Page 2 of 2

Ogden forwards three (3) drainage projects for your consideration. Each has unique circumstances that merit funding consideration. Without ARPA funds Ogden will likely be able to undertake only one of these projects. Undertaking a second project may be possible, dependent upon the level of ARPA funds provided. Ogden has suggested a 50% funding match with local funds, but could achieve more progress if the Village match were reduced.

Ogden also submits a Wastewater Treatment Facility Project for your consideration. As previously stated, the Village Wastewater Treatment Facility was constructed in 1984. Over the past few years, some of the treatment systems have reached their functional limit and are no longer performing at acceptable levels. The Illinois EPA recently issued a Notice of Non-Compliance to Ogden, and the Village is in the process of designing the necessary repairs / refurbishment / remodeling. Use of ARPA funds to pay for a portion of the project costs would reduce the rate increase anticipated to provide funds for those improvements.

Finally, I thank you for this opportunity to submit this request to you and to Champaign County. It is unexpected and most generous for Champaign County to offer funding of this type to the smaller communities of Champaign County.

Sincerely,

Village of Ogden

/S/ Gabe Clements

President of the Board of Trustees

Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

BROADWAY STREET DRAINAGE PROJECT

VILLAGE OF OGDEN, CHAMPAIGN COUNTY, ILLINOIS

March 30, 2022

Project Description: This project involves improvements to the drainage system that serves as the primary outlet for the “downtown” portion of Ogden. An existing 18-inch diameter pipe constructed with open joints begins along Broadway Street and extends generally southeasterly. This pipe is in poor physical condition and must be routed annually to remove blockages caused by tree roots. In addition, a commercial building was constructed directly over the top of the drain line. Approximately 600 lineal feet of the existing line needs to be replaced. A 400-foot-long portion of Broadway Street currently floods after any significant storm event. Water depth exceeds 3 feet over the street pavement at its worst, and results in flooding of adjacent commercial buildings.

The existing 18-inch diameter storm drain connects to and outlets into an 18-inch diameter farm drainage tile that flows away from the Village, extending for more than one (1) mile before discharging into Camp Creek ditch. Because of the very limited capacity of the existing system this project also involves installation of a secondary overflow pumped drainage system. If the capacity of the 18-inch diameter drain line is exceeded, the drainage pumps will start and pump water to a new drainage system being installed by the Illinois Department of Transportation (IDOT) at the US Route 150 / IL Route 49 intersection

Why Funding Matters: While this project is not the highest priority drainage project for Ogden, it ranks closely behind others. The proposed construction of the Kickapoo Rail Trail in 2022 presents a funding dilemma for the Village. This project will cross the proposed trail improvements. Funding these improvements in 2022 would prevent funding of other more urgent drainage projects due to the limited funds available to the Village. This project provides a dramatically improved drainage outlet for the Village’s primary business district. This project is a part of a more than \$2 million backlog of drainage facility improvements needed within the Village.

Estimated Project Construction Cost: \$210,000

Estimated Total Project Cost: \$240,000

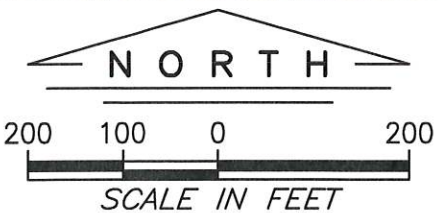
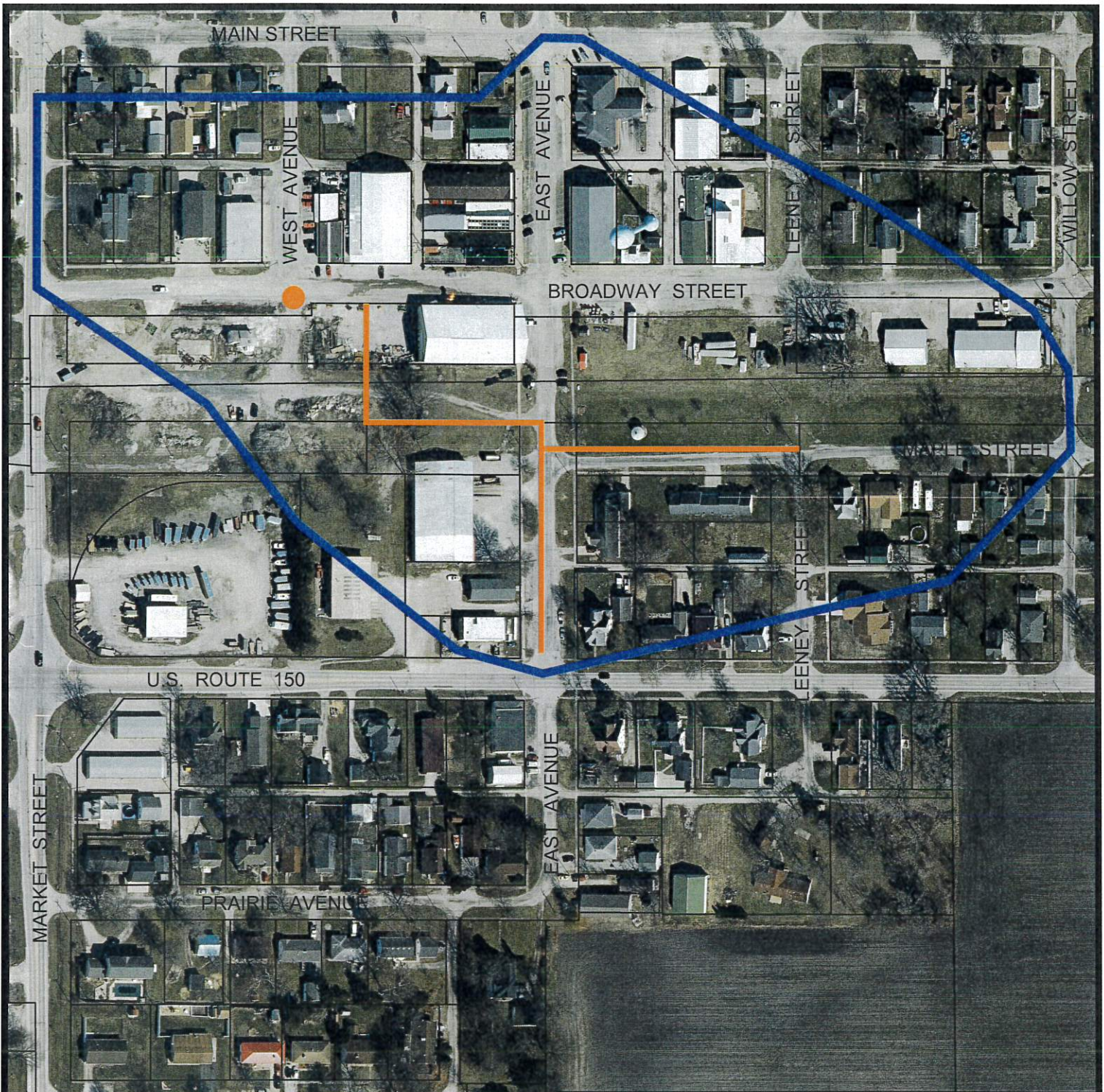
Proposed Village Cost Share: 50%

Project Timetable: Project under construction within 150 days ±

Design: 60 days ±

Permits: 45 days ±

Bidding / Award: 45 days ±



- PROJECT AREA
- PROJECT IMPROVEMENTS

BROADWAY STREET
DRAINAGE PROJECT
VILLAGE OF OGDEN
CHAMPAIGN COUNTY, ILL.



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

AERIAL PHOTOGRAPHY FROM CHAMPAIGN COUNTY GIS CONSORTIUM. DATED OCTOBER 5, 2020.

SHEET 1 OF 1	DATE: 032822	JOB: 1770-43
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Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

NORTHEAST OGDEN DRAINAGE PROJECT - PHASE 2

VILLAGE OF OGDEN, CHAMPAIGN COUNTY, ILLINOIS

March 30, 2022

Project Description: This project is intended to provide drainage improvements to the northeastern portion of the Village. The project encompasses 6 full blocks with North Street on the North, West Avenue on the west, Main Street on the south, and Willow Street on the east. 100+ year old, small diameter drain tile lines currently provide the only drainage outlets for this area. The project is intended to replace these drain tile lines with modern storm sewers. The project provides drainage not only within the immediate work area, but also provides improved drainage outlets for the existing drains within an additional 3 blocks of the Village.

This project was identified in the Village 2015 Comprehensive Drainage Study as a high priority project. This project is actually Phase 2 of the improvements. In 2020 Ogden spent over \$250,000 to construct a new large diameter storm sewer line extending from North Street, northerly approximately one (1) mile to outlet into the Union Drainage District #1 Main Channel. Areas of North Street, Kyle Street, Main Street, East Avenue, and West Avenue all experience chronic annual flooding. This project will reduce or eliminate those drainage problems. The project involves the installation of approximately 1,000 lineal feet of storm sewer piping, 9 manholes, street repairs, and other associated improvements.

Why Funding Matters: This project is considered to be the most urgent Village drainage project. Over the past 6 years, Ogden has spent over \$400,000 for drainage system improvements. The 2015 Village Comprehensive Drainage Study identified over \$2.0 million in additional drainage facility project needs. The Village faces a 20-year backlog of needed drainage improvements. An outside source of funding for drainage improvements is urgently needed.

Estimated Project Construction Cost: \$220,000

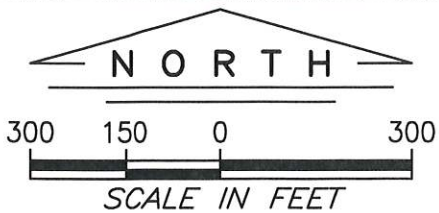
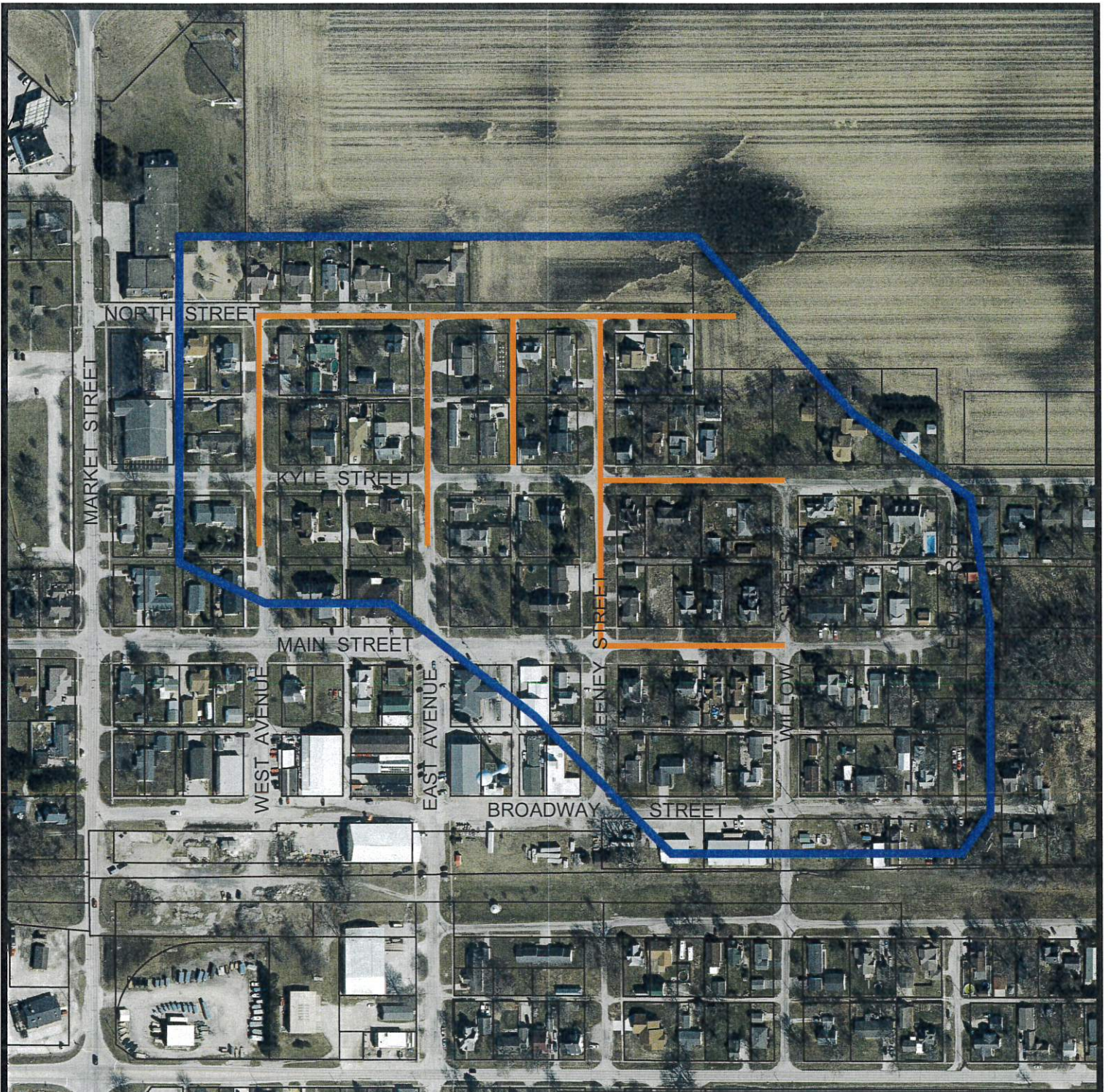
Estimated Total Project Cost: \$250,000

Proposed Village Cost Share: 50%

Project Timetable: Project under construction within 45 days ±

Design: Completed

Permits: Completed **Bidding / Award:** 45 days ±



- PROJECT AREA
- PROJECT IMPROVEMENTS

NORTHEAST DRAINAGE
PROJECT - PHASE 2
VILLAGE OF OGDEN
CHAMPAIGN COUNTY, ILL.



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

AERIAL PHOTOGRAPHY FROM CHAMPAIGN COUNTY
GIS CONSORTIUM. DATED OCTOBER 5, 2020.

SHEET 1 OF 1

DATE: 032822

JOB: 1770-43

Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

RAIL TRAIL AREA DRAINAGE PROJECT

VILLAGE OF OGDEN, CHAMPAIGN COUNTY, ILLINOIS

March 30, 2022

Project Description: This project involves the construction of approximately 3,800 lineal feet of stormwater drainage facility improvements, including 1,400 lineal feet of new storm sewer piping. The project is located along the western portion of the Kickapoo Rails-to-Trails project within the Village of Ogden. This project was identified in the 2015 Village Stormwater Drainage Study as a high priority project. It is intended to solve chronic flooding along Broadway Street west of Market Street as well as chronic flooding adjacent to the prior railroad right-of-way. Providing relief to approximately 40 parcels.

This project parallels the corridor of the Kickapoo Rail-to-Trail project being constructed during the Summer of 2022 by the Champaign County Forest Preserve District (CCFPD). The project is coordinated with and compliments the Rail-to-Trail project. The project involves the installation of small diameter storm sewer lines to replace 100 ± year old field tile piping that is no longer serviceable. It also restores the surface waterway that existed during long ago railroad operations.

Why Funding Matters: Ogden faces a backlog of over \$2 million in drainage facility improvements. The Village has spent more than \$400,000 over the past 6 years building drainage facilities. However, outside funding sources are needed if the Village is to significantly reduce the backlog of work. Although this is not the highest priority project for the Village, the construction of the Kickapoo Rail-to-Trail project in 2022 by the CCFPD allows Ogden to piggy-back this project with that work.

Estimated Project Construction Cost: \$160,000

Estimated Total Project Cost: \$190,000

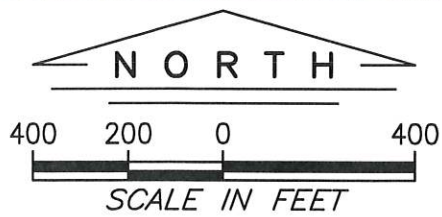
Proposed Village Cost Share: 50%

Project Timetable: Project under construction within 100 days ±

Design: 30 days ±

Permits: 30 days ±

Bidding / Award: 45 days ±



- PROJECT AREA
- PROJECT IMPROVEMENTS

AERIAL PHOTOGRAPHY FROM CHAMPAIGN COUNTY GIS CONSORTIUM. DATED OCTOBER 5, 2020.

RAIL TRAIL
DRAINAGE PROJECT
VILLAGE OF OGDEN
CHAMPAIGN COUNTY, ILL.



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

SHEET 1 OF 1

DATE: 032822

JOB: 1770-43

Village of Ogden

Champaign County • Ogden, Illinois 61859 • Ph. 217-582-2520

WASTEWATER TREATMENT PLANT REMODELING

VILLAGE OF OGDEN, CHAMPAIGN COUNTY, ILLINOIS

March 30, 2022

Project Description: The Ogden Wastewater Treatment Plant Facility was originally constructed in 1984 and has provided admirable service since its construction. However, as with any constructed facility, it is reaching the end of its service life. It is time for the current treatment facility to be remodeled, refreshed, and improved to meet modern treatment standards. Over the past couple of years, the Treatment Facility has not always been able to meet the minimum treatment standards established by the Illinois Environmental Protection Agency (EPA). In December of 2020 the Illinois EPA issued a Notice of Non-Compliance to Ogden, requesting that the Village establish a timeline for completing improvements to the existing Wastewater Treatment Facility. The design of those improvements was authorized in February of 2020 and is now underway. Ogden assured Illinois EPA that the necessary improvements would be fully operational by the Summer of 2023.

This project primarily consists of remodeling, repairs, and maintenance to the existing wastewater treatment facilities. The entire electrical control system needs replacement with modern components. The entire filtering system needs to be removed and replaced with a more modern and more effective design. Aeration needs to be added to the treatment process. At various locations some of the piping is nearly worn out and needs replacement. Sludge has collected in the primary treatment lagoon and needs to be removed.

Why Funding Matters: The Village is obligated to undertake these improvements within the next 18 months. Village residents are facing significant rate increases for wastewater services to pay for this improvement. Outside funding can reduce the extent of those rate increases.

Estimated Project Construction Cost: \$120,000

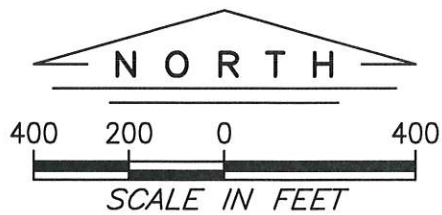
Estimated Total Project Cost: \$150,000

Proposed Village Cost Share: 50%

Project Timetable: Project under construction within 135 days ±

Design: Underway – completed in 30 days ±

Permits: 60 days ± **Bidding / Award:** 45 days ±



 PROJECT AREA

WASTEWATER TREATMENT
FACILITY REMODELING PROJECT
VILLAGE OF OGDEN
CHAMPAIGN COUNTY, ILL.



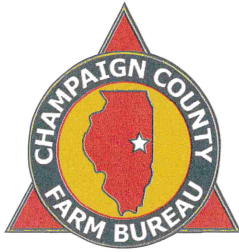
BERNS, CLANCY AND ASSOCIATES
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405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

AERIAL PHOTOGRAPHY FROM GOOGLE EARTH.
DOWNLOADED MARCH 28, 2022.

SHEET 1 OF 1

DATE: 032822

JOB: 1770-43



Champaign County Farm Bureau

801 N. Country Fair Drive, Suite A • Champaign IL 61821-2492
Phone: (217) 352-5235 • Fax: (217) 352-8768 • www.ccfarmbureau.com
Bradley Uken, *Manager*

March 31, 2022

The Champaign County Farm Bureau, in strong partnership with the Champaign County Soil & Water Conservation District (CCSWCD) and the Illinois Nutrient Research and Education Council (NREC), are proposing a county-based cover crop program. All three of the partners on this project are committed to conservation practices, soil health, clean water and helping farmers meet the goals associated with them. Each of the three partners have dedicated countless hours and financial resources through various programs to help farmers throughout the county be successful in making long-term investments in conservation.

Cover crops are crops that are planted to provide winter soil cover and are not intended to be used as a cash crop. Crops used as cover crops run the gamut of species ranging from cereal rye to radishes, plus a whole host of mixtures of various species. The 2017 USDA Census of Agriculture, which is the most accurate data available, found a 50% increase in cover crop acreage between 2012 and 2017.

Cover crops have been proven to be highly successful in reducing nutrient runoff, preventing soil erosion, improving soil health, and helping control weeds, pests, and diseases. Cover crops often grow very deep roots, deeper than corn and soybean plants. These extensive root systems help mitigate compaction issues in fields by loosening the soil and creating a better seed bed for spring planting season. With the challenges of herbicide resistant weeds, cover crops are also a potential avenue to control those weeds and reduce herbicide usage. The USDA's Sustainable Agriculture Research and Education program's 2019-2020 Cover Crop survey found that 91.2% of farmers reported an improvement in weed control after a solid stand of cereal rye cover crop. This report also found that 68% of farmers who planted a cash crop like corn or soybeans into a still-living cover crop reported better soil moisture management.

Despite the positive impact cover crops have, the challenges to widespread adoption of these practices are vast. Farmers lack the financial flexibility to invest in the added seed cost, the additional passes over the field, and to withstand the possible decrease in yield during the first years of cover crop usage. It takes multiple years for soil quality and moisture management benefits to be measurable enough to offset the initial investment cost. Unfortunately, these challenges have slowed the growth of planted acres among first time growers of cover crops.

Recent incentive programs have had great success in increasing the acreage on which cover crops are utilized. One example of incentive efforts is through the Illinois Department of Agriculture's (IDOA) Fall Covers for Spring Savings program. Over the last three years the IDOA has offered a \$5 per acre incentive for farmers to plant cover crops. In 2020, the 50,000-acre statewide allotment was met in

12 hours and a total of 185,000 acres were requested. The IDOA has doubled their allotted acreage for 2022 to 100,000 acres, still below the total requested last year. Additionally, the CCSWCD has funds available for cover crops, but funds available varies depending on state allocation each year. Utilizing incentives to increase the usage of cover crops has proven to work. However, virtually, none of these dollars are directly allocated to Champaign County, as we are proposing, but rather are allocated on a statewide, regional, or national level.

The American Rescue Plan Act (ARPA) under its Investment in Infrastructure and Water section specifically allows for funds to be utilized to address non-point source pollution. Non-point source pollution as defined by the US EPA as resulting from land runoff, precipitation, and/or drainage. Furthermore, the EPA explains that non-point source pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human made pollutants, depositing them in various bodies of water. The EPA identifies two specific sources of non-point source pollution that can be attributed to agriculture: excess fertilizers, herbicides, and insecticides from agricultural lands and sediment from crop lands. It is clearly stated in the final rules that ARPA funds can be used for non-point source pollution. Cover crops are part of larger solution to address non-point source pollution through prevention of soil runoff, reducing herbicide and fertilizer usage, and by filtering both surface and sub-surface water.

The Champaign County Farm Bureau and our partners (CCSWCD and NREC) are requesting \$245,000 from the ARPA funds to accelerate the usage of cover crops in Champaign County. The funding will allow Champaign County farmers to be at the forefront of the farm conservation effort and will allow Champaign County to become an example of how local investment in farm conservation efforts can drive change.

Budget Outline

- **\$245,000** is budgeted to be spent in total in 2022, 2023, and 2024
- **\$36,500** over three years to be spent on farmer/landowner training, education and field days. Also included in this figure is dollars for NREC to complete a study/white paper on the project.
- **\$208,500** over three years to accelerate the usage of cover crops through a per acre incentive paid to the farmer or landowner.
 - **\$69,500** to be spent on an annual basis incentivizing usage of cover crops
 - **\$33 per acre** in incentive. On 40 acres that would be an incentive of \$1,320. A minimum of 5 acres planted in cover crops would be needed to participate in the program.
 - **2,106 acres** of cover crops would be incentivized each of the three years of the program.

In January 2022, farmdocDAILY published an article titled *Policy Budget for Cover Crops and the Lesson of Crop Insurance*. The authors, Gary Schnitkey, Department of Agricultural and Consumer Economics at the University of Illinois and Carl Zulauf, Department of Agricultural, Environmental and Developmental Economics at Ohio State University outlined several financial challenges impacting farmers planting cover crops. Key among those were as follows:

- “Current evidence largely suggests cover crops do not raise yields or returns in the first years of adoption.”
- “Lack of clear evidence of higher return or lower risk means public subsidies will have to be paid to incentivize the planting of cover crops.”
- “For cover crops, practice cost is at least the planting cost of seed, equipment, and labor. We estimate that it averages at least \$37/acre as of 2021. It will vary by farm, farmer, land, and agroclimate.”
- “...the subsidy needed to obtain a large planting of cover crops will need to be sizable and will need to increase as the target acres of cover crops increase.”

Two aspects of the program that the partners want to highlight are ensuring that small farmers have equal opportunity for funding and that first time planters of cover crops also have an opportunity for funding. To achieve these goals, the partners, through the application process, will provide extra points to those that are first time planter of cover crops and are considered small farmers. These additional points and the manner of distribution will be clearly outlined on the application for applicants to understand prior to apply for the incentive dollars.

The program partners will perform random verification checks on 20% of the farmers/landowners enrolled in the program. This verification process will confirm planted acres, seed variety planted, and seeding rate along with other pertinent information.

We feel a key to the success of a cover crop program is making it a multi-year program. Incentivizing farmers and landowners to try cover crops over multiple years will allow farmers to get to the point where the returns of investment in cover crops will start to eclipse the cost of implementation. It will also allow farmers the time to evaluate all their options with regards to cover crop implementation and let them make the best management decisions for their farms.

All partners will work in concert with each other on the project. Generally, the Champaign County Farm Bureau will handle the education portion of the program, the CCSWCD will work with farmers/landowners on their application and signing up, and NREC will develop grower surveys and develop a white paper on the outcomes of the program. However, each group will provide input and resources to other aspects of the program.

The vision of the Champaign County Farm Bureau, CCSWCD, and NREC is that farmers across the county will embrace cover crops to further improve the health of the soil, water, and the environment. This program offers a unique opportunity to demonstrate that a local commitment can have a significant impact on conservation in the county. We believe this program will show that focused programs at a local level will have an impact on cover crop usage in Champaign County. We strongly believe that with the help of ARPA funds we can accelerate these advances for the betterment of farmers, landowners, and our urban neighbors.



Project summary. Establish a Household Hazardous Waste Collection Facility in central Champaign County

Is this the same request ELUC considered in September 2021? What’s different about this request?

Champaign County Environmental Stewards (CCES) requested Champaign County APRA funds in September 2021 and returns with the following modified request for Champaign County ARPA funds this April.

<i>September 2021</i>	<i>April 2022</i>
ARPA Funds Request Year 2022 \$472,110 <u>Year 2024 \$2,583,670</u> Total: \$3,055,780	ARPA Funds Request Year 2022 \$480,000 <u>Year 2023 \$170,000</u> Total: \$650,000
<ul style="list-style-type: none"> In 2022, the amount of \$472,110 to complete planning, design, permitting, and acquiring land for a new facility. In 2024, the amount of \$2,583,670 to complete facility construction, targeted for completion in 2024. 	<ul style="list-style-type: none"> In 2022, the amount of \$480,000 to purchase or lease an existing facility of 6,000 - 8,000 square feet of industrial/warehouse space in central Champaign County. In 2023, the amount of \$170,000 to be used for architectural plans, permitting, and re-purposing the existing facility.

CCES will use the requested ARPA funds only to support upfront costs for CCES to establish a fixed Household Hazardous Waste Collection Facility in central Champaign County.

CCES intends to purchase and re-purpose the facility. At such time that the facility is operational, CCES will arrange for property maintenance.

(continued)

CCES Project to Acquire Existing Facility. The nonprofit organization Champaign County Environmental Stewards (CCES) seeks to purchase or lease an existing facility of 6,000 - 8,000 square feet of industrial/warehouse space in central Champaign County to serve as a fixed **Household Hazardous Waste Collection Facility**.¹ Best available information is that existing industrial or warehouse space in central Champaign County is limited, leasing at \$4-\$8 per square foot and selling at \$30-\$60 square foot.²

Overall Project Timeline.

▪ Conduct capital campaign to purchase or lease warehouse facility	15 months, starting April 2022
▪ Receive stakeholder commitment and support for operational costs	2022-2023
▪ Develop facility plans and apply for local siting approval and IEPA permit	2022-2023
▪ Re-purpose existing space for HHW facility	2023-2024
▪ Arrange for IEPA intergovernmental agreement	2023-2024
▪ HHW Collection Facility grand opening	2024 -2025

ARPA Funds.

Upfront costs estimate (includes real estate acquisition, plan development, permitting, and equipment): \$1,500,000 to \$1,750,000. **CCES is requesting \$650,000 from the Champaign County ARPA funds.**

MORE ABOUT THE CCES PROJECT

- 1) **Upfront Project Costs:** Real Estate, Plan, Permitting, & Equipment: **\$1,500,000 - \$1,750,000**

Potential for grant funds:	Presently unknown. Non-existent in recent years.
CCES capital campaign:	\$850,000 - \$1,100,000 (in progress)
Champaign County ARPA fund request:	\$650,000

- 2) **Operating Costs: \$175,000 annually**

Local government agencies and stakeholders will be asked to share operating costs of a newly established facility. During 2022, CCES will make a separate request to each local governmental entity to provide their fair-share proportionate amount of support for operating costs. (A best estimate is that Champaign County would be asked to provide roughly 14.5% of the operating costs, or \$26,000 annually.)

- 3) **Processing, Transport, and Generator Liability Costs: \$275,000 annually**

To improve availability of HHW infrastructure in Illinois, the Illinois EPA has agreed to annual appropriations of an additional \$275,000 per new HHW facility, for up to five additional HHW collection facilities to be established in areas of the state sufficiently remote from the limited network of existing HHW collection facilities. This annual IEPA funding support is expected to be available beginning July 2024 through June 2027. CCES wants to use this IEPA funding to establish a HHW Collection facility in Champaign County in 2024 or in 2025.

Impact/importance of project needing completion:

A safe and effective HHW collection facility in Champaign County, one convenient to residents with regular year-round, part-time hours, can decrease the risks of:

- Groundwater and surface water contamination from HHW dumping,³
- Accidental poisonings, or other medical problems from hazardous chemical exposure in the home,⁴
- HHW-initiated or accelerated house fires,
- Firefighters' exposure to hazardous chemicals and highly toxic smoke while responding to housefires,
- Solid waste workers exposure to improperly disposed chemicals,⁵
- Damage to solid waste infrastructure (including trucks, recycling facilities, landfill liners, etc.),
- Wastewater treatment plant upsets,⁶ and
- Upset and damage to residential septic systems.

Notes

1. The facility additionally will serve as a year-round Program Collection Site for Champaign County residents to participate in the Residential Electronics Collection program administered by the Illinois EPA and supported by electronics manufacturers doing retail business in Illinois.
2. Recent conversation with real estate broker Jill Guth, of Guth & Associates.
3. Overall, between 40 and 50 percent of the US population depends on groundwater as its primary drinking water source, but that percentage is much higher in rural areas. Without access to proper disposal methods, these groundwater sources could potentially become contaminated by HHW if poured on the ground or dumped into a roadside ditch.

The Mahomet Aquifer Protection Task Force: Findings and Recommendations published December 21, 2018, identifies 'household hazardous waste/pharmaceuticals and personal care products' as Potential and Current Contamination Threats to the Water Quality of the Mahomet Aquifer.

4. U.S. poison control centers logged 2.1 million human exposures and 2,619 deaths in 2019. These are mostly acute exposures and occur disproportionately in children five years and younger. See, Gummin, David D, Mowry, James B, et. al., "Abstract of 2019 Annual Report of the American Association of Poison Control Centers" National Poison Data System (NPDS): 37th Annual Report –PubMed (nih.gov), December 2020, and also the 2019 Poison Control Data Snapshot, at <https://piper.filecamp.com/uniq/UbjLy30qeHredpFe.pdf>.
5. Waste collection workers in Maine were recently burned by hydrochloric acid, improperly disposed of in the solid waste. Press Herald, 2020, <https://www.pressherald.com/2020/11/05/waste-collectors-injured-by-chemicals-in-trash/>.
6. Municipal wastewater treatment systems are not designed to treat hazardous wastes, and hence such hazardous waste containing heavy metals and synthetic chemicals can pass directly to the effluent and sludge, lead to groundwater contamination, and compromise worker safety.

Champaign County
Department of

**PLANNING &
ZONING**

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Urbana, Illinois 61802

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

TO: Environment and Land Use Committee

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

DATE: March 28, 2022

RE: Amend the Champaign County Zoning Ordinance as follows:

- 1. Amend Section 3.0 Definitions by adding a definition for “DATA CENTER” and “PV SOLAR ARRAY.”**
- 2. Add new paragraph 4.2.1 C.6. that authorizes a PV SOLAR ARRAY as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.**
- 3. Amend Section 5.2 Table of Authorized Principal Uses by adding DATA CENTER as a Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, and by adding PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts.**
- 4. Add footnote 31 to Section 5.2 Table of Authorized Principal Uses for classifying the requirements for PV SOLAR ARRAYS with an output of one megawatt or more as a County Board Special Use Permit and PV solar arrays with an output of less than one megawatt as an ACCESSORY PV SOLAR ARRAY.**
- 5. Add standard conditions to Section 6.1.3 Schedule of Standard Conditions for Specific Types of Special Uses as follows:**
 - A. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District.**
 - B. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER.**
 - C. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice.**
- 6. Add new Section 7.9 Accessory PV SOLAR ARRAY, with new requirements including but not limited to the following:**
 - A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:**
 - 1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with minimum zoning requirements in Section 7.2 YARDS for**

**DETACHED ACCESSORY BUILDINGS and
STRUCTURES.**

- 2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.**
 - 3. No permit is required for roof-mounted PV SOLAR ARRAYS.**
 - 4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.**
-

STATUS

At the March 3, 2022 public hearing, the Zoning Board of Appeals voted 4-1 to forward Case 030-AT-21 with a RECOMMENDATION FOR APPROVAL.

The approved Summary Finding of Fact dated March 3, 2022 can be found in Attachment B. The proposed amendment can be found in Attachment C.

No comments were received from the public.

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 (May 5, 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 January 12, 2022
- B Approved Summary Finding of Fact for Case 030-AT-21 dated March 3, 2022
- C Proposed amendment

LEGAL PUBLICATION: WEDNESDAY, JANUARY 12, 2022

CASE: 030-AT-21

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

CASE 030-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, January 27, 2022 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 “DATA CENTER” and “PV SOLAR ARRAY.”
2. Add new paragraph 4.2.1 C.6. that authorizes a PV SOLAR ARRAY as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.
3. Amend Section 5.2 Table of Authorized Principal Uses by adding DATA CENTER as a Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, and by adding PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts.
4. Add footnote 31 to Section 5.2 Table of Authorized Principal Uses for classifying the requirements for PV SOLAR ARRAYS with an output of one megawatt or more as a County Board Special Use Permit and PV solar arrays with an output of less than one megawatt as an ACCESSORY PV SOLAR ARRAY.
5. Add standard conditions to Section 6.1.3 Schedule of Standard Conditions for Specific Types of Special Uses as follows:
 - A. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District.
 - B. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER.
 - C. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice.
6. Add new Section 7.9 Accessory PV SOLAR ARRAY, with new requirements including but not limited to the following:
 - A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:
 1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with

minimum zoning requirements in Section 7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES.

2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.
3. No permit is required for roof-mounted PV SOLAR ARRAYS.
4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.

All persons interested are invited to attend said hearing and be heard. Please wear a mask. 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, JANUARY 12, 2022, 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

Our News Gazette account number is 99225860.

SUMMARY FINDING OF FACT FOR CASE 030-AT-21

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 3, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goals 3, 4, 6, 7, and 8.
 - B. The proposed Zoning Ordinance text amendment ***WILL NOT IMPEDE*** the achievement of LRMP Goals 1, 2, and 9.
 - C. The proposed Zoning Ordinance text amendment is ***NOT RELEVANT*** to LRMP Goals 5 and 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).

EXHIBIT A: PROPOSED AMENDMENT

1. Add the following to Section 3. Definitions:

DATA CENTER: A centralized location where computing and networking equipment is concentrated for the purpose of collecting, storing, processing, distributing or allowing access to large amounts of data.

PV SOLAR ARRAY: a collection of multiple photovoltaic solar panels that convert sunlight to electricity as a system primarily to be used onsite.

2. Add new paragraph 4.2.1 C.6. as follows:

4.2.1 CONSTRUCTION and USE

C. It shall be unlawful to erect or establish more than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT or more than one PRINCIPAL USE per LOT in the AG-1, Agriculture, AG-2, Agriculture, CR, Conservation-Recreation, R-1, Single Family Residence, R-2, Single Family Residence, and R-3, Two Family Residence DISTRICTS other than in PLANNED UNIT DEVELOPMENTS except as follows:

6. A PV SOLAR ARRAY may be authorized as a County Board SPECIAL USE Permit in the AG-2 Agriculture Zoning District as a second PRINCIPAL USE on a LOT with another PRINCIPAL USE.”

3. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

- DATA CENTER would be a new land use allowed by Special Use Permit in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts, as shown in the table below.
- PV SOLAR ARRAY would be allowed by a COUNTY BOARD Special Use Permit in the AG-2 Agriculture and all Business and Industrial Zoning Districts with this amendment, as shown in the table below.

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
DATA CENTER			S									S		S		
PV SOLAR ARRAY ³¹			B						B	B	B	B	B	B	B	

S = Permitted by Special Use Permit

B = Permitted by COUNTY BOARD Special Use Permit

4. Add new Footnote 31 under Section 5.2 as follows:

31. A PV SOLAR ARRAY with one megawatt or more is permitted by a COUNTY BOARD Special Use Permit, subject to the requirements of Sections 6.1.1 and 6.1.5 of the Zoning Ordinance and shall also be a second PRINCIPAL USE requiring a Special Use Permit per Section 4.2.1 F. A PV SOLAR ARRAY with less than one megawatt is permitted under the terms of Section 7.9 ACCESSORY PV SOLAR ARRAY.

EXHIBIT A: PROPOSED AMENDMENT

5. Add to Section 6.1.3 as follows:

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR		
						STREET Classification						
						MAJOR	COLLECTOR	MINOR				
	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
DATA CENTER	<ol style="list-style-type: none"> 1. The location of the DATA CENTER must be approved in writing by the relevant Fire Protection District. 2. The petitioner shall provide the P&Z Department with a written explanation of security features for the DATA CENTER. 3. DATA CENTERS constructed with PV SOLAR ARRAYS shall be located adjacent to the solar inverter and as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice. 4. Noise levels from any DATA CENTER shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 Illinois Administrative Code, Subtitle H: Noise, Parts 900, 901, 910). <ol style="list-style-type: none"> A. Any applicant located within 1,500 feet of a DWELLING shall submit a noise analysis by a qualified professional that demonstrates compliance with the IPCB noise regulations similar to the requirements of Section 6.1.5I.(3). The analysis shall include manufacturer's sound power level characteristics and other relevant data regarding noise characteristics of proposed DATA CENTER equipment. B. Enforcement shall follow protocols established in Section 6.1.5 I.(4) of the Zoning Ordinance. 											
PV SOLAR ARRAY	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<ol style="list-style-type: none"> 1. The following requirements are in lieu of the requirements of Section 6.1.5B.(3): <ol style="list-style-type: none"> A. The utility interconnection application must be applied for with the relevant utility and documentation provided at the time of Special Use Permit application. B. Documentation must be provided that the utility has accepted the application for the PV SOLAR ARRAY prior to issuance of the Zoning Compliance Certificate. 												
Footnotes												
1. Standard same as applicable zoning DISTRICT.												

6. Add new Section 7.9 ACCESSORY PV SOLAR ARRAY as follows:

- A. A PV SOLAR ARRAY with an output of less than one megawatt shall be permitted as an ACCESSORY STRUCTURE subject to the following standards:
 1. An accessory ground-mounted PV SOLAR ARRAY with less than one megawatt on contiguous lots under common ownership shall require compliance with minimum zoning requirements in Section 7.2 YARDS for DETACHED ACCESSORY BUILDINGS and STRUCTURES.
 2. For an accessory ground-mounted PV SOLAR ARRAY greater than 1,000 square feet in area, screening requirements shall apply per Sections 7.6.2 and 7.6.3.
 3. No permit is required for roof-mounted PV SOLAR ARRAYS.
 4. Loading berths and parking spaces are not required for accessory ground-mounted PV SOLAR ARRAYS.

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TO: Environment and Land Use Committee
FROM: John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner
DATE: March 28, 2022
RE: Amend the Champaign County Zoning Ordinance as follows:

Add new paragraph 4.2.1 C.7. to provide that a private or commercial transmission and receiving tower (including antenna) over 100 feet in height may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture Districts as a second PRINCIPAL USE on a LOT with an Electrical Substation.

STATUS

At the March 17, 2022 public hearing, the Zoning Board of Appeals voted 5-0 to forward Case 040-AT-22 with a RECOMMENDATION FOR APPROVAL.

The approved Summary Finding of Fact dated March 17, 2022 can be found in Attachment B. The proposed amendment can be found in Attachment C.

No comments were received from the public.

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 (May 5, 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 March 2, 2022
- B Approved Summary Finding of Fact for Case 040-AT-21 dated March 17, 2022
- C Proposed amendment

LEGAL PUBLICATION: WEDNESDAY, MARCH 2, 2022

CASE: 040-AT-22

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

CASE 040-AT-22

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, March 17, 2022 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:

Add new paragraph 4.2.1 C.7. to provide that a private or commercial transmission and receiving tower (including antenna) over 100 feet in height may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture Districts as a second PRINCIPAL USE on a LOT with an Electrical Substation.

All persons interested are invited to attend said hearing and be heard. 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, MARCH 2, 2022, 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

Our News Gazette account number is 99225860.

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 17, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goal 3.
 - B. The proposed Zoning Ordinance text amendment ***WILL NOT IMPEDE*** the achievement of LRMP Goals 1, 2, 4, 5, 6, 7, 8, and 9.
 - C. The proposed Zoning Ordinance text amendment is ***NOT RELEVANT*** to LRMP Goal 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).

EXHIBIT A: PROPOSED AMENDMENT

1. Add new paragraph 4.2.1 C.7. as follows:

4.2.1 CONSTRUCTION and USE

C. It shall be unlawful to erect or establish more than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT or more than one PRINCIPAL USE per LOT in the AG-1, Agriculture, AG-2, Agriculture, CR, Conservation-Recreation, R-1, Single Family Residence, R-2, Single Family Residence, and R-3, Two Family Residence DISTRICTS other than in PLANNED UNIT DEVELOPMENTS except as follows:

7. A private or commercial transmission and receiving tower (including antenna) over 100 feet in height may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture Districts as a second PRINCIPAL USE on a LOT with an Electrical Substation.



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

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

FILED
MAY 24 2022
CHAMPAIGN COUNTY CLERK

For Office Use Only

License No. 2022-ENT-31
Date(s) of Event(s) 6/30-7/3
Business Name: Generations Music Books
License Fee: \$ 40.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 44.00
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:

- MAIL* _____
- A. 1. Name of Business: Generations Music Booking, NFP
 2. Location of Business for which application is made: 1302 N Coler Ave., Urbana, IL 61801 (Event location - Champaign County Fairgrounds)
 3. Business address of Business for which application is made: 2507 S Neil St., Champaign, IL 61820
 4. Zoning Classification of Property: Commercial / Non Profit
 5. Date the Business covered by Ordinance No. 55 began at this location: Temporary
 6. Nature of Business normally conducted at this location: Entertainment
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Christian Music Festival, anticipated 1,000-1,200 attendance
 8. Term for which License is sought (specifically beginning & ending dates): June 30 - July 3, 2022
(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: Champaign County Fair Association, leased June 27 - July 3, 2022
 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. Attached

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

Recreation & Entertainment License Application
Page Two

- B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: N/A Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, **place** and **date** of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant **MUST** furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Non Profit Corporation - Section D completed
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:
Generations Music Booking, NFP
2. Date of Incorporation: 3/14/2013 State wherein incorporated: IL

**Recreation & Entertainment License Application
Page Three**

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

N/A

Give first date qualified to do business in Illinois: _____

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

2507 S Neil St., Champaign IL 61820

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

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

Name of Officer: See attached

Title: _____

Date elected or appointed: _____

Social Security No.: _____

Date of Birth: _____

Place of Birth: _____

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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.

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

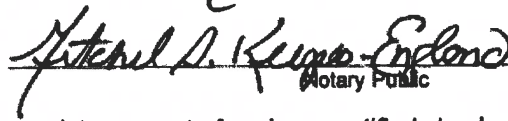


Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 21 day of April, 2022.





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.



Audiofeed Festival

Community, Music, Art

2507 S. Neil St / Champaign, IL / 61820

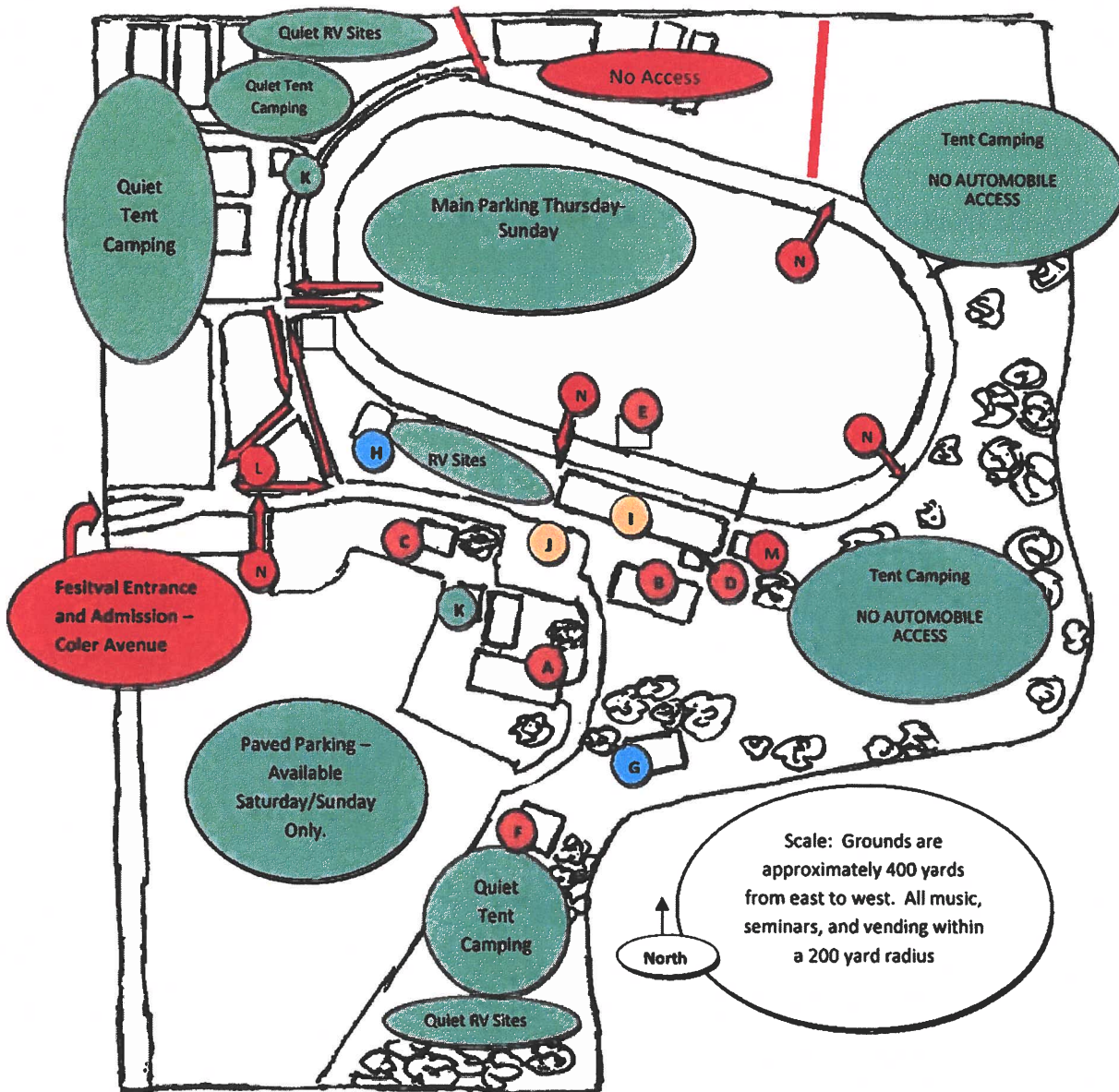
jim@audiofeedfestival.com / 217-419-1463

**Asstchment to R&E License Application, Part D #6
Non-Profit Board Members:**

Luke Welchel, President
908 S Kickapoo St, Lincoln IL 62656
Date elected/appointed: 3/14/2013
Social Security: **REDACTED**
Date of Birth: 5/23/1985
Citizenship: USA

Zack Embery, Vice President
125 N Union St, Lincoln IL 62656
Date elected/appointed: 8/1/2017
Social Security: **REDACTED**
Date of Birth: 8/5/1990
Citizenship: USA

James Eisenmenger, Secretaty/Treasurer
1798 County Road 700N, Sidney IL 61877
Date elected/appointed: 3/14/2013
Social Security: **REDACTED**
Date of Birth: 4/10/1970
Citizenship: USA



- | | |
|--|---|
| A RADON LOUNGE STAGE / COFFEE HOUSE | I MERCHANDISE VENDING |
| B BLACK SHEEP STAGE | J FOOD VENDING |
| C BURNINGTOWN STAGE | K BATHROOMS/SHOWERS |
| D THE FRONT PORCH IMPROMPTU | L ADMISSIONS TENT/TICKETS/FIRST AID/LOST & FOUND |
| E SANCTUARY STAGE | M ARTIST MEALS/HOSPITALITY |
| F ASYLUM STAGE | N FOOT TRAFFIC FROM PARKING |
| G ASYLUM COFFEE HOUSE | |
| H IMAGINOPOLIS (MOVIES, GAMES & SEMINARS) | |



Facility Rental Agreement

This contract for the rental of a venue is made this day, November 30, 2021, by and between the Champaign County Fair Association, hereafter referred to as the Owner, and Generations Music Booking NFP c/o Jim Eisenmenger, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 1302 N. Coler Ave., Urbana, IL 61801, and known as the Champaign County Fairgrounds, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. To reserve calendar dates, a non-refundable deposit in the amount of 10% of the total rental cost is required with this agreement no later than 30 days prior to event and will be applied to rental charges upon final settlement of accounts. A separate check in the amount of \$1,500 is also required for a damage/security deposit which will be held and returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. Assessment to be done by Fair Personnel at the close of the event.
2. The Renter shall have access to and use of the venue from June 27-July 3, 2022 for the purpose of hosting the Renter's event; Audiofeed Music Festival. All events held at the Champaign County Fairgrounds will fall under the County noise ordinance (Section 3) and must end by 10:30pm each night of the event.
3. The full rental fee for the use of the venue described in (2) above shall be \$6,500. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner within three days of the rental period's expiration described in (2) above. At that time, Renter shall also tender to Owner all keys and other access control devices in his/her possession.
4. Electrical hookups on the fairgrounds will be used for RV camping, food vendors, and music stages to be included in the rent stated above. Renter to pay Owner a \$100 charge for use of A/C if used. Otherwise, Renter will furnish all other equipment necessary for its event unless otherwise agreed in writing with Owner. Aladdin Electric is the only authorized company or person allowed to perform electrical work of any kind at the expense of the Renter. This fee also applies to any vendor who requires hard wiring into electrical boxes. There is no charge for water and can only be used with a hose hookup at a spigot.
5. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Renter is responsible for providing appropriate trash services.
6. Upon Renter's completion of his/her obligations under (3) and (5) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.



7. In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 10% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

8. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

9. Renter may cancel the Event by notifying Owner by providing notice thirty (30) days or more before the Event Date. In such an event, Owner shall refund to Renter the full amount of the Rental Fee. In the event if the Event is cancelled within thirty (30) days of the Event Date, Owner shall have the right to retain the full Deposit.

10. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, date  11/30/21	Owner's Signature, date  11/30/21
Printed Name Jim Eisenmenger, Generations Music Booking	Printed Name Kent Weeks, Board 2 nd Vice President
Address	Address 1302 N. Coler Ave. Urbana, IL 61801
Phone	Phone (217) 367-8461

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**PLANNING &
ZONING**

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

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

To: Environment and Land Use Committee
From: Susan Monte, Planner & County Recycling Coordinator
John Hall, Director & Zoning Administrator
Date: March 28, 2022
RE: Pollution Control Facility Siting Ordinance Update
Request: Recommend Approval to County Board

Background

In February, ELUC members received the proposed ordinance update to place on file to allow a 30-day review period. Assistant State's Attorney Matt Sullard had reviewed the proposed update prior to its distribution to ELUC.

At the March ELUC meeting, questions were raised about increasing certain notification provisions in Section 3.2 and increasing fees in Section 3.3. ELUC deferred the proposed ordinance update to the April ELUC meeting.

Added Revisions

Recently staff met with Board member Chris Stohr to discuss improving specific provisions based on concerns raised at the March ELUC meeting. Added revisions in the proposed ordinance update now include:

- 1) For a sanitary landfill, requiring a licensed professional geologist to provide descriptions of geologic and hydrogeologic site characteristics, and including additional items in the description. *Sect. 3.2 (A)(1)(g) and Sect. 3.2 (A)(3)(e)*
- 2) The application fees are increased across the board, using the CPI Inflation Calculator to indicate increases since 1991, when the fees were established.* The fees for higher intensity pollution control facility types are increased based on more current estimates of consulting services for a pollution control facility siting approval review. *Sect 3.3 (B)*

The Attachment contains a strikeout copy to indicate proposed revisions to the Pollution Control Facility Siting Ordinance update since the March ELUC meeting. Assistant State's Attorney Matt Sullard shared his review comments that the proposed added revisions are probably okay based on the statutory authority of 415 ILCS 5/39.2(a).

Attachment: Strikeout Copy of Proposed Revisions since March ELUC

Note:

* The [CPI Inflation Calculator](#) uses the Consumer Price Index for all Urban Consumers (CPI-U) U.S. city average series for all items, not seasonally adjusted.

ORDINANCE NO. _____

ORDINANCE ESTABLISHING CHAMPAIGN COUNTY
POLLUTION CONTROL FACILITY
SITING PROCEDURES

WHEREAS, the Illinois Environmental Protection Act (415 ILCS 5/39.2 et seq.) gives the power for approving or disapproving requests for siting a pollution control facility or a new pollution control facility in unincorporated areas to county boards, and establishes the criteria which can be utilized in reviewing siting requests and the process by which siting requests are handled; and,

WHEREAS, the Act provides that the county board, in granting siting approval for a pollution control facility or a new pollution control facility, may impose such conditions as may be reasonable and necessary to satisfy the criteria contained in the Act so long as conditions imposed by the County Board are not inconsistent with regulations promulgated by the Illinois Pollution Control Board; and,

WHEREAS, in order to protect the public interest of the citizens of Champaign County and to promote the orderly conduct of the hearing process and to ensure that full and complete information is made available to the Champaign County Board, it is necessary that procedures be established for conducting the public hearings and for making decisions regarding siting approval requests for a pollution control facility or a new pollution control facility proposed to be located in unincorporated areas of Champaign County.

NOW, THEREFORE BE IT ORDAINED by the Champaign County Board, ChampaignCounty, as follows:

1. That Resolution No.5167, Resolution Establishing Regional Pollution Control Facility Siting Procedures, is repealed.
2. That the following Champaign County Pollution Control Facility Siting Procedures be adopted.

**CHAMPAIGN COUNTY POLLUTION CONTROL FACILITY
SITING PROCEDURES**

SECTION ONE: COUNTY BOARD APPROVAL REQUIRED

A. No pollution control facility or new pollution control facility located in whole or in part in any unincorporated area of Champaign County shall be constructed or operated without the approval of the County Board (hereinafter, "Board") of Champaign County (hereinafter, "County").

B. The County Board shall approve, deny or approve subject to conditions, a pollution control facility or a new pollution control facility only upon making findings of fact with respect to all of the criteria established by Section 39.2(a) of the Illinois Environmental Protection Act (415 ILCS 5/39.2) which are incorporated herein and attached as an appendix and only in conformance to the procedures and requirements set forth herein.

SECTION TWO: DEFINITIONS

A. The terms used in these procedural rules and regulations shall have the same meanings as the same terms defined in the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.), in effect as of the date hereof and as said Act may be amended or modified from time to time, including the following defined terms:

"Pollution control facility" or "new pollution control facility"

Any facility defined as such in the Illinois Environmental Protection Act (415 ILCS 5/3 et seq.). Appendix B of this ordinance contains the definitions of "pollution control facility" and "new pollution control facility" from the Illinois Environmental Protection Act (415 ILCS 5/3 et seq.).

"Disposal"

The discharge, deposit, injection, dumping, spilling, leaking or placing of any waste or hazardous waste into or on any land or water or into any well so that such waste or hazardous waste or any constituent thereof may enter the environment or be emitted into the air or discharged into any waters, including ground waters. (415 ILCS 5/3.185)

"Hazardous waste"

A waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating reversible, illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed, and which has been identified, by characteristics or listing, as hazardous

Proposed Revisions following February ELUC Meeting
Proposed Revisions following March ELUC Meeting

pursuant to Section 3001 of the Resource Conservation and Recovery Act of 1976, P.L. 94-580, or pursuant to Board regulations. (415 ILCS 5/3.220 et seq.)

“Pollution control facility” or “New pollution control facility”

Any facility defined as such in the Illinois Environmental Protection Act (415 ILCS 5/3 et seq.).

Appendix B of this ordinance contains the definitions of “pollution control facility” and “new pollution control facility” from the Illinois Environmental Protection Act (415 ILCS 5/3 et seq.).

“Sanitary landfill”

A facility permitted by the Agency for the disposal of waste on land meeting the requirements of the Resource Conservation and Recovery Act, P.L. 94-580, and regulations thereunder, and without creating nuisances or hazards to public health or safety, by confining the refuse to the smallest practical volume and covering it with a layer of earth at the conclusion of each day’s operation, or by such other methods and intervals as the Board may provide by regulation. (415 ILCS 5/3.445 et seq.)

“Storage”

The containment of waste, either on a temporary basis or for a period of years, in such a manner as not to constitute disposal. (415 ILCS 5/3.480 et seq.)

“Storage site”

A site at which waste is stored. "Storage site" includes transfer stations but does not include (i) a site that accepts or receives waste in transfer containers unless the waste is removed from the transfer container or unless the transfer container becomes stationary, en route to a disposal, treatment, or storage facility for more than 5 business days, or (ii) a site that accepts or receives open top units containing only clean construction and demolition debris, or (iii) a site that stores waste on a refuse motor vehicle or in the vehicle's detachable refuse receptacle for no more than 24 hours, excluding Saturdays, Sundays, and holidays, but only if the detachable refuse receptacle is completely covered or enclosed and is stored on the same site as the refuse motor vehicle that transported the receptacle to the site. (415 ILCS 5/3.485 et seq.)

“Transfer station”

A site or facility that accepts waste for temporary storage or consolidation and further transfer to a waste disposal, treatment, or storage facility. "Transfer station" includes a site where waste is transferred from (1) a rail carrier to a motor vehicle or water carrier; (2) a water carrier to a rail carrier or motor vehicle; (3) a motor vehicle to a rail carrier, water carrier or motor vehicle; (4) a rail carrier to a rail carrier, if the waste is removed from a rail car; or (5) a water carrier to a water carrier, if the waste is removed from a vessel. (415 ILCS 5/3.500 et seq.)

Proposed Revisions following February ELUC Meeting
Proposed Revisions following March ELUC Meeting

“Treatment”

Any method, technique, or process, including neutralization, designed to change the physical, chemical, or biological character or composition of any waste so as to neutralize it or render it nonhazardous, safer for transport, amenable for recovery, amenable for storage, or reduced in volume. Such term includes any activity or processing designed to change the physical form or chemical composition of hazardous waste so as to render it nonhazardous. (415 ILCS 5/3.505 et seq.)

“Waste”

Any garbage, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining and agricultural operations, and from community activities, but does not include solid or dissolved material in domestic sewage, or solid or dissolved materials in irrigation return flows, or coal combustion by-products as defined in Section 3.135, or industrial discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act, as now or hereafter amended, or source, special nuclear, or by-product materials as defined by the Atomic Energy Act of 1954, as amended (68 Stat. 921) or any solid or dissolved material from any facility subject to the Federal Surface Mining Control and Reclamation Act of 1977 (P.L. 95-87) or the rules and regulations thereunder or any law or rule or regulation adopted by the State of Illinois pursuant thereto. (415 ILCS 5/3.535 et seq.)

B. For purposes of this ordinance, the following definitions shall apply:

“Applicant”

Any person, firm or partnership, association, corporation, company or organization of any kind who files an application pursuant to this ordinance.

“Application”

An application for a pollution control facility submitted to Champaign County.

“Committee”

The Champaign County Board Environment and Land Use Committee.

“Committee Chair”

The duly appointed Chair of the Environment and Land Use Committee of the Champaign County Board.

“County”

The County of Champaign, Illinois.

“Director”

The Director of the Champaign County Director.

"Party"

Any person, including the applicant and the County, who complies with the pre-hearing filing requirements set forth in Section 6(B) and who may be affected by the siting of the facility.

"SAO"

The State's Attorney's Office of Champaign County, Illinois.

SECTION THREE: APPLICATION

3.1 Procedure

A. Eight Five (5) complete paper copies of the application, including all site plans, exhibits, and maps, and one (1) digital PDF of the complete application, including all site plans, exhibits, and maps, along with the filing fee required in Section 3.3 shall be submitted to the Director. Upon receipt of any such application, the Director shall date stamp the same and immediately deliver one paper copy each of the application to the Committee Chair, the County Executive, and the Office of the State's Attorney.

B. Within ten (10) working days of the date of submission of the application to the Director, the Director or designee, the Committee Chair, the County Executive or designee, and the State's Attorney Office designee shall meet to determine whether the application is complete.

C. No application shall be deemed to have been completed and accepted for filing unless all of the requirements of this Section applicable thereto have been met, and the Director shall not give a receipt or other indication of filing until such time as it is determined that the application is complete and complies with all the requirements of this Section. Within 15 working days after receipt of an application, the Director shall advise the applicant either that the application is complete, or that the application is not complete, specifying wherein it is deficient.

D. The time period for review of the application shall not commence until the applicant has been informed that the application is complete, and the applicant shall have submitted 22 additional copies of the completed application to the office of the Director. Upon receipt of these 22 additional copies of the application, the Director shall provide the applicant with a receipt and certification that the application has been accepted for filing, designating the date of filing.

E. The applicant solely is responsible for providing sufficient technical information to meet their burden of proving the criteria cited in Section 39.2(a) of the Act (415 ILCS 5/39.2(a) et seq.). Descriptions, observations, testing and data collection and interpretation should be conducted by licensed professionals in their respective

disciplines and in accordance with industry standards and national or international procedures.

F. In order to give members of the public an opportunity to make informed written comment and to give the Parties an opportunity to prepare adequately and fairly for the public hearing hereinafter described, any information not included in the completed application shall be inadmissible at said public hearing unless allowed by the hearing officer pursuant to Section 6 herein.

G. The Director shall ensure that a copy of the completed application ~~shall~~ be made available for public inspection in the Director office, on the Champaign County website, at the Champaign Public Library, the Urbana Free Library, and at the local public library located closest to the proposed site. Members of the public shall be allowed to obtain a copy of the completed application or any part thereof from the Director office upon payment of the actual cost of reproduction.

3.2 Submittal Requirements

A. Applications for siting approval shall include the following:

1. A written petition on 8 1/2" x 11" paper that sets forth:
 - a. The identification of:
 - (i) The site owner, and if the proposed site is owned in a land trust, each beneficiary of such land trust by name and address, and his or her defined interests therein;
 - (ii) The site operator;
 - (iii) The entity, including all engineering, legal, and other consultants, responsible for preparing the application;
 - b. The legal description of the proposed site and a street address or someother reasonable description of where the proposed site is located;
 - c. A description of the proposed facility, its operation and its expected period of operation;
 - d. The area to be served by the proposed facility and a statement of the needsof said area for such a facility;
 - e. A list of the existing pollution control facilities located within, or serving, or capable of serving, the same need to the area proposed to be served and, with respect to each such facility, the following information shall be provided: location, size, owner and/or operator, type of pollution

control facility, remaining capacity, probable life of the proposed facility, and types of wastes received;

f. The expected types and quantities of hazardous, non-hazardous and special waste amounts accepted intentionally or potentially present unintentionally in the facility, the methods of treatment or storage of all wastes proposed for the pollution control facility or new pollution control facility, the origin of these wastes and the applicant's plan to preclude acceptance of unauthorized wastes;

g. In the case of a sanitary landfill, a description by a licensed professional engineer geologist of the geologic and hydrogeologic character of the site, including background analyses for groundwater, surface water and air, and all public and private wells, industrial and petroleum borings, including abandoned wells and borings on the proposed site and within 500 feet of the proposed site;

h. Reasons supporting approval of the application based on the nine criteria established by Section 39.2(a) of the Act (415 ILCS 5/39.2(a) et seq.); and

i. The following statement signed by the applicant submitted with the application to formally request approval of the application:

“By signing below, I (the applicant) certify all statements and representations in the submitted application are true and accurate to the best of my knowledge, and I hereby formally seek siting approval.”

; and

j. Certification that no less than 14 days prior to an application, the applicant caused written notice either in person or by registered mail, return receipt requested, to be served on the owners of all property within the proposed site not solely owned by the applicant; the owners of all property within 250 feet in each direction of the lot line of the proposed site, said owners being such persons or entities which appear from the authentic tax records of the County in which said facility is to be located, provided that the number of all feet occupied by all private roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement, and further provided that in no event shall this requirement exceed 400 feet, including public streets, alleys and other public ways; and members of the General Assembly from the legislative district in which the proposed facility is to be located. In addition, certification that no less

Proposed Revisions following February ELUC Meeting
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than 14 days prior to an application the applicant caused notice to be published in a newspaper of general circulation published in Champaign County. Such notice shall be made in accordance with Section 39.2(b) of the Act (415 ILCS 5/39.2b et seq.) and shall state the name and address of the applicant, the location of the proposed site, the nature and size of the development, nature of the activity proposed, the probable life of the proposed activity, the date when the request for site approval will be submitted, and a description of the right of persons to comment on such a request as hereafter provided.

2. The permit application made to the Illinois Environment Protection Agency, ~~if any such application has been made~~, and any correspondence with the Agency relating thereto.
3. A site plan or plans drawn at a scale sufficient to show all details of the proposed pollution control facility including but not limited to:
 - a. Fences, easements, utilities, railroad spurs, building and other structures;
 - b. Roads, entrances, parking areas, and driveways;
 - c. Planned landscaping and screening;
 - d. Exploration borings and wells, and pits, and
 - e. In the case of a sanitary landfill:
 - (i) Cross sections;
 - (ii) All existing wells within five hundred (~~500~~) feet of the site;
 - (iii) All monitoring wells and borings, abandoned, existing and planned;
 - (iv) Geophysical logs and surface and surface studies; and
 - (v) Core sample locations on and within two hundred feet of the site; and
 - (vi) classification and testing results.
4. A detailed topographic survey at a contour interval of no more than two feet and the boundary of any Special Flood Hazard Area located on the subject site and the surrounding area within 500 feet of the site.
5. A depiction of the surface and subsurface drainage characteristics of the site and surrounding area, including the boundary of the watershed tributary to the site, delimitation of sub watersheds within the site, location and description of all

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known drainage tiles, a description of the efforts made to locate drainage tiles and a description of the drainage away from the site to the nearest perennial stream receiving runoff from the subject area, and a description of the normal flow and seasonal fluctuations in such receiving stream.

6. A statement of the plan of operation for the proposed facility, including, but not limited to, the following:
 - a. Method of landfilling, incineration, resource recovery, or other process including flow diagrams depicting waste flow by type and volume from initial acceptance at the facility to final disposition;
 - b. Hours of operation;
 - c. Personnel;
 - d. Litter, vermin, dust and odor control onsite and offsite within one and one-half miles of the site;
 - e. Surface drainage, stormwater runoff, sedimentation, surface water pollution, and erosion control;
 - f. Fire and hazardous material control;
 - g. Corrective action for spills and other operational accidents;
 - h. If applicable, the stages of development or use;
 - i. Building floor plans illustrating material handling equipment and processes, and architectural elevations, including exterior construction materials; and
 - j. A plan for post-closure use or rehabilitation of the site.
7. A report of off-site traffic impact regarding the proposed site including the anticipated number of vehicles and their size, weight and directional distribution, and structural adequacy of affected pavements to include a traffic abatement and control plan to address negative traffic impacts completed by an engineer experienced in traffic engineering and registered in the State of Illinois.
8. A stormwater management plan consistent with the Champaign County Storm Water Management and Erosion Control Ordinance.
9. Identification of the drainage district in which the site is located.

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10. A statement of the owner's ability to acquire certificates of insurance to cover accidents, such as fires, explosions, non-sudden accidental occurrences, and pollution impairment.
 11. If required for the proposed pollution control facility or new pollution control facility, a copy of the contingency plan prepared pursuant to the Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.) and a copy of the chemical safety contingency plan prepared pursuant to the Illinois Chemical Safety Act (430 ILCS 45/1 et seq.).
 12. A statement describing the past operating experience of the owner and, if operated by a separate entity, such operating entity (and the owner's and operator's subsidiaries, parent corporations, or subsidiaries of the parent corporations), in the field of solid waste management, if any.
 13. A statement citing the past record of convictions or admissions of violations of the owner and operating entity (and their subsidiaries, parent corporations, or subsidiaries of the parent corporations). Said statement shall include, but not be limited to, a citation of the applicable statute or ordinance violated; a brief written summary of the violation or conviction; the penalty imposed; and corrective measures taken by the owner and operating entity.
 14. A statement assessing the proposed facility's conformance to the most recent five-year update to the Champaign County Solid Waste Management Plan adopted by the County.
 15. A written summary of any testimony to be presented at the public hearing by the applicant, a list of all witnesses along with resumes of the qualifications of any expert witnesses the applicant intends to have testify, and all other evidence the applicant desires the Board to consider including, but not limited to studies, maps, reports, permits, or exhibits. A written description may be substituted for any exhibit that will be presented in the public hearing that by virtue of its size, shape, inability to be reproduced, or other characteristics cannot reasonably be made available for public inspection outside of the public hearing. It is intended that the applicant provide a full and complete disclosure of the case to facilitate early review and analysis by any person.
- B. The pages of the application and all exhibits submitted to the County shall be consecutively numbered and the application shall contain a table of contents or index.
- C. The application shall include the following signatures:

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1. The applicant, if different than the owner of the pollution control facility or new pollution control facility.
2. The operator, if different than the owner of the pollution control facility or new pollution control facility.
3. The pollution control facility or new pollution control facility owner.
4. The owners of the land if different than the owner of the pollution control facility or new pollution control facility. If the land is owned in a land trust, the signature of a responsible person for the land trust.

3.3 Fees

A. An application fee in the form of a certified or cashier's check or a line of credit to the County at a local financial institution acceptable to the County shall be paid by the applicant upon filing pursuant to Section 3.1 A. Such fee may be used by the County to cover its reasonable and necessary costs including but not limited to, notice costs, court reporter costs, transcription costs, County consultant costs, hearing officer costs, attorney's fees, and other expenses incurred by the County in conducting the review of the application, the subsequent public hearing, and the siting approval decision, provided however, that any portion of the application fee that remains unexpended at the conclusion of the siting approval decision shall be returned to the applicant. Should there be any additional costs incurred by the County over the amount paid by the applicant in the application fee, the applicant shall bear any and all additional reasonable and necessary costs. The application fee and all other monies due the County shall be submitted to the Director and made payable to Champaign County.

B. The application fee to be submitted pursuant to this Section shall be as follows:

	New Facility	Expansion of an Existing Facility	Amendment to Original Application
Waste transfer station	\$50,000 <u>\$105,000</u>	\$10,000 <u>\$21,000</u>	\$2,500 <u>\$5,300</u>
Waste storage site	\$50,000 <u>\$105,000</u>	\$10,000 <u>\$21,000</u>	\$2,500 <u>\$5,300</u>
Waste treatment facility	\$50,000 <u>\$105,000</u>	\$10,000 <u>\$21,000</u>	\$2,500 <u>\$5,300</u>
Sanitary landfill	\$250,000 <u>\$525,000</u>	\$50,000 <u>\$250,000</u>	\$12,500 <u>\$50,000</u>
Waste disposal site	\$250,000 <u>\$525,000</u>	\$50,000 <u>\$250,000</u>	\$12,500 <u>\$50,000</u>
Waste incinerator	\$250,000 <u>\$525,000</u>	\$50,000 <u>\$250,000</u>	\$12,500 <u>\$50,000</u>

C. In the event that at any time prior to the conclusion of the siting approval decision, the County has expended such sums so as to reduce the balance of the application fee to a figure less than ~~\$2,500.00~~ \$10,000, the applicant, within seven calendar days of receipt of written notice thereof, shall contribute an additional ~~\$2,500.00~~ \$10,000 to the application fee to cover costs as described above. Any portion of the fees, including any additional fees that remain unexpended at the conclusion of the siting approval decision, shall be returned to the applicant as provided in Section 11.

SECTION FOUR: AMENDED APPLICATION

A. At any time prior to completion by the applicant of the presentation of the applicant's factual evidence and an opportunity for cross-questioning by any party at the public hearing, the applicant may file not more than one amended application including appropriate application fees, in which case the time limitation for final action set forth in Section 11C shall be extended for an additional period of 90 days. Said application shall conform to the requirements of Section 3.

B. An applicant may not file a request for location approval which is substantially the same request which was disapproved within the preceding two years pursuant to a finding against the applicant as provided for in Section 10.

SECTION FIVE: CHAMPAIGN COUNTY ENVIRONMENT AND LAND USE COMMITTEE RESPONSIBILITY

A. Following acceptance for filing by the Director, the Committee shall be responsible for conducting the public hearing, reviewing the application, all testimony and exhibits pre-filed or submitted during the public hearing and all comments received at the public hearing or pursuant to Section 8. The Committee shall make findings of fact regarding the siting criteria contained in the Act (Appendix A) and recommend approval or denial to the County Board and, if recommending approval, to recommend conditions to be imposed on that approval.

B. To undertake its responsibilities the Committee shall have authority to:

1. Attend the public hearing and participate in the proceedings as provided in Section 6; call upon the SAO or other County staff for advice and assistance; request additional or supplementary information from the applicant or any other party to the public hearing, with such additional information to be entered into the hearing record as provided in Section 6;
2. Consider requests for and grant waivers from the provisions of this ordinance as provided in Section 12.

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- C. The Committee shall meet within 45 days of acceptance for filing by the Director to review procedures for the public hearing and consider the need for independent review of the siting approval request by County staff or consultants. The Committee shall meet at least once following the end of the public comment period established in Section 8.
- D. All meetings of the Committee shall be conducted in accordance with the Illinois Open Meetings Act.
- E. The Committee shall not accept spoken or written communication concerning the siting application outside of the public hearing prior to making a recommendation to the County Board. If any such communication is received by the Committee or by any Committee member, such communication or a description of the contents thereof shall be entered into the public hearing record as provided in Section 6 or, if the hearing has been closed, submitted as public comment as provided in Section 8.
- F. The Committee shall make findings of fact and a recommendation to the full County Board within 45 days of the close of the public hearing. If there is no final action by the County Board within 180 days after the date on which the County Board received the request for site approval, the applicant may deem the request approved.

SECTION SIX: PUBLIC HEARING

- A. The Committee shall conduct a public hearing no sooner than 90 days but no later than 120 days from the date of acceptance for filing of the completed application by the Director.
- B. Any party who desires to participate in the public hearing other than in the public comment period shall file an entry of appearance with the Director at least ten days prior to the public hearing. Any party, except the applicant, who has pre-filed pursuant to this Section, shall submit all written testimony to be presented at the public hearing and all other documentary evidence relating to the applicant requirements pursuant to Section 3.2(A)(15), including but not limited to reports, studies and exhibits that the party desires to submit for the record by filing them with the Director at least ten days prior to the public hearing. In the event that the tenth day prior to the date set for public hearing falls on a Saturday, Sunday or holiday, the next business day shall be considered the day any appearance and/or evidence must be filed. The Director shall date stamp any appearance and/or evidence upon receipt. In the case of documentary evidence, any person shall be allowed to obtain copies of said evidence upon payment of the actual cost of reproduction. Any party who has pre-submitted testimony shall bring at least one copy of that testimony and any exhibits to the public hearing.
- C. Within ten ~~(10)~~ business days of the date an application is accepted for filing, the Director shall determine the date, time, and location upon which such public hearing shall be held.

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D. The Director shall notify the County Executive, the County Board Chair, the Committee Chair, and the State’s Attorney Office of the date upon which such hearing shall be held and shall cause notice of such hearing to be made as follows:

1. Publish two legal notices in a newspaper of general circulation published in Champaign County. One such notice shall be published no later than 60 days from the date the completed application was accepted for filing by the Director, and one such notice shall be published no later than 75 days from the date the completed application was accepted for filing by the Director. Such notices shall consist of the following:
 - a. The names and addresses of the applicant;
 - b. The legal description of the proposed site, and a proposed site location map;
 - c. The street address of the proposed site, or, if there is no street address applicable to the proposed site, a description of the site with reference to location, ownership, or occupancy or in some other manner that will reasonably identify the proposed site to residents in the neighborhood;
 - d. The nature and size of the proposed development;
 - e. The nature of the activity proposed;
 - f. The probable life of the proposed activity;
 - g. The time and date of the public hearing;
 - h. The location of the public hearing; and
 - i. A statement that any person who may be affected by the siting of the facility may file an “entry of appearance” ten days before the hearing to become a party, and that a copy of all testimony and exhibits to be submitted at the public hearing by a party must be pre-filed with the Director at least ten days prior to the public hearing. An “entry of appearance” may be a brief one-page document that is signed by the person or the person’s attorney, to announce that person’s interest in the public hearing and to facilitate that person receiving all notice of subsequent proceedings.
2. Notice by certified mail to all members of the General Assembly from the district to which the proposed site is located at least ten days prior to the public hearing.
3. Notice by certified mail to the Illinois Environmental Protection Agency at least ten days prior to the public hearing.

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4. Public hearing notice in a newspaper of general circulation in Champaign County published as a display advertisement at least once during the week preceding the public hearing. As may be possible, the public hearing notice shall be shared on one or more social media outlets in common use. Such notice shall consist of all items described in Paragraph 1 above, except for items (b) and (i).

- E. The Committee Chair, in consultation with the Director, County Executive, and the SAO may appoint a hearing officer, or the Committee Chair may elect to serve as hearing officer. The hearing officer shall preside over the public hearing and shall make any decisions concerning the admission of evidence and the manner in which the hearing is conducted subject to this Section. The hearing officer shall make all decisions and rulings in accordance with a standard of fundamental fairness to all parties. The hearing officer may allow the submission of additional supplementary information requested by the Committee pursuant to Section 5D, but may exclude irrelevant, immaterial, incompetent or unduly repetitious evidence. No interlocutory appeal may be taken from a ruling by the hearing officer. The hearing officer shall cause to be made a verbatim written transcript of the hearing and may cause to be made a daily audiotape or videotape or other summary record of the same. The hearing officer shall cause to be made available online, a summary transcript that includes names and affiliations of attendees and those presenting testimony at the public hearing.

- F. The applicant shall have the burden of proof of the suitability of the proposed site location for the proposed pollution control facility or proposed new pollution control facility.

- G. Any party appearing at such public hearing shall have the right to give testimony or comment on the suitability of the proposed site location for the proposed pollution control facility or proposed new pollution control facility subject to the provisions of this ordinance. Any party who has filed an entry of appearance as provided in Section 6B shall have the right to be represented by an attorney and to offer expert testimony at said public hearing and the right to reasonable cross examination. To fully participate as provided for in this paragraph, parties shall have complied with all requirements as set forth in paragraph B of this Section.

- H. Conduct of the public hearing shall be substantially as follows:
 1. Call to order.
 2. Introduction of the hearing officer and Committee.
 3. Acknowledgement of receipt of fees, certification of notices, and date of filing of the completed application.
 4. Identification of parties that pre-filed testimony and that pre-filed exhibits pursuant to this Section.
 5. The applicant and other parties may make an opening statement.

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6. The hearing officer shall then enter into the record as if read testimony from the applicant and any witnesses the applicant may wish to call, and any evidence it wishes to present. Upon the close of the examination of the applicant's witnesses, the hearing officer shall enter into the record as if read testimony by other parties and their witnesses and the evidence they wish to present. These other parties may or may not be represented by counsel. Upon the close of the applicant's and other parties' testimony and evidence, members of the Committee may question the applicant or other party offering testimony and the hearing officer shall enter into the record as if read testimony by the County and its witnesses and the evidence it wishes to present. The hearing officer shall decide the order of presentation of testimony subject to this Section.

7. The testimony submitted prior to the hearing will be entered into the record as if read, unless the hearing officer determines that it will aid public understanding to have the testimony read. Modifications to previously submitted testimony and exhibits may be allowed by the hearing officer at the hearing, provided that such modifications are either non-substantive in nature or would not materially prejudice another person's participation at the hearing. Objections to such modifications are deemed to be waived unless raised at hearing.

8. Everyone shall testify under oath and shall sign a Witness Register. Testimony may include the use of exhibits. Everyone shall be subject to reasonable questioning as follows: direct, cross questioning, redirect, recross, etc. After all parties have presented testimony, reasonable rebuttal, sur-rebuttal, etc., may be allowed at the discretion of the hearing officer.

9. Should any issues, facts, data, or other evidence arise during the course of the public hearing that were not apparent or reasonably foreseeable by any party from the completed application as filed with the Director, such situation may constitute grounds for a recess in the public hearing for a period not to exceed five (5) working days and the hearing officer may allow admission of such additional information.

10. Closing statements including legal arguments by the applicant, other parties and the County may be made subject to limitations imposed by the hearing officer.

11. Rebuttal statements, if any, by the applicant, may be made subject to limitations imposed by the hearing officer.

12. A public comment period shall commence following the closing statements and any rebuttal statements allowed by the hearing officer. During the public comment period any person who has not filed an entry of appearance as provided in Section 6B shall be permitted to offer spoken or written comments. The hearing officer may require such persons to provide written notice of their intent to offer comments prior to the start of the public comment period and may set reasonable limits on the time permitted to

anyone person to submit such comments. No questioning, cross-examination, or rebuttal to testimony given in the public comment period shall be permitted during the public comment period.

13. The hearing shall be closed by action of the hearing officer.
- I. The hearing may be recessed and reconvened by action of the hearing officer.
- J. Any member of the County Board or other official of the County may attend the public hearing, in accordance with Illinois Open Meetings Act requirements.
- K. The hearing officer has the duty to conduct a fair hearing, to take all necessary action to avoid delay, to maintain order, and to ensure development of a clear, complete, and concise record sufficient to form the basis of appeal of any decision in accordance with Section 40.1 of the Act (415 ILCS 5/40.1 et seq.).

SECTION SEVEN: AUTHORITY OF THE HEARING OFFICER

- A. The hearing officer shall have all powers necessary to these ends, including, but not limited to:
 1. If appointed per Section 6.e., preside over the public hearing to ensure fundamental fairness;
 2. Require everyone to state their position with respect to administering oaths and affirmations;
 3. Administer oaths and affirmations;
 4. Examine witnesses and direct witnesses to testify for the sole purpose of clarifying the record established by the parties at the public hearing;
 5. Regulate the course of the hearing as set forth in this Section 6 including the conduct of the parties, their counsel, and other persons;
 6. Establish reasonable limits on the duration of the testimony and questioning of any witness and limit repetitious or cumulative testimony and questioning;
 7. Consider and rule upon objections and evidentiary questions;
 8. Consider and rule as justice may require upon appropriate motions;
 9. Grant recesses of the public hearing as appropriate;

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10. Cause a written transcript to be made of the public hearing;
11. Cause a daily audiotape(s), videotape(s) or other summary record(s) to be made; and
12. Cause such transcript and audiotape(s), videotape(s), or other summary record(s), if any, to be delivered to the Director.

B. If no hearing officer is appointed, the Committee Chair shall assume all duties and authorities of the hearing officer and may assign any such duties and authorities to others.

SECTION EIGHT: PUBLIC COMMENT

A. In addition to the public comment period of the public hearing, the Director shall receive written comment from any person concerning the appropriateness of the proposed siting. Upon receipt of any such written comment, the Director shall date stamp and file such written comment and the postmarked envelope in which comment is received.

B. Copies of such written comments shall be made available for public inspection in the Director office, and any person shall be allowed to obtain copies of any written comment upon payment of actual cost of reproduction.

C. Any written comment received by the Director or postmarked no later than 30 days after the date of the last public hearing shall be made part of the record of the public hearing, as hereinafter described, and the County Board shall consider any such timely written comments in making its final determination concerning said request. In the event that the 30th day falls on Saturday, Sunday, or holiday, the next business day shall be considered the 30th day for purposes of this paragraph.

SECTION NINE: RECORD

A. The hearing officer shall be responsible for keeping the record of the said hearing and shall file the record with the Director within thirty (30) days after the date the public hearing is closed.

B. The record shall consist of the following:

1. The completed application as described in Section 3 hereof.
2. Certificate of notice given by applicant pursuant to Section 39.2(b) of the said Act (415 ILCS 5/39.2).

3. Written comments filed by any person received by the Director or postmarked within thirty (30) days after the date of the last public hearing.
 4. All testimony, reports, studies, exhibits, written comments, or documents received into evidence at the public hearing.
 5. The written transcript of the public hearing and the daily audiotape(s), if any.
- C. The Director shall be responsible for certifying all copies of the record of the public hearing.

SECTION TEN: SITING APPROVAL RESOLUTION

- A. The Director shall transmit a certified copy of the record of the public hearing to the County Executive within ten (10) business days after the date that the hearing officer files the hearing record with the Director and to each member of the County Board within fifteen (15) business days after the date the record is filed.
- B. The Committee shall review the record of the public hearing and the public comments received pursuant to Section 8 and shall report to the County Board regarding the application. Such report shall contain proposed findings of fact, a recommendation concerning the Board's determination, potential conditions to be imposed on any site approval, and a draft siting approval resolution.
- C. The County Board shall consider the certified record of the public hearing and the report of the Committee and shall make a determination concerning the completed application no later than 180 days after the Director accepts the filing of the completed application. The decision shall be in writing and be in the form of a siting approval resolution specifying the reasons for the decision in conformance to the provisions of Section 1B.
- D. The County Board, in granting siting approval for a pollution control facility or new pollution control facility, may consider recommendations of the Committee and impose such conditions as may be reasonable and necessary to accomplish the purposes of Section 39.2 of the Act (415 ILCS 5/39.2 et seq.) that are not inconsistent with regulations promulgated by the Illinois Pollution Control Board.
- E. All pollution control facilities or new pollution control facilities shall comply with the necessary permit approval received from the Illinois Environmental Protection Agency and such a condition shall be included in the siting approval resolution by the County Board.
- F. Such siting approval resolution shall be served upon the applicant and shall be available for public inspection at the Director office and may be copied upon payment of the actual cost of reproduction.

G. This siting approval resolution shall expire at the end of two calendar years from the date upon which it is adopted unless, within that period, the applicant has made application to the Illinois Environmental Protection Agency for a permit to develop the site.

H. No determination by the Board concerning an application may be reconsidered.

SECTION ELEVEN: FEES AND COSTS

A. All reasonable and necessary costs and expenses incurred by the county in conducting the review of the completed application, the subsequent hearing, and the siting approval resolution shall be paid from the fees submitted pursuant to Section 3.3.

B. Upon termination of any proceedings under this ordinance, the Director or designee shall make a final accounting and summary of all authorized reasonable and necessary expenditures made by the County.

C. Any portion of an application fee not required for reimbursement of reasonable and necessary costs and expenses incurred by the County shall be returned to the applicant. Should there be costs and/or expenses in excess of the amount paid by the applicant in the application fee, the applicant shall bear any and all additional reasonable and necessary costs.

SECTION TWELVE: WAIVERS

In order to ensure fundamental fairness, compliance with the Act, and protect the public interest, the Committee, by majority vote of its members, may waive any of the above provisions, except that such vote shall not conflict with nor override the provisions of Section 6E or Section 7 of this ordinance.

SECTION THIRTEEN: SEVERABILITY

If any provision of this ordinance or the application thereof to any party, person, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid provisions or applications of this ordinance and to the end that the provisions or applications of this ordinance are declared to be severable.

MONTHLY REPORT for JANUARY 2022¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in January and six were filed in January 2021. The average number of cases filed in January in the preceding five years was 3.8.

Two Zoning Board of Appeals (ZBA) meetings were held in January and four cases were completed. Two ZBA meetings were held in January 2021 and three cases were completed. The average number of cases completed in January in the preceding five years was 3.6.

By the end of January there were 9 cases pending. By the end of January 2021 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 January 2022 & January 2021

Type of Case	January 2022 Two ZBA meetings		January 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	4	1	2
SFHA Variance	0	0	0	0
Special Use	0	0	3	1**
Map Amendment	0	0	2	0
Text Amendment	2	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	2	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	4	6	3
Total cases filed (fiscal year)	5 cases		6 cases	
Total cases completed (fiscal year)	4 cases		3 cases	
Cases pending*	9 cases		7 cases	
* Cases pending includes all cases continued and new cases filed				
** One special use permit case was withdrawn in January 2021				

¹ Note that approved absences and sick days resulted in an average staffing level of 75.0% or the equivalent of 5.25 full time staff members (of the 7 authorized) present on average for each of the 20 workdays in January.

Subdivisions

No County subdivision was approved in January and one municipal subdivision plat was reviewed for compliance with County zoning in January.

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 January can be summarized as follows:

- 5 permits for 5 structures were approved in January compared to 4 permits for 3 structures in January 2021. The five-year average for permits in January in the preceding five years was 7.2.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including December 2021, 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, and February 2017).
- 6.2 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$320,950 was the reported value for the permits in January compared to a total of \$500,000 in January 2021. The five-year average reported value for authorized construction in January was \$760,682.
- 23 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including December 2021, 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).
- \$1,437 in fees were collected in January compared to a total of \$1,808 in January 2021. The five-year average for fees collected in January was \$2,065.
- 23 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, and March 2017).

Planning & Zoning Monthly Report
JANUARY 2022

Table 2. Zoning Use Permits Approved in January 2022

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential						
Other						
SINGLE FAMILY Resid.: New - Site Built	1	345	130,000	1	345	130,000
Manufactured						
Additions	1	65	8,950	1	65	8,950
Accessory to Resid.	2	354	92,000	2	354	92,000
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6.2 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New						
Other	1	673	90,000	1	673	90,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
TOTAL APPROVED	5/5	1,437	320,950	5/5	1,437	320,950

*5 permits were issued for 5 structures in January 2021; 5 permits require inspection and Compl. Certif.

◇ 5 permits have been issued for 5 structures since 1/1/22

NOTE: Home occupations and Other permits (change of use, temporary use) total 23 since 1/1/22, (this number is not included in the total number of structures).

6 Zoning Use Permit App. were *received* in January 2022 and 4 were *approved*.

1 Zoning Use Permit approved in January 2022 had been received in prior months.

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- There were 2 lot split inquiries and 130 other zoning inquiries in January.
- Two rural addresses were issued in January.
- Two and a half sets of ZBA minutes were transcribed in January

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 2022

	January 2022	2022 to date
Zoning Cases. Approved by the ZBA, a Zoning Case January 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 January 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 January 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	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 57 Zoning Compliance Inspections were made in January. Nine were based on site visits and 32 were based on aerial photography.
- 57 Zoning Compliance Certificates were issued in January. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

Zoning and Nuisance Enforcement

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

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- 7 new complaints were received in January compared to 9 new complaints received in January 2021. No complaint was referred to another agency in January and no complaint was referred to another agency in January 2021.
- 34 enforcement inspections were conducted in January compared to 29 inspections in January 2021.
- No contact was made prior to written notification in January and two contacts were made in January 2021.
- 34 investigation inquiries were made in January. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 5 complaints were resolved in January and 13 complaints were resolved in January 2021.
- 86 complaints were left open (unresolved) at the end of January.
- One new violation was added in January and one First Notice and no Final Notice was issued. In January 2021, one new violation was added and one First Notice and no Final Notice was issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in January and one case was referred in January 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- One violation and 5 complaints were resolved in January compared to three violations and 13 complaints that were resolved in January 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 414 complaints and violations remain open at the end of January compared to 476 open complaints and violations at the end of January 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in January 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. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in January.

APPENDICES

A Zoning Use Permit Activity In January 2022

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

C Zoning Compliance Certificates Issued in January 2022

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Table 4. Enforcement Activity During January 2022

	FY2021 TOTALS ¹	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 ¹
Complaints Received	75	5												5
Initial Complaints Referred to Others ²	3	0												0
Inspections	343	247												24 ⁸
Phone Contact Prior to Notice	5	2												2
Complaints Resolved	50	6 ⁹												6 ¹⁰
Open Complaints³	86	85												85
New violations	11	2												2
First Notices Issued	11	2												2
Final Notices Issued	2	0												0
Referrals to SAO ⁴	2	1												1
Violations Resolved ⁵	98	1 ¹¹												11 ¹²
Open Violations⁶	328	327												327¹³
TOTAL Open Complaints & Violations	414	412												412

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. 3 of the 24 inspections performed were for the new complaints received in January 2022.
8. 3 of the 24 inspections performed in 2022 have been for complaints received in 2022.
9. 1 of the complaints resolved in January 2022 was received in January 2022.
10. 1 of the complaints resolved in 2022 was received in 2021.
11. None of the violations resolved in January were for complaints that had been received in January 2022.
12. None of the violations resolved in 2022 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 PERMIT ACTIVITY IN JANUARY 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
349-21-02 R-1	Lot 16 of Park Hills Subdivision, Section 11, Mahomet Township; 1905 Forest View Drive, Mahomet, Illinois PIN: 15-13-11-279-006	Jim Lewis	12/15/2021 01/31/2022	Construct a detached garage
03-22-01 AG-1	Lot 6 of Spring Creek Subdivision, Section 6, Scott Township; 5 Lamb Lane, Seymour, Illinois PIN: 23-19-06-151-024	Eva Ku	01/03/2022 01/07/2022	Construct a single family home with attached garage
04-22-01	A tract of land located in the S ½ of the NW ¼ of Section 34, Champaign Township; 3902 South Duncan Road, Champaign, Illinois PIN: 03-30-34-151-005	Curtis Orchard/Jeremy and Rachel Coventry	01/04/22 1/24/2022	Construct an addition to a machine shed
011-22-01	Variance & Admin. Variance Required			
018-22-01 CR	A tract of land located in the SE corner of the SE ¼ of Section 18, East Bend Township; 694 County Road 3300N, Fisher, Illinois PIN: 10-02-18-400-009 & -013	Mark and Barbara Unzicker	01/18/2022 01/26/2022	Construct an accessory storage shed
026-22-01	Variance Required			
027-22-01 R-1	Lot 64 of Lake Park Subdivision No. 3, Section 36, Champaign Township; 64 Chestnut Court, Champaign, Illinois PIN: 15-13-01-300-019	Sun Structure Designs	01/27/2022 01/31/2022	Construct an attached patio cover over existing concrete pad

 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 JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/04/2022	314-16-01	Parcel 1 (formerly known as Lot 1 of the Nickols Subdivision) and Parcel 2 of the Delcomyn First Subdivision, Section 27, Urbana Township, 3201 S. High Cross Road, Urbana, Illinois PIN: 30-21-27-200-025	A detached garage
01/04/2022	232-21-03	A 2.5 Acre tract of land located in Part of the South ½ of the Section 4 and the North ½ of Section 9, South Homer Township, 2761 County Road 100N, Homer, Illinois PIN: 26-30-09-200-008	A detached accessory building (shed) and a detached accessory structure (carport)
01/04/2022	356-20-01	The East 220' of the South 990' of the SE ¼ of the SW ¼ of Section 15, Sidney Township, 2148 County Road 900N, Sidney, Illinois PIN: 24-28-15-300-010	A ground mounted solar array
*01/05/2022	142-17-02	A portion of Lot 10 of Flessner Subdivision, Section 3, Urbana Township, 2804 E. Concord Road, Urbana, Illinois PIN: 30-21-03-451-003	A detached garage/workshop
*01/05/2022	159-17-01	Lots 63 & 64 of Fred C. Carroll's Subdivision, 1309 E Kerr Avenue, Urbana, Illinois. PIN: 30-21-09-177-007 & 008	A reconstructed portion of a warehouse building destroyed by fire and to construct an addition to the warehouse building
*01/05/2022	166-17-01	Lot 2 of a Replat of lots 2 and 3 of Flessner Subdivision, 2908 E. Perkins Road, Urbana, Illinois. PIN: 30-21-03-477-016	A covered deck addition to an existing single-family home
*01/05/2022	219-17-01	The North Half of the East Half of Lot 16 of Fred C. Carroll's Subdivision, 1311 E. Perkins Road, Urbana, Illinois PIN: 30-21-09-127-010	A detached garage/storage shed
*01/05/2022	240-17-01	The North Half of the East 66 feet of the West 264 feet of Tract 62 of Fred C. Carroll's 1 st subdivision, 905 Ward Street, Urbana, Illinois PIN: 30-21-09-176-006	Two additions to an existing single-family home

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/05/2022	310-17-01	The East 107.888 feet of Lots 2, 3, and 4 of the Subdivision of the estate of James W. Boyd, deceased, per plat recorded at page 230 of Plat Book "A" of the records of Champaign County, Illinois, 1705 N. High Cross Road, Urbana, Illinois PIN: 30-21-03-477-022	Demolishing the home and 2 small sheds and return the property to the proper grade
*01/18/2022	172-16-01	A tract of land located in the NE Quarter of Section 28, East Bend Township. 806 CR 3150N, Dewey, Illinois. PIN: 10-02-28-100-019	An above-ground swimming pool
*01/18/2022	170-17-02	A tract of land located in the SW Corner of the SW Quarter of the SW Quarter of Section 22, East Bend Township, 904 CR 3200N, Dewey, Illinois PIN: 10-02-22-300-006	An addition to an existing detached garage
*01/18/2022	357-19-01	A part of the North Half of the NE Fractional Quarter of Section 5, Ayers Township, 579 CR 2700E, Homer, Illinois PIN: 01-36-05-200-003	A detached storage shed to replace a shed that was destroyed by fire
*01/18/2022	198-19-02	A 3.97 acre tract in the NE Quarter of Section 29, Ayers Township, 214 CR 270E, Allerton, Illinois PIN: 01-36-29-200-010	A ground mounted solar array
*01/18/2022	102-19-02	Two tracts of land consisting of 3 acres located in the SW Corner of the West Half of the SE Quarter of Section 17, Colfax Township, 152 CR 900N, Ivesdale, Illinois PIN: 05-25-17-400-003 & 005	An addition to an existing single-family home
*01/20/2022	183-07-01	Lot 7, I.I.D.C No. 2, Section 9, Champaign Township, 3200 W Springfield Ave, Champaign, Illinois PIN: 03-20-09-400-018-019	A truck washout facility
*01/20/2022	172-18-01	Lot 60, Lincolnshire Fields SE, Section 21, Champaign Township 2201 Valley Brook Dr, Champaign, Illinois PIN: 03-20-21-452-003	An addition to an existing single-family home

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/20/2022	135-17-01	Lot 3, Morrissey Park Subdivision, Section 23, Champaign Township 1502 Harrington Dr, Champaign, Illinois PIN: 03-20-23-376-008	An above-ground swimming pool
*01/20/2022	122-19-02	A tract of land located in the NW Quarter of the NE Quarter of Section 19, East Bend Township 651 CR 3300N, Fisher, Illinois PIN: 10-02-19-200-010	An addition to an existing detached agricultural shed
*01/20/2022	98-19-01	Lots 1, 2 and 3 of August Miller's Subdivision, Section 34, East Bend Township. 3056 CR 950E, Dewey, Illinois PIN: 10-02-34-200-002 & 003	A storage/warehouse building
*01/20/2022	303-18-01	A 5.07 acre tract of land in the SW Corner of the East Half of the SE Quarter of Section 7, East Bend, Township 676 CR 3400N, Foosland Illinois PIN: 10-02-07-400-008	A sunroom and a bedroom/bath addition to an existing single-family home
*01/20/2022	137-18-01	Parcels A and B of a Plat of Survey of Part of the NW Quarter of Section 17, East Bend Township. 3398 CR 700E, Fisher, Illinois PIN: 10-02-17-100-001	A manufactured home as a single-family home
*01/20/2022	341-17-02	186.04 acres of land located in Part of the SW quarter and the SE Quarter of Section 29, East Bend Township 3150 CR 700E, Fisher, Illinois PIN: 10-02-29-300-004	A detached storage shed
*01/20/2022	339-17-01	Lot 2 of a Replat of Marlow Subdivision and 1 acre immediately south of Lot 2 in Section 18, East Bend Township 677 C 3350N, Fisher, Illinois PIN: 10-02-18-200-017	A detached storage shed for personal storage
*01/21/2022	197-18-02	A tract of land located in Part of the SE Quarter of Section 17, Compromise Township 2737 CR 2700E, Penfield, Illinois PIN: 06-12-17-400-004	Additions to an existing single-family home

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/21/2022	252-19-02	A tract of land located in the SW Corner of the SW Quarter of Section 23, Compromise Township 2216 CR 2600N, Gifford, Illinois PIN: 06-10-23-300-004	A detached storage shed for agricultural equipment only
*01/21/2022	103-17-01	A tract of land located in the NW Corner of the SW Quarter of Section 27, Condit Township 2548 CR 900E, Champaign, Illinois PIN: 07-08-27-300-005	A detached garage
*01/21/2022	215-17-02	Parcel A of a Plat of Survey of Part of the NE Quarter of Section 4, Condit Township 2993 CR 900 E, Dewey, Illinois PIN: 07-08-04-200-013	An addition to an existing single-family home
*01/21/2022	158-18-01	A tract of land located in the SE Corner of the South Half of the North Half of Section 30, Condit Township 698 CR 2500N, Dewey, Illinois PIN: 07-08-30-200-003	A garage addition to an existing single-family home
*01/21/2022	23-19-01	An 8-acre tract of land located in the South Half of Section 25, Condit Township 2527 CR 1200 E, Thomasboro, Illinois PIN: 07-08-25-400-001	A detached agriculture equipment storage shed
*01/21/2022	220-19-04	The SW Quarter of Section 2, Condit Township 2922 CR 1000E, Dewey Illinois PIN: 07-08-02-300-001	A detached agriculture equipment storage shed
*01/24/2022	320-16-01	A tract of land being a part of the SW Quarter of Section 32, Harwood Township 1924 CR 3000N, Rantoul Illinois PIN: 11-04-32-300-032	A 4' x 8' freestanding sign
*01/24/2022	319-19-01	A tract of land located in NW Corner of the South Half of Section 27, Crittenden Township 1572 CR 100N, Villa Grove, Illinois PIN: 08-33-27-400-009	A detached shed for agricultural and personal storage
*01/24/2022	254-18-01	The North 325 feet of the South 556 feet of the East 428 feet of the North Half of the NW Quarter, Section 18, Crittenden Township 381 CR 1300 E, Tolono, Illinois PIN: 08-33-18-200-004	A detached storage shed with a greenhouse addition

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/24/2022	100-17-01	A tract of land located in the SW Corner of the SW Quarter, Section 2, Compromise Township. 2286 CR 2900N, Gifford, Illinois PIN: 06-10-02-479-002	A detached garage
*01/24/2022	316-14-02	A tract of land located in the NE Corner of the NE Quarter, Section 30, Compromise Township 2499 CR 2600N, Penfield, Illinois PIN: 06-11-30-200-004	An addition to an existing single-family home
*01/24/2022	18-17-01	A tract of land located in the East Half of the East Half of the SW Quarter, Section 4, Compromise Township 2044 CR 2900N, Rantoul, Illinois PIN: 06-10-04-300-004	A lean-to addition to an existing detached agriculture equipment storage shed to be used for agricultural equipment only
*01/24/2022	67-17-03	A tract of land being part of the NW Quarter, Section 9, Compromise Township 2850 CR 2700E, Penfield, Illinois PIN: 06-12-09-300-001	An addition to an existing single-family home
*01/24/2022	187-17-01	A tract of land located in the NW Quarter of the NW Quarter, Section 27, Compromise Township 2117 CR 2600N, Gifford, Illinois PIN: 06-10-27-100-008	A detached agriculture storage shed
*01/24/2022	169-18-01	A tract of land located in the NW Quarter of the NW Quarter, Section 13, Compromise Township 2303 CR 2800N, Gifford, Illinois PIN: 06-10-13-100-003	A detached garage
*01/27/2022	148-16-01	A tract of land located in the NE Quarter, Section 24, Hensley Township, 309 Q Hensley Rd, Champaign, Illinois PIN: 12-14-24-100-008	6 wall signs on existing building for Rush Truck Center
*01/27/2022	46-17-01	A tract of land located in the North Half of the NW Quarter, Section 13, Hensley Township 1127 CR 2200 N, Champaign Illinois PIN: 12-14-13-100-006	A detached garage

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/27/2022	08-18-01	A tract of land located in the NW Quarter, Fractional Section 1, Hensley Township 1109 CR 2400N, Champaign, Illinois PIN: 12-14-01-100-003	A single-family home with attached garage and detached shed for personal use only
*01/27/2022	101-17-03	Lot 114, Thor-O-Bred Acres, Section 14, Hensley Township, 2109 Belmont Park, Champaign, Illinois PIN: 12-14-14-351-017	A detached shed and to authorize a previously constructed detached garage
*01/27/2022	226-17-03	Two tracts of land comprising 9 acres being a part of the NE Quarter of the NW Quarter, Section 24, Hensley Township 309 W Hensley Rd, Champaign, Illinois PIN: 12-14-24-100-008 & pt of 009	A Change of Use from a vacant tract of land to a parking lot for customer and employee parking only
*01/27/2022	320-17-01	Lots 1, 2, and 3 of Boll's 4 th Subdivision, Section 24, Hensley Township 4512 Boll Lane, Champaign, Illinois PIN: 12-14-24-479-020	An addition to an existing detached garage
*01/27/2022	319-17-01	Lot 5 of A. K. & L. Subdivision, section 35, Hensley Township 2702 N Mattis Ave, Champaign, Illinois PIN: 12-14-35-301-005	An addition to an existing building (vestibule)
*01/27/2022	17-18-01	Lot 2 of Contri Aire Subdivision, Section 23, Ludlow Township 1656 CR 3200N, Rantoul, Illinois PIN: 14-03-23-451-014	A detached storage shed for personal use only
*01/27/2022	120-18-01	A tract of land being the North Half of the SE Quarter, Section 2, Ludlow Township 3549, CR 1700E, Ludlow, Illinois PIN: 14-03-02-400-004	A storage shed for agricultural equipment seed
*01/27/2022	280-19-01	A tract of land located in the East Half of the SE quarter, Section 32, Kerr Township 2688 CR 3000N, Penfield, Illinois PIN: 13-06-32-400-006	A detached agricultural storage shed
*01/27/2022	14-20-01	An approximate area of .27 acres of a 4.37 acre tract of land located in the NE Quarter of the SE Quarter, Section 15, Hensley Township 2129 CR 1000E, Champaign, Illinois PIN: 12-14-15-400-009	A Change of Use to establish a Contractor's Facility with Outdoor Storage and Outdoor Operations, with the existing single-family home becoming a caretaker's facility

*Zoning Compliance Inspection based on the current aerial photography

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*01/27/2022	164-19-01	A 1.51 acre tract of land located in the West Half of Fractional Section 2, Hensley Township 1033 CR 2400N, Champaign, Illinois PIN: 12-14-02-300-009	An addition to an existing single-family home
*01/27/2022	129-19-02	A tract of land located in part of the North Half of the NE quarter, Section 10, Hensley Township 2275 CR 1000E, Champaign, Illinois PIN: 12-14-10-200-001	A single-family home with attached garage
*01/27/2022	95-19-03	Lot 4 in D.W. Pearson's Midway Acres, Section 29, Hensley Township 4103 Lindsey Rd, Champaign, Illinois PIN: 12-14-29-176-010	A garage addition to an existing single-family home with attached garage
*01/27/2022	277-18-02	Lot 2, Meridian Estates Subdivision, Section 28, Hensley Township 3005 Meridian Dr, Champaign, Illinois PIN: 12-14-28-277-007	A detached garage
*01/27/2022	205-18-02	Lot 4, Hensley Country Estates, Section 21, Hensley Township 3101 W Hensley Rd, Champaign, Illinois PIN: 12-14-21-200-034	A detached garage
*01/27/2022	193-18-02	Lot 105, Thor-O-Bred Acres Subdivision, Section 14, Hensley Township, 1008 Churchill Downs Dr, Champaign, Illinois PIN: 12-14-14-351-005	A detached garage

*Zoning Compliance Inspection based on the current aerial photography