



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, June 9, 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

REVISED Agenda	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. May 5, 2022 – Regular Meeting	1 - 5
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items to Receive and Place on File by ELUC to Allow a 60-Day Review Period</u>	
A. Proposed Champaign County Solid Waste Management Plan 2022 Update	6
B. Zoning Case 037-AT-22. Amend the Champaign County Zoning Ordinance as follows:	7 - 63
1. Add new paragraph 6.1.4 A3. Regarding Right to Farm Resolution 3425.	
2. Amend Sections 6.1.4 C and D regarding WIND FARM TOWER height.	
3. Revise paragraph 6.1.4 D.7. to add Aircraft Detection Lighting Systems (ADLS).	
4. Add new Section 6.1.4 R to require conformance to the State of Illinois Agricultural Impact Mitigation Agreement.	
5. Revise Section 9 regarding WIND FARM fees.	
VIII. <u>New Business: Items to be Approved by ELUC</u>	
A. Authorization for a Public Hearing on Proposed Zoning Ordinance Omnibus Text Amendment to Update Material Management/Waste-Related Uses	64 - 76
B. Proposed Joint Meeting of ELUC and Zoning Board of Appeals to be held on June 30, 2022, to Consider Amending Zoning Ordinance Section 6.1.5 C.1. and C.2. (Minimum Wind Farm Separations to Dwellings) and Section 6.1.4 I. (Allowable Noise Level for Wind Farm)	
C. Authorization for a Public Hearing on a Proposed Zoning Ordinance Text Amendment for a Moratorium on New Wind Farm Approvals until February 1, 2023.	77

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)
June 9, 2022 *REVISED* Agenda**

- IX. Other Business
 - A. Monthly Reports
 - 1. February 2022 78 - 106
- X. Chair's Report
- XI. Designation of Items to be Placed on the Consent Agenda
- XII. Adjournment



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

0

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

8 DATE: Thursday, May 5, 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), and Mary Ward (Recording Secretary)

17

18 **Others Present:** None

19 **MINUTES**

20

21 **I. Call to Order**

22 Committee Chair Thorsland called the meeting to order at 6:31 p.m.

23

24 **II. Roll Call**

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

26

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

28

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

31

32 **IV. Approval of Minutes**

33 A. April 7, 2022

34

35 **MOTION** by Mr. Paul to approve the minutes of the April 7, 2022, regular meeting, seconded by Mr.
36 Patterson. Upon voice vote, the **MOTION CARRIED** unanimously.

37

38

39

40 **V. Public Participation**

41
42 Dirk Rice, Philo – Spoke against wind farms. There are a lot of things to consider and maybe we need to step
43 back and think about the rules and regulations. Setbacks are extremely important. We need to make sure to
44 get this right as it will affect the county for a very long time.

45
46 Adam Watson, Philo – His biggest concern regarding the wind ordinance proposal before ZBA is the unlimited
47 height. It’s too big and too sensitive of a situation to not have some restrictions. Setbacks need to protect
48 land/homeowners. He is also concerned about ag mitigations and who will police it.

49
50 Todd Horton, Sidney – Spoke about concerns with shadow flicker from wind turbines. There are good,
51 reliable solutions to this problem. However, there are many people living near wind farms that are plagued
52 with flicker. Unless an ordinance specifically requires an action on the problem, people cannot expect an
53 action from the wind developer. Currently there is no authority to require mitigation of shadow flicker.
54 Models can show when flicker will occur. The current ordinance needs to be strengthened to protect
55 residents in a wind farm area from shadow flicker.

56
57 Josh Hartke, Champaign – works for Apex Clean Energy. When speaking as a representative of his company
58 he talks about the economic benefits of wind farm projects. They bring in hundreds of jobs during
59 construction, dozens of jobs post construction, millions of dollars that go to local school districts and revenue
60 to the County. Speaking as a resident of the county, this is a real vote you can take on climate and to fight
61 climate change. Making Champaign County more friendly to renewable development is a choice you can
62 make to fight climate change.

63
64 **VI. Communications**

65
66 Ms. Fortado noted that on April 30 that in California, the state’s energy grid went entirely to renewable
67 energy. We stand at a moment when we can make real change and future generations demand that change.
68 There is no reason California should be doing better at this than Illinois.

69
70 **VII. New Business: Item for Information Only**

- 71 A. Ted Hartke slides regarding inadequacy of Illinois Pollutions Control Board Noise limits
72
73 B. Online Registration Open for May 21, 2022, Residential Electronics Collection
74
75 C. Illinois General Assembly Passes Drug Take-Back Bill
76
77 D. Testimony of Paul Schomer to the Public Service of Wisconsin regarding the proposed Highland Wind
78 Farm
79
80 E. Big Wind is Better Than Big Oil, But Just As Bad at P.R., www.newrepublic.com. June 15, 2014
81
82 F. The Noise From Wind Turbines: Potential Adverse impacts on Children’s Well-Being. Bulletin of Science,
83 Technology & Society. 2011 31:291
84
85 G. Letter to Vermilion County Board Chairman Gary Weinard from William C. Mulvaney, Superintendent,
86 Armstrong Schools. Undated
87

- 88 H. Armstrong Superintendent Bill Mulvaney, speaking in 2015 in an article from the Commercial-News
89 found at illinoiswind.org.
90
91 I. “Infrasounds Does Not Explain Symptoms Related to Wind Turbines” results from a two-year study,
92 commissioned by the Finnish government and published in 2020. A summary of the results can be found
93 here at 222.sciencealert.com and an abstract is available here at <https://julkaisut.valtioneuvosto.fi>.
94
95 J. 2014 peer-reviewed study, “The Link Between Health Complaints and Wind Turbines: Support for the
96 Nocebo Expectations Hypothesis” found here on the NIH National Library of Medicine Website.
97

98 Mr. Thorsland summarized the items that were for information only. Some items were included in the
99 packet and others were links to articles on wind turbines issues, both pro and con. He encouraged those
100 who were interested to go to the county website and then follow the links to the information.
101

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

- 103 A. Authorization for a Public Hearing on Proposed Zoning Ordinance Omnibus Text Amendment to Update
104 Material Management/Waste Related Uses
105

106 Ms. Monte gave a presentation on the Omnibus Text Amendment. The recent Pollution Control Facility
107 Ordinance that was just passed by the County has a direct impact on some of the text amendments. That
108 Ordinance contained provisions that are not related to the Zoning Ordinance. All Pollution Control
109 Facilities that come in for review, will not have to follow Zoning Ordinance provisions. This ordinance
110 contains 19 exceptions considered not Pollution Control Facilities. These exceptions are the subject of
111 several of these Omnibus text amendments.
112

113 A provision has been added to allow a new use called separate source stream material host site. This is
114 different from the curbside pickup where everything is put in one container. New defined terms have
115 been added, some have been revised and some removed. Pollution Control Facility/New Pollution Control
116 Facility are exempt from the Zoning Ordinance and that is clarified in the omnibus text amendments.
117 There are a series of uses that will require a special permit and are not considered a new pollution control
118 facility. There is a proposed amendment to prohibit a junk yard or auto salvage yard as a Rural Home
119 Occupation.
120

121 This will sit at ELUC for 30 days.
122

- 123 B. Proposed Champaign County Solid Waste Management Plan 2022 Update
124

125 Ms. Monte gave an updated the Champaign County Solid Waste Management Plan. This will be
126 distributed to municipalities in the county and to various stakeholders so they’re aware of what’s
127 included. This follows the new template recommended by the state. There are some parts of the plan
128 that weren’t apparent in previous plans. One is Waste Disposal Recommendations. Developers always
129 have to check to see if we allow or welcome waste transfer stations. It is important that the SWMP plan
130 indicates what the County does or does not want to see happen as far as pollution control facilities.
131

132 The recommendations made in the draft include that acceptable pollution control facilities in Champaign
133 County shall not include landfills or other pollution control facilities that have potential to impact the
134 Mahomet Aquifer. There are no pressing needs for landfills over the next five years. Mass burn type
135 facilities shall be deemed inconsistent with this update; so, they will not be welcome. Waste transfer
136 stations (new or expansion) that follow the siting procedures in the updated Pollution Control Ordinance

137 should be considered welcome in Champaign County. There are added provisions that they will need to
138 meet to insure minimal impacts. Waste to energy through biological conversion pollution control facility
139 type is also welcome in Champaign County. All other types of pollution control facilities, aside from those
140 listed as not desired, could be considered consistent with the plan as long as they go through the process
141 in the updated ordinance.
142

143 Mr. Stohr asked about waste conversion by biological means if that was aerobic digestion, composting or
144 by what means. Ms. Monte stated she thinks that was called out as desirable as it was more natural
145 because it's biological. Aerobic digesters could be permitted after they go through the siting review
146 process and were approved and would be consistent with the plan. Mr. Stohr said that one of the
147 concerns with aerobic digesters was if there would be a power outage it could go to anaerobic and smell
148 becomes an issue.
149

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

- 151 A. **Zoning Case 030-AT-21.** Amend the Champaign County Zoning Ordinance to add Data Center as a
152 Special Use in the AG-2 Agriculture, B-4 General Business and I-1 Light Industry Zoning Districts; and
153 add PV SOLAR ARRAY as a County Board Special Use Permit in the AG-2 Agriculture and all Business
154 and Industrial Zoning Districts; and authorize DATA CENTER as a second principal use on property in
155 the AG-2 DISTRICT; and add special use permit standard conditions for both DATA CENTER and PV
156 SOLAR ARRAY; and also add requirements for PV SOLAR ARRAY as an ACCESSORY USE, as described
157 generally, in the legal advertisement.
158

159 Mr. Hall gave a brief update in that Urbana will not protest the text amendment. This is ready to move
160 forward to the County Board. There is a prospective developer but there is no application yet.
161

162 **MOTION** by Ms. King to approve recommendation to the County Board; seconded by Mr. Paul. Upon
163 voice vote, the **MOTION CARRIED** unanimously. This item will not be placed on the Consent Agenda.
164

- 165 B. **Zoning Case 040-AT-22.** Amend the Champaign County Zoning Ordinance to add new paragraph
166 4.2.1 C.7. to provide that a private or commercial transmission and receiving tower (including antenna)
167 over 100 feet in height may be authorized as a SPECIAL USE Permit in the AG-1 and AG-2 Agriculture
168 Districts as a second PRINCIPAL USE on a LOT with an Electrical Substation.
169

170 Mr. Hall said the Urbana Plan Commission has no protest. This is ready to recommend to the County
171 Board.
172

173 **MOTION** by Mr. Esry to approve recommendation to the County Board; seconded by Ms. King. Upon
174 voice vote the **MOTION CARRIED** unanimously.
175

- 176 C. Annual Facility Inspection Report for the period 4/1/21 – 3/31/22 for Champaign County's National
177 Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm
178 Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)
179

180 Mr. Hall said that this the annual report that the IEPA expects to have on file by June 1. With the help of
181 intern Trevor Parton we were able to complete it on time. There are still some challenges left over from
182 the pandemic. We are still waiting on a new general permit from the IEPA. There will be a notice of intent
183 for that new general permit sometime soon. We will be reporting on that when it becomes available.
184

185 Ms. Fortado made a comment that this would be something that would be eligible for ARPA funds be it
186 through short-term staffing or whatever that would help move some of these things forward. Planning
187 and Zoning has not received any ARPA funding as of yet.

188
189 Mr. Stohr called out the database for private sewage disposal as one of the categories. No one was
190 keeping track of where private water wells and if locations were made, they were not complete. These
191 abandoned wells are direct conduits into the aquifer. Wished we had done a better job of tracking those.
192 It seems unlikely that private sewage disposal is going to fall in that same category. Looks forward to this
193 being pulled together as best as can be.

194
195 **MOTION** by Ms. Fortado and seconded by Mr. Esry to recommend this for County Board approval. Upon
196 voice vote, the **MOTION CARRIED** unanimously.

197
198 **X. Other Business**

199
200 There was no other business.

201
202 **XI. Chair’s Report**

203
204 There was no chair’s report.

205
206 **XII. Designation of Items to be Placed on the Consent Agenda**

207
208 Items to be placed on the consent agenda include items IX. B. and C.

209
210 **XIII. Adjournment**

211
212 Mr. Thorsland adjourned the meeting at 7:27 p.m.

213
214 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

**PLANNING &
ZONING**

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

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

To: Environment and Land Use Committee
From: Susan Monte, Planner & County Recycling Coordinator
Date: June 2, 2022
Re: Proposed Champaign County Solid Waste Management Plan 2022 Update

Action

Requested: Receive and Place on File to Allow a 60-Day Review Period

This memorandum presents the final draft of the Champaign County Solid Waste Management Plan 2022 Update.

An Executive Summary highlighting the key content of the Update will be provided as a handout, available for your review prior to the June 9 ELUC meeting.

Earlier this May, selected staff from the planning and public works departments at Urbana and Champaign, and interested others were invited to review a preliminary version of this Update. Review input received to date was helpful.

Plans are to share a press release to notify the public that a final draft of the Update is available for review online at:

<https://www.co.champaign.il.us/planningandzoning/PDF/CCSWMP/2022Update.pdf>.

Additionally, final draft version of the Update will be available for inhouse review at these locations:

- Champaign County Department of Planning and Zoning Office
- Champaign Public Library, Champaign Public Library Douglas Branch, Urbana Free Library, St. Joseph Township – Swearingen Memorial Library, Mahomet Public Library, Rantoul Public Library, Ogden Rose Public Library, Sidney Community Library, Homer Community Library, Philo Public Library District, and Tolono Public Library District.

Please direct questions or review comments about the Update to Susan Monte, Planner & County Recycling Coordinator, prior to June 24, 2022.

Champaign County
Department of



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

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

To: **Environment and Land Use Committee**

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

Date: **May 31, 2022**

RE: **Zoning Ordinance Text Amendment Case 037-AT-22**

- Request: **Amend the Champaign County Zoning Ordinance as follows:**
- 1. Add new paragraph 6.1.4 A.3. regarding Right to Farm Resolution 3425.**
 - 2. Amend Sections 6.1.4 C and D regarding WIND FARM TOWER height.**
 - 3. Revise paragraph 6.1.4 D.7. regarding Aircraft Detection Lighting Systems (ADLS).**
 - 4. Add new Section 6.1.4 R to require conformance to the State of Illinois Agricultural Impact Mitigation Agreement.**
 - 5. Revise Section 9 Regarding WIND FARM fees.**

Petitioner: **Zoning Administrator**

STATUS

At the May 26, 2022 public hearing, the Zoning Board of Appeals voted:

- 7 to 0 to RECOMMEND ENACTMENT of parts 1, 3, 4 and 5 of this amendment; and
- 7 to 0 to RECOMMEND DENIAL of part 2 of this amendment – see the section “**ITEM 2 RECOMMENDATION FOR DENIAL**” below for recommendations related to this decision.

A significant amount of public input was received for these cases, including emails, letters, and testimony during the public meetings held on March 17 2022, March 31, 2022, April 14, 2022, and May 26, 2022.

Attachment B is the Finding of Fact approved by the ZBA. A summary of testimony and comments received can be found under Item 16.E. Case 037-AT-22 memoranda including all comments received and minutes from the meetings can be found on the ZBA meetings website at:

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

The amendment recommended by the ZBA differs from the draft presented to ELUC at its January 6, 2022 meeting. All revisions proposed since the January 6, 2022 ELUC meeting are shown at the end of Attachment B: Proposed Amendment.

ITEM 2 RECOMMENDATION FOR DENIAL

Item 2.A. of the amendment proposed changes to the separation distance between a wind turbine and a dwelling that the Board found inadequate. The proposed amendment did not allow the Board to increase the setback as they would like, so they provided statements for ELUC and the County Board to consider. The following evidence was added to the approved Finding of Fact regarding their decisions:

21. The ZBA is convinced that the existing minimum required separation to a principal structure is inadequate and should be increased to at least 3,250 feet from property lines.
22. The ZBA is convinced that the existing Illinois Pollution Control Board noise limit is inadequate and a noise limit of 39 dBA (audible) at the property line would better protect Champaign County residents.
23. The ZBA is convinced that the existing Illinois Pollution Control Board noise limit is inadequate and a noise limit of 80dB (for infrasound) at the property line would better protect Champaign County residents.

Item 2.B. of the amendment proposed an unlimited height for wind turbines, which the Board found to be unacceptable. They voted to recommend maintaining the current maximum height of a wind turbine of under 500 feet. The Board made it clear that they wanted to consider the proposed height for each wind farm rather than approve an across the board change in maximum height.

Findings 21-23 are the most troublesome Findings in this text amendment. These Findings suggest that no wind farm would receive a recommendation for approval from the current ZBA based on the current Zoning Ordinance requirements and that further amendment of the Zoning Ordinance may be in order. The Committee may want to consider calling a joint ZBA and ELUC meeting so that the two bodies can openly discuss these issues. A moratorium on wind farm approvals may also be in order until such time as there is assurance that the ZBA has confidence in the Zoning Ordinance requirements.

MUNICIPAL PROTEST RECEIVED

A Resolution of Protest was received from the Village of Philo on May 19, 2022; see Attachment C. A municipal protest triggers the requirement for a three-fourths majority vote at the County Board rather than a simple majority for approval of the text amendment. The Village of Philo indicated the following reasons for protesting the text amendment:

- A. The text amendment will “increase the height of wind turbines creating increased noise levels, visual intrusion, visual blight, diminished television, radio, and internet reception, negative effects on birds and other wildlife, compromised public safety, particularly during storm events, and nuisances.”
- B. The text amendment will “create insufficient spacing of wind turbines from residences and/or principal buildings regardless of whether they are participating or non-participating thereby exposing residences and buildings to noise, visual blight, visual intrusion, safety, compromised television, radio and internet reception, and nuisances.”

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 (August 4, 2022, in this instance). The one month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

ATTACHMENTS

- A Legal advertisement

- B Finding of Fact for Case 037-AT-22 as approved by ZBA on May 26, 2022 with attachment:
 - Proposed Amendment as approved by ZBA on May 26, 2022

- C Resolution No. 2022-R-3 from the Village of Philo in protest of Case 037-AT-22 received May 19, 2022

LEGAL PUBLICATION: WEDNESDAY, MARCH 2, 2022

CASE: 037-AT-22

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

CASE 037-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:

1. Regarding Right to Farm Resolution 3425, add new paragraph 6.1.4 A.3. as follows:
 3. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.
2. Regarding WIND FARM TOWER height, amend Sections 6.1.4 C and D as follows:
 - A. Amend Section 6.1.4 C.1. and 2. as follows:
 1. Change the minimum required separation from 1,000 feet to 2.00 times the maximum allowed total WIND FARM TOWER HEIGHT between a WIND FARM TOWER and any PARTICIPATING DWELLING OR PRINCIPAL BUILDING.
 2. Change the minimum required separation from 1,000 feet to 2.40 times the maximum allowed total WIND FARM TOWER HEIGHT between a WIND FARM TOWER and any NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING.
 - B. Amend 6.1.4 D.5. as follows:
 5. Change the maximum WIND FARM TOWER HEIGHT from 500 feet to having no limit, subject to conformance to all FAA requirements including an FAA Determination of No Hazard with or without Conditions.
3. Regarding Aircraft Detection Lighting Systems (ADLS), revise paragraph 6.1.4 D.7. as follows:
 7. Require all WIND FARM TOWERS to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.
4. Regarding the Agricultural Impact Mitigation Agreement, revise Section 6.1.4 as follows:
 - A. Add new Section 6.1.4R: Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture, as follows:

- (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.
 - (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- B. Add new paragraph 6.1.4A.4 as follows:
All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- C. Revise Section 6.1.4E. to require conformance with the approved Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- D. Add new paragraph 6.1.4P.4.g. as follows:
Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.
- E. Add new paragraph 6.1.4S.1.d. as follows and re-letter subsequent paragraphs:
The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.
5. Regarding WIND FARM fees, revise Section 9 as follows:
- A. Revise paragraph 9.3.1H. as follows:
Increase WIND FARM TOWER or BIG WIND TURBINE TOWER fee from \$4,500 to \$10,000.
 - B. Revise paragraph 9.3.3B.6. as follows:
Increase the County Board WIND FARM SPECIAL USE Permit from \$20,000 to \$34,000 and the per WIND FARM TURBINE TOWER from \$440 to \$760.

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.

AS APPROVED

037-AT-22

**FINDING OF FACT
AND FINAL DETERMINATION**

**of
Champaign County Zoning Board of Appeals**

Final Determination: **RECOMMEND ENACTMENT OF ITEMS 1, 3, 4 AND 5
RECOMMEND DENIAL OF ITEM 2**

Date: **May 26, 2022**

Petitioner: **Zoning Administrator**

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

1. **Regarding Right to Farm Resolution 3425, add new paragraph 6.1.4 A.3. as follows:**
 3. **The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

2. **Regarding WIND FARM TOWER height, amend Sections 6.1.4 C and D as follows:**
 - A. **Amend 6.1.4C. 1. and 2. as follows:**
 1. **The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.00 times the maximum allowed total WIND FARM TOWER HEIGHT but not less than 1,000 feet provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations.**

 2. **The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.40 times the maximum allowed total WIND FARM TOWER HEIGHT but not less than 1,200 feet provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.**

- B. Amend 6.1.4 D.5. as follows:**
- 5. The total WIND FARM TOWER HEIGHT (measured to the tip of the highest rotor blade) shall be the specified in the application. A total WIND FARM TOWER HEIGHT of 500 feet or greater shall conform to all Federal Aviation Administration (FAA) requirements including an FAA Determination of No Hazard with or without Conditions.**

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

The WIND FARM shall comply with all applicable Federal Aviation Administration (FAA) requirements which shall be explained in the application. The minimum lighting requirement of the FAA shall not be exceeded except that all WIND FARM TOWERS are required to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.

- 4. Regarding the Agricultural Impact Mitigation Agreement, revise Section 6.1.4 as follows:**

- A. Add new Section 6.1.4 R: Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as follows, and re-letter subsequent sections:**
- (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.**
- (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.**
- (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.**
- (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.**

AS APPROVED

- B. **Add new paragraph 6.1.4 A.4. as follows:
All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.**
 - C. **Revise Section 6.1.4E. to require conformance with the approved Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.**
 - D. **Add new paragraph 6.1.4 P.4.g. as follows:
Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.**
 - E. **Add new paragraph 6.1.4 S.1.d. as follows and re-letter subsequent paragraphs:
The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.**
5. **Regarding WIND FARM fees, revise Section 9 as follows:**
- A. **Revise paragraph 9.3.1 H. as follows:
WIND FARM TOWER or BIG WIND TURBINE TOWER
\$10,000**
 - B. **Revise paragraph 9.3.3 B.6. as follows:
County Board WIND FARM SPECIAL USE Permit \$34,000 or \$760 per WIND FARM TURBINE TOWER, whichever is greater**

CONTENTS

Finding of Fact..... 2 - 37

Summary Finding of Fact 38

Documents of Record..... 39 - 41

Final Determination..... 42

Proposed Amendment 43 - 45

FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 17, 2022, March 31, 2022, April 14, 2022, and May 26, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.
2. The proposed amendment is intended to revise requirements for wind farms in the Zoning Ordinance.
3. Municipalities with zoning and townships with planning commissions have protest rights on all text amendments and they are notified of such cases.

SUMMARY OF THE PROPOSED AMENDMENT

4. The proposed amendment is attached to this Finding of Fact as it will appear in the Zoning Ordinance.

GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES

5. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
 - A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:...”
 - B. The LRMP defines Goals, Objectives, and Policies as follows:
 - (1) Goal: an ideal future condition to which the community aspires
 - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
 - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
 - C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.

REGARDING LRMP GOALS

6. LRMP Goal 1 is entitled “Planning and Public Involvement” and states that as follows:

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

Goal 1 has 4 objectives and 4 policies. The proposed amendment **WILL NOT IMPEDE** the achievement of Goal 1.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Goal 2 has two objectives and three policies. The proposed amendment **WILL NOT IMPEDE** the achievement of Goal 2.

8. LRMP Goal 3 is entitled “Prosperity” and states as follows:

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 has three objectives and no policies. Objective 3.1 is most relevant to the proposed text amendment. The proposed amendment will **HELP ACHIEVE** Goal 3 as follows:

- A. Objective 3.1 states, “Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.”

The proposed amendment will **HELP ACHIEVE** Objective 3.1 as follows:

- (1) The proposed text amendment will allow further development of WIND FARMS and WIND TOWERS, which will allow newer technologies to improve Champaign County’s business climate.

9. LRMP Goal 4 is entitled “Agriculture” and states as follows:

Champaign County will protect the long-term viability of agriculture in Champaign County and its land resource base.

Goal 4 has 9 objectives and 22 policies. Objectives 4.4, 4.5, 4.7, 4.8 and their policies do not appear to be relevant to the proposed text amendment. The proposed amendment will **HELP ACHIEVE** Goal 4 for the following reasons:

- A. Objective 4.1 states as follows: “**Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on *best prime farmland*.**”

The proposed amendment will **HELP ACHIEVE** Objective 4.1 for the following reasons:

- (1) The proposed amendment **WILL NOT IMPEDE** the achievement of Policies 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.7, 4.1.8, and 4.1.9.
- (2) Policy 4.1.1 states: “**Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.**”

The proposed amendment will **HELP ACHIEVE** Policy 4.1.1 for the following reasons:

- a. The standard conditions for a WIND FARM TOWER are very restrictive and will ensure the following:
 - (a) Section 6.1.4 C. requires minimum separations between any WIND FARM TOWER and existing adjacent use to minimize issues of land use compatibility.
 - (b) No WIND FARM TOWER shall interfere with agricultural operations (see Objective 4.2).
 - (c) No WIND FARM TOWER shall be located at any location that is not well-suited for that WIND FARM TOWER (see Objective 4.3).
 - (d) Section 6.1.4 D. requires minimum standard conditions for any WIND FARM TOWER related to building codes, electrical components, maximum height, and warning signs.
 - (e) Section 6.1.4 I. establishes standard conditions to ensure that the allowable noise level created by a WIND FARM TOWER is consistent with the Illinois Pollution Control Board regulations that are the same for all rural land uses.
 - (f) Section 6.1.4 N. requires a WIND FARM to carry minimum liability insurance to protect landowners.
 - (g) Section 6.1.4 O. requires operational standard conditions intended to ensure that nuisance conditions are not allowed to exist at a WIND FARM.
 - (h) Section 6.1.4 P. requires any WIND FARM to have an approved Decommissioning and Site Reclamation Plan to ensure that funds will be available to remove a WIND FARM if the WIND FARM ever becomes non-functional.

- (3) Policy 4.1.6 states: **“Provided that the use, design, site and location are consistent with County policies regarding:**
 - i. Suitability of the site for the proposed use;**
 - ii. Adequacy of infrastructure and public services for the proposed use;**
 - iii. Minimizing conflict with agriculture;**
 - iv. Minimizing the conversion of farmland; and**
 - v. Minimizing the disturbance of natural areas; then**
 - a) **On best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development)**

AS APPROVED

- not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or**
- b) On best prime farmland, the County may authorize non-residential discretionary development; or**
 - c) The County may authorize discretionary review development on tracts consisting of other than best prime farmland.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.1.6 for the following reasons:

- a. The ZBA has recommended that the proposed amendment will **HELP ACHIEVE** Objective 4.3 regarding location at a suitable site and adequacy of infrastructure and public services.
 - b. The ZBA has recommended that the proposed amendment will **HELP ACHIEVE** Objective 4.2 regarding no interference with agricultural operations.
 - c. The proposed amendment will **HELP ACHIEVE** the County’s policies regarding minimizing the conversion of best prime farmland as follows:
 - (a) The only policy regarding conversion of best prime farmland by non-residential discretionary development is Policy 4.1.6b., which states, “On best prime farmland the County may authorize non-residential development.” Policy 4.1.6.b. has no limit on the conversion of best prime farmland for non-residential discretionary development and is merely a statement of fact and therefore, the proposed amendment does help achieve Policy 4.1.6b.
- B. Objective 4.2 is entitled “Development Conflicts with Agricultural Operations” and states, “Champaign County will require that each *discretionary review* development will not interfere with agricultural operations.”

The proposed amendment will **HELP ACHIEVE** Objective 4.2 because of the following:

- (1) **Policy 4.2.1 states, “The County may authorize a proposed business or other non-residential *discretionary review* development in a rural area if the proposed development supports agriculture or involves a product or service that is better provided in a *rural* area than in an urban area.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.2.1 for the following reasons:

- a. The Land Resource Management Plan (LRMP) provides no guidance regarding what products or services are better provided in a rural area and therefore that determination must be made in each zoning case.
- b. A WIND FARM TOWER IS a service better provided in a rural area as evidenced by the following:
 - (a) WIND FARM TOWERS do not require access to most utilities.

- (b) WIND FARM TOWERS are not compatible with principal structures within the minimum separation distance established by the Zoning Ordinance, which is currently at least 1,000 feet.
 - c. Even though a WIND FARM TOWER does not serve the surrounding agricultural uses directly, the land owner receives payment from the WIND FARM TOWER operator in excess of the value of a crop from that land.
- (2) **Policy 4.2.2 states, “The County may authorize *discretionary review* development in a rural area if the proposed development:**
- a) **is a type that does not negatively affect agricultural activities; or**
 - b) **is located and designed to minimize exposure to any negative affect caused by agricultural activities; and**
 - c) **will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.2.2 for the following reasons:

- a. Section 6.1.4 E. details standard conditions to mitigate damage to farmland, including agricultural drainage tile and soil disturbance.
 - b. Proposed Section 6.1.4 R. requires that an applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture, including the following:
 - (a) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (b) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the County Board SPECIAL USE Permit.
 - (c) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- (3) **Policy 4.2.3 states, “The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.2.3 for the following reason:

- a. Proposed paragraph 6.1.4 A.3. creates a standard condition requiring compliance with the Right to Farm Resolution 3425.
- (4) **Policy 4.2.4 states, “To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all**

AS APPROVED

discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.”

The proposed amendment will **HELP ACHIEVE** Policy 4.2.4 for the following reason:

- a. Section 6.1.4 C. requires minimum separations from adjacent uses and structures as a standard condition.

- C. Objective 4.3 is entitled “Site Suitability for Discretionary Review Development” and states: “Champaign County will require that each discretionary review development is located on a suitable site.”

The proposed amendment will **HELP ACHIEVE** Objective 4.3 because of the following:

- (1) **Policy 4.3.1 states “On other than best prime farmland, the County may authorize a discretionary review development provided that the site with proposed improvements is suited overall for the proposed land use.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.3.1 for the following reasons:

- a. See the discussion under Policy 4.3.2 regarding achievement of Policy 4.3.2. If the proposed amendment achieves Policy 4.3.2, it will also achieve Policy 4.3.1.

- (2) **Policy 4.3.2 states, “On best prime farmland, the County may authorize a discretionary review development provided the site with proposed improvements is well-suited overall for the proposed land use.**

The proposed amendment will **HELP ACHIEVE** Policy 4.3.2 for the following reasons:

- a. Because so much of Champaign County consists of best prime farmland soils, any development of a WIND FARM is likely to be on best prime farmland.
- b. Standard conditions for a WIND FARM will ensure that a WIND FARM shall not be approved on any location that is not well-suited as follows:
 - (a) Section 6.1.4 A.(2) identifies areas where a WIND FARM should not be located.
 - (b) Section 6.1.4 E. details standard conditions to mitigate damage to farmland including underground agricultural drainage tile.
 - (c) Section 6.1.4 J. requires and Endangered Species Consultation with the IDNR and IDNR recommendations will be included in the Agency Action Report submitted with the Special Use Permit Application.
 - (d) Section 6.1.4 K. requires consultation with the State Historic Preservation Officer of IDNR and IDNR recommendations will be

included in the Agency Action Report submitted with the Special Use Permit Application.

- (e) Section 6.1.4 L. requires that the WIND FARM shall be located, designed, constructed, and operated so as to avoid and, if necessary, mitigate impacts to wildlife.
 - (f) Section 6.1.4 M. requires that landscaping, awnings, or fencing shall be provided for any part of a WIND FARM where shadow flicker exceeds the standards established in the Zoning Ordinance.
 - (g) Proposed revision to paragraph 6.1.4 D.7. requires all WIND FARM TOWERS to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.
- (3) **Policy 4.3.3 states, “The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.3.3 for the following reasons:

- a. Section 6.1.4 H. requires the applicant for any WIND FARM to submit a copy of the site plan to the relevant Fire Protection District and to cooperate with the Fire Protection District to develop the Fire Protection District’s emergency response plan for the proposed WIND FARM.

- (4) **Policy 4.3.4 states, “The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.3.4 for the following reasons:

- a. Section 6.1.4 F. requires a Roadway Upgrade and Maintenance agreement with the relevant highway authority.

- (5) **Policy 4.3.5 states, “On best prime farmland, the County will authorize a business or other non-residential use only if:**
- a. **It also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or**
 - b. **the use is otherwise appropriate in a rural area and the site is very well suited to it.”**

The proposed amendment will **HELP ACHIEVE** Policy 4.3.5 for the following reasons:

- a. As reviewed for Policy 4.2.1 in this Finding of Fact:

AS APPROVED

- (a) A WIND FARM **IS** a service better provided and therefore **IS** appropriate in a rural area.
- b. Regarding location of a WIND FARM on a less productive site, the following is reviewed under Policy 4.3.2 in this Finding of Fact:
 - (a) It is unlikely that a WIND FARM in Champaign County will be located on less than best prime farmland.

10. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

Goal 5 has 3 objectives and 15 policies. The proposed amendment is **NOT RELEVANT** to Goal 5 in general.

11. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

Goal 6 has 4 objectives and 7 policies. Objectives 6.2, 6.3, and 6.4 are not relevant to the proposed amendment. The proposed amendment will **HELP ACHIEVE** Goal 6 for the following reasons:

- A. Objective 6.1 states, “**Champaign County will seek to ensure that development in unincorporated areas of the County does not endanger public health or safety.**” Objective 6.1 has four subsidiary policies; policy 6.1.3 is the only relevant policy, and it states the following:
 - (1) Policy 6.1.3 states, “**The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.**” The proposed amendment will **HELP ACHIEVE** Objective 6.1.3 as follows:
 - a. Section 6.1.2 A. of the Zoning Ordinance requires that any SPECIAL USE Permit with exterior lighting shall be required to minimize glare onto adjacent properties by the use of full-cutoff type lighting fixtures with maximum lamp wattages.
 - b. Proposed revision to paragraph 6.1.4 D.7. requires all WIND FARM TOWERS to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.
 - c. Section 6.1.4 M. requires that landscaping, awnings, or fencing shall be provided for any part of a WIND FARM where shadow flicker exceeds the standards established in the Zoning Ordinance.

12. LRMP Goal 7 is entitled “Transportation” and states as follows:

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

Goal 7 has 2 objectives and 7 policies. The proposed amendment is **NOT RELEVANT** to Goal 7 in general.

13. LRMP Goal 8 is entitled “Natural Resources” and states as follows:

Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.

Goal 8 has 9 objectives and 36 policies. The proposed amendment is **NOT RELEVANT** to Goal 8 in general.

14. LRMP Goal 9 is entitled “Energy Conservation” and states as follows:

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

Goal 9 has 5 objectives and 5 policies. The proposed amendment will **NOT IMPEDE** the achievement of Goal 9.

15. LRMP Goal 10 is entitled “Cultural Amenities” and states as follows:

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Goal 10 has 1 objective and 1 policy. The proposed amendment is **NOT RELEVANT** to Goal 10 in general.

REGARDING THE PURPOSE OF THE ZONING ORDINANCE

16. The proposed amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

The proposed amendment is consistent with this purpose.

B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed amendment is consistent with this purpose.

AS APPROVED

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public STREETS.

The proposed amendment is not directly related to this purpose.

- D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

The proposed amendment is not directly related to this purpose.

- E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

(1) The following is a summary of communications received prior to the March 17, 2022 ZBA public hearing for this case:

- a. In an email received March 16, 2022, Shannon Reel asked for clarification on several questions related to the proposed wind farm ordinance revisions. She expressed concerns about ensuring her entire property, not just her residence, would not be infringed upon by insufficient setback from turbines. She also mentioned noise, lights, vibrations, and ice shed. She would like a setback that is 6 times the total height for non-participatory property lines. She would like a moratorium of 18 months on special use wind farm applications in Champaign County.
- b. In an email received March 16, 2022, Jennifer Eisenmenger said that she is opposed to industrial wind farms. She said wind Farms are invasive to wild places, damaging to animals and humans, and require so much fossil fuel in the manufacturing, transportation, maintenance, and disposal that they actually do little to offset it's usage. She is against unlimited heights on wind turbines, and in favor of significantly increased setbacks from households. She asked that consideration be given to what happens (as illustrated in Douglas County) when wind farms go out of business, leaving counties and land owners with the health and safety issues that come with deteriorating turbines.
- c. In an email received March 17, 2022, Benjamin Rice said he is opposed to having no height restrictions and also to the setback being measured from his home and not his property line. He said his yard would be unenjoyable due to noise and it could be dangerous for his family.
- d. In an email received March 17, 2022, Heidi Leerkamp said she is opposed to all changes which increase the height allowed for wind turbines or lessen setbacks from non-participating property or dwellings. She said a wind farm project might be considered a win for economic development but would be a long term drain on the health and welfare of our county. She said these projects greatly impact their daily quality of life and enjoyment of their home property. They negatively affect their ability to operate their family

farm as well as the values of their home and farm properties. She mentioned negative impacts on area infrastructure and little benefit for local jobs related to the wind farms. She said that both physical and mental health are negatively impacted by living under and around moving structures of an unprecedented size. She expressed concern about decommissioning of the wind turbines. She asked that no more wind projects be approved in our area and no increases be made to the current wind turbine height limits, and no decreases to the turbine setback limits be made.

- e. In an email received March 17, 2022, Justin Leerkamp said that he is against any increase above the current height restriction on wind turbines. He said that further and larger setbacks from property lines, not just occupied dwellings would be welcome, but increases in height will only add to further problems for rural residences, and property values for rural homes. He expressed concern about the decommissioning of wind turbines. He said his biggest objections to increasing height is both noise and shadows from the blades, both during the day and from the lighting systems at night bouncing off the blades. He said he supports the use of new lighting systems that are activated when aircraft are near, but questions how effective this will be when areas south east of Willard airport are in the ILS path of its runways.
- f. In an email received March 17, 2022, David Happ said he supports adding the ADLS lighting requirements to the ordinance. He said he does not support increases to maximum height of the turbines. He said that Champaign County should change their ordinance to specify a separation distance of 3,250 feet from any residence, and one-half mile from any property line, and he does not think a property owner should be allowed to waive these requirements. He said that increasing the maximum tower height and supporting lower separation distances, is exactly the opposite of what people who have lived near windfarms in the past have asked for.
- g. In an email received March 17, 2022, Todd Horton said that there is insufficient concern to remedy shadow flicker in the Zoning Ordinance.
- h. In an email received March 17, 2022, Darrel and Regina Rice said it makes no sense to them to take ground in this part of the country out of production for a wind farm. They don't want to see it, hear it, farm around it, and they don't want it near their homes or on their land. They asked for reasonable height limits on the turbines, and to increase the setbacks beyond what is currently being considered.
- i. In an email received March 17, 2022, Donald Carter expressed concern about health impacts due to insufficient setbacks and noise from the turbines. He is concerned about decreased property values due to wind farms, infrastructure damage and harm to productivity of farm ground where turbines are located, and with ongoing maintenance of turbines as deterioration had been experienced in other nearby windfarms.

AS APPROVED

- j. In an email received March 17, 2022, Cary and Pam Leerkamp said they have concerns about decreasing property values and asked that the ZBA consider the welfare of county residents.
- k. In an email received March 17, 2022, Traci Bosch had concerns about Carle hospital helicopter safety as they maneuver around turbines. She is concerned about her water supply, noise, rural infrastructure during and after construction of the turbines, and permanent scarring of the soil and roads due to turbine construction. She asked for consideration of rural taxpayers and decreasing property values.
- l. In an email received March 17, 2022, Brandon and Sarah Hastings said they are opposed to having no height restriction on wind turbines. They expressed concern about debris being thrown from turbines, health issues caused by turbines, potential impacts on internet service, reduced property values, damage to fields and drainage tile, and how fee revenues from turbine projects would be used by the County.
- m. In an email received March 17, 2022, Michelle and Scott Wiesbrook said they had concerns about traffic during wind farm construction, having an unlimited height for wind turbines, noise, flicker, vibration, constructing wind farms on productive farmland, and decommissioning the turbines.
- n. In an email received March 17, 2022, Lynn Rice said the proposed unlimited height and short setback restrictions being proposed at tonight's meeting should be denied. She mentioned adverse health and sleep effects due to proximity to wind turbines, and said they should have a maximum height of 500 feet and minimum setback of 1.25 miles from homes.
- o. In an email received March 17, 2022, Josh Kamerer asked what would be done to alleviate any broadband/internet service interruptions as many have school age children who depend on internet access.
- p. In an email received March 17, 2022, Steven Herriott said that wind turbines are a blight on our beautiful countryside. He said turbine companies should be held to standards of fixing the roads they destroy.
- q. In an email received March 17, 2022, Tiffany Byrne said she had concerns about health impacts due to proximity to wind turbines. She also mentioned impacts on wildlife and livestock. She asked that the height limit not exceed the current 500 feet and that homes should be at least 1.25 miles away from wind turbines.
- r. In an email received March 17, 2022, Adam Watson said that he is in complete opposition of changing the wind tower height limit to unlimited and changing the setbacks.
- s. In an email received March 17, 2022, Natalie Thomas said she had concerns about noise from the turbines, having sufficient setbacks from the

- turbines, impacts on area communities, sleep deprivation and other health issues, travel safety and making sure roads are in good repair, decommissioning of wind turbines, impacts on wildlife, and public welfare.
- t. In an email received March 17, 2022, Jan Niccum said that she had concerns about decommissioning, road conditions, financial benefits to local communities from the wind farms, and reducing flicker and hum from the turbines.
 - u. In an email received March 17, 2022, Aaron Fenter said he had concerns about unlimited height and insufficient setbacks from wind turbines. He said the zoning department has a responsibility to the many rural residents to not allow anything that would detract from their quality of life, their comfort in their homes or the value of their properties.
 - v. In an email received March 17, 2022, Kate Boyer said she opposes wind farms, especially due to concerns with her health and that of her children. She said noise and flickering are major triggers for her seizures and for her children's autistic episodes, and living in the peaceful country has improved their health.
 - w. In an email received March 17, 2022, Stephen Smith said he opposes putting a wind farm in the area. He expressed concerns about road conditions, damaged field tiles, the hazard of wind turbines to agricultural air applications of seeds and chemicals, noise, strobe effect/lighting, blade breakage, and traffic increases from turbine construction.
 - x. In an email received March 17, 2022, Jennifer Miller, DVM, said she had concerns about the impacts of wind farms on livestock. She said that chronic stress may impact egg laying, rate of gain, milk production, fertility and stereotypies (cribbing and weaving). She said this can impact families raising the livestock. She asked for consideration of setback to property lines and not just to homes, and for noise levels below 39 decibels. She would like the height capped at 500 feet.
- (2) The following is a summary of testimony received at the March 17, 2022 ZBA public hearing for this case:
- a. Stephen Smith stated that he is against putting wind farms in and has several concerns: roads being destroyed during wind farm construction and not being repaired after, broken drainage tiles that are not always repaired, the hazard of wind turbines to agricultural air applications of seeds and chemicals, noise, turbine blade breakage, shadow flicker, and ice/snow shed. He said the turbines should be set back farther and setback should be measured from the property line.
 - b. William Boyer spoke on behalf of his mother, Kate Boyer. He said they have health concerns related to the wind turbines. She suffers from temporal lobe epilepsy, and several of her children are on the autism spectrum. One of the main reasons they purchased an isolated country

AS APPROVED

house was to bring relief to their health. Noise and flickering lights are major triggers for both her epileptic seizures and her children's autistic episodes. She said moving to the peaceful country was such an amazing transformation of mental and physical health. She asked that the County not allow wind turbines in the area.

- c. Dirk Rice said that the setback for non-participating residences should be at least twice that of participating residences. He spoke in favor of the Aircraft Detection Lighting System. He recommended against the proposed setbacks and said the turbines need to be much farther away from residences.
- d. Sarah Hastings said she opposed the unlimited height restriction. She provided articles, one of which said that a 300-foot wind turbine could throw debris 1,200 feet. She said that another article stated that wind turbines can cause health issues and interfere with radio, TV, satellite and radar signals. She also expressed concern about decreased property values.
- e. Kirk Allen said he was with Edgar County Watchdogs, expressed concern about property rights, and how the Zoning Act in the Illinois County Code stipulates the “authority to regulate and restrict location and use of structures for the purpose of promoting the public health, safety, morals, comfort, general welfare, conserving the value of property throughout the County.” He suggested that the Board review Zoning Ordinances from Christian County and Edgar County.
- f. Brian Armstrong, Attorney with the firm of Luetkehans, Brady, Garner & Armstrong, said he was speaking on behalf of numerous people in the audience and some who could not attend the meeting. He expressed concerns about noise, the insufficient setbacks proposed, and how turbine height should have a limit. He provided eight exhibits for the Board. He provided data from noise analyses done by Dr. Paul Schomer, acoustician. He encouraged the Board to adopt a setback of no less than 3,250 feet from a wind turbine. The following is a synopsis of those exhibits:
 - (a) Exhibit 1 was a publication by Health Canada (the department of the Government of Canada responsible for health policy) titled *Wind Turbine Noise and Health Study: Summary of Results* published 11/6/2014. The study was undertaken in two Canadian provinces, Ontario and Prince Edward Island, and included responses from 1,283 households in the vicinity of 18 wind turbine developments with a total of 399 wind turbines. The study consisted of three primary components which were as follows and with the following results:
 - i. An in-person questionnaire to randomly selected participants living at varying distances from wind turbine installations regarding self-reported sleep; self-reported illnesses and chronic diseases; self-reported stress; quality of life indicators; and annoyance. Wind turbine noise exposure was not found to be associated with self-reported sleep quality or with self-reported illnesses or self-reported stress or with any

- significant change in quality of life. Annoyance towards several wind turbine features (i.e. noise, shadow flicker, blinking lights, vibrations, and visual impacts) were statistically associated with increasing levels of wind turbine noise
- ii. Collection of objectively measured outcomes that assessed hair cortisol, blood pressure, and sleep quality. Exposure to wind turbine noise was not observed to be related to hair cortisol concentrations, blood pressure, resting heart rate, or measured sleep. Note that
 - iii. More than 4,000 hours of wind turbine noise measurement that supported the calculation of wind turbine noise at the residences in the study. The 1,283 residences were grouped into different categories of calculated outdoor A-weighted wind turbine noise levels of less than 25 dBA; 25 to <30dBA; 30 to <35dBA; 35 to < 40 dBA; and greater than 40dBA (but an inadequate sample size above 46dBA).
- (b) Exhibit 2 was a January 2017 paper in the journal *Sound & Vibration* titled *Health Effects from Wind Turbine Low Frequency Noise & Infrasound* by authors George Hessler (George Hessler Associates, Inc., Haymarket VA), Geoff Leventhall (consultant, Ashtead, Surrey, UK), Paul Schomer (Schomer and Associates, Inc., Champaign IL), and Bruce Walker (Channel Islands Acoustics, Camarillo, CA). This study by four experts concluded that infrasound (0 to 20 Hz) can almost be ruled as a potential mechanism for stimulating motion sickness symptoms but some additional research was recommended. Pending those results, the four authors recommended that an acceptable A-weighted noise level is all that should be required. In the paper the four authors also share their recommended noise limits for wind farms which are 35 to 39 dBA (Schomer) and 40 dBA (Leventhall and Hessler with Hessler having a 45 dBA maximum) and 45dBA (Walker).
- (c) Exhibit 3 was a paper titled *The Results of an Acoustic Testing Program, Cape Bridgewater Wind Farm Prepared for Energy Pacific* by Steve Cooper, *The Acoustic Group, A Review of this Study and Where it is Leading* by Paul D. Schomer, PhD., P.E.; Schomer and Associates, Inc.; Standards Director, Acoustical Society of America, and George Hessler, Hessler Associates, Inc. The paper is dated 10 February 2015. This paper reviewed a very limited study regarding the perceived effects of noise on three couples who lived between 650 meters and 1600 meters from the Cape Bridgewater wind farm in Australia. The Cape Bridgewater study found that the three couples could sense the operation of wind turbines in the wind farm even when there was no acoustical or visual stimulus from wind turbine operation and their reactions were

AS APPROVED

- correlated with the power output of the wind turbines. One of the couples was so affected by the wind farm emissions that they abandoned their home. The Cape Bridgewater study was too limited for the results to be generalized to the population, but the study did demonstrate a cause and effect relation at these locations.
- (d) Exhibit 4 was an excerpt of McLean County Zoning Board of Appeals minutes from 1/24/2018. The excerpt is the questioning of Dr. Schomer by Attorney Luetkehans and members of the Zoning Board of Appeals. The questioning focused on the various wind farm noise limits and the Cape Bridgewater study. Dr. Schomer stated his recommended noise limit for wind farm noise to be 38 to 40 dB.
- (e) Exhibit 5 is a report titled *A Cooperative Measurement Survey and Analysis of Low Frequency and Infrasonic at the Shirley Wind Farm in Brown County, Wisconsin* that was partially funded by the Wisconsin Public Service Commission and by Clean Wisconsin, a nonprofit environmental advocacy organization. Although the study was about the Shirley Wind Farm the results of the study were to be used in a pending wind farm proposed for St. Croix County, WI. The report was issued on 12/24/2012. Four acoustical consulting firms jointly conducted the study. The firms were Channel Islands Acoustics (principal Dr. Bruce Walker); Hessler Associates, Inc. (principals George and David Hessler); Rand Acoustics (principal Robert Rand); and Schomer and Associates, Inc. (principal Dr. Paul Schomer). Each consultant presented their individual findings in a separate Appendix but all agreed that in regards to the Shirley Wind Farm there was "...enough evidence and hypotheses given to classify low frequency noise and infrasound as a serious issue...it should be addressed beyond the present practice of showing that wind turbine levels are magnitudes below the threshold of hearing at low frequencies." Hessler Associates, Inc. recommended a noise limit of 39.5 dBA or less for the proposed St. Croix wind farm. Schomer and Associates recommended additional testing and if that was not possible they recommended a noise limit of 33.5 dBA or less for the proposed St. Croix wind farm, based on a 6 dB decrease in noise that the Navy used when dealing with severe noise induced nausea. Neither Channel Islands Acoustic nor Rand Acoustics made recommendations for the proposed St. Croix wind farm.
- (f) Exhibit 6 is an undated report titled *Proposed minimum siting distances for Livingston County Wind Farms* prepared by Schomer and Associates, Inc. The paper is an analysis of separation distances and calculated noise levels from existing wind turbines for the 1,283 dwellings in the Health Canada publication titled *Wind Turbine Noise and Health Study: Summary of Results* published 11/6/2014. The report divides the separations for 745 dwellings in the Health Canada study into nine separation categories from 1,500 feet to

- 3,750 feet. 493 dwellings in the Health Canada study were located further than 3,750 feet from a turbine and those dwellings are not included in this analysis. The 745 dwellings in this analysis were divided into 6 noise levels from 35 dB(A) to 40 dB(A). The report also included the results of a study by Minnesota Department of Commerce regarding international wind turbine noise limits for residences and the requirements of the American National Standards Institute (ANSI). The report concludes with a recommendation for a noise limit of 38dB(A) and a minimum separation of 3,250 feet.
- (g) Exhibit 7 is a report titled *Alta Farm Wind Project II, LLC, DeWitt County, Illinois, Property Value Impact Analysis: Residential improved and vacant agricultural land properties* by Kurt C. Kielisch of Forensic Appraisal Group of Neenah, Wisconsin, dated February 18, 2019. The report is a summary of a study contracted by DeWitt County Residents Against Wind Turbines group, represented by Atty. Phillip A. Luetkehans, Schirott, Luetkehans & Garner, LLC, Itasca, Illinois, to study the impacts that the proposed Alta Farms Wind Project II, LLC, would have on improved residential and vacant agricultural land values. The report has four parts: a literature study regarding wind farms and land use; a summary of wind farm value impact studies; an analysis of how residential property values are being impacted by a wind farm using paired sales analysis in the Twin Groves II wind farm in McLean, Illinois; and a multiple regression analysis on the impact of agricultural land values being impacted by the Twin Groves II wind farm. The impact studies found little to no evidence of an impact in wind industry and government supported studies, but found a “significant impact” from independent studies using a variety of valuation methods from paired sales analysis to multi-regression analysis. Losses amongst the nine independent studies that were completed between 2007 and 2015 ranged from 7.7% to 50% in value, with distances ranging from adjacent to a wind farm to within 3 miles of a wind farm. The report also indicated that “Agricultural land also is impacted by the presence of a wind farm losing -6.3% to -8.5% of its overall value if located within a wind farm.” For the proposed wind farm, the report concluded that “the presence of wind turbines in close proximity to residential properties and agricultural land will have a negative impact on property value and this impact is permanent. The magnitude of that impact will be dependent on the proximity of the wind turbines to the property, the disruption of the viewshed and disruption of the land use.”
- (h) Exhibit 8 is a PowerPoint presentation authored by Jerry Punch, Ph.D., titled “Wind Turbine Noise: Effects on Human Health” that was given to the Christian County, Illinois Zoning Board of Appeals on June 23, 2020. The presentation covered the following topics:
- Physical nature of wind turbine noise
 - Common health effects of wind turbine noise exposure

AS APPROVED

- Research evidence that wind turbine noise causes adverse health effects
- Methods of limiting wind turbine noise
- Standards and guidelines relevant to wind turbine noise

Recommendations included maximizing setback distance and minimizing noise levels. Dr. Punch provided numerous citations for recommended setback and noise levels, but did not make recommendations himself.

- g. Ted Hartke communicated his personal experience with how turbine noise caused him and his family to move from a perfectly good home in Vermilion County. He recommended that Champaign County adopt a setback of no less than 3,250 feet from a wind turbine based on Dr. Schomer's noise analyses. He said he supports a 500 foot limit on the turbine height.
- h. Darrell Rice said that it makes no sense to them to take ground in this part of the country out of production for a wind farm; they don't want to see it, hear it, farm around it, have it near their homes or on their land. He asked the Board to place reasonable height limits on turbines and increase the setbacks beyond what is being considered.
- i. Benjamin Rice said that he wants his family to be able to enjoy their entire seven acres of land. He expressed concerns about noise, safety from turbines breaking apart and throwing ice, and the height of the turbines. He asked for consideration of their rights and getting to enjoy peace and quiet in the country.
- j. Brad Shotton asked the Board to give them a voice in order to preserve the properties they have. He would like increased setbacks, a limit on the wind turbine height, and asked the Board not to accept the proposal before them. He expressed concern about noise, vibrations, and shadow flicker.
- k. Ed Decker said it would be totally irresponsible to give the wind turbine an unlimited height, and he would like the Board to keep it at the 500 feet height limit. He said he thinks the 3,250 feet has come up several times tonight for the setback, and he thinks that would be a reasonable setback, and he thinks that needs to be from each property line as well as each dwelling. He expressed concern about noise and property values.
- l. Kelly Vetter said that she thinks there is a conflict of interest that the wind company's engineer oversees the decommissioning estimates for the existing wind farm. She asked that Champaign County do what other counties have done, which is to make ordinances that prevent a wind farm from even coming in.

-
- m. Todd Horton said that he is really concerned that an incompatible land use would be something, that creates flickering lights coming through the windows of their homes. He said when it comes to shadow flicker, there is no standard for what an acceptable reduction of shadow flicker is, but they don't have anything in the current Zoning Ordinance that says anything is enforceable, other than the wind farm project developer provides a shadow flicker study, but it doesn't say the wind farm project developer has to follow the study. He said that he hopes the wind turbines are not allowed to be taller.
- n. Don Carter said that there is a company, NextEra Energy, that is planning a wind farm on 50,000 acres south of Philo, Sidney and Homer. He said the Board members are the residents' champions; the Board is the one that stands between the residents and people that many of the residents feel would ill-use that land out there. He asked the Board to take up their case, take up their cause by passing responsible aspects of this ordinance that is before them.
- o. Charlie Mitsdarfer said he is really worried about the height, and even more concerned about the setbacks. He said these are an eyesore, and he is worried about property values and mitigating existing land problems caused by wind farm construction. He said roads are in poor shape and there are broken field tiles, and the land will never be what it was before that construction. He said he has heard of issues with well water. He questioned the unlimited height proposed, and asked for a one-mile setback from turbines.
- p. Justin Leerkamp said he farms in the Douglas County area adjacent to many of these windmills, and he feels that the setback multiplier is not large enough having worked under these 600 foot towers. He said if we do use a multiplier, to increase the height, it should not be linear, it should be exponential as the height increases. He said the purpose of that would be to reduce the shadow flicker. He said he really doesn't feel that the height increase is warranted at this time; he feels that the 500 foot limit has worked for this county. He said he is in favor of lighting mitigation.
- q. William Mitsdarfer said he hears people complain about the railroad a lot, or living next to a grain elevator. He said he understands that it's probably noisy and dirty or whatever, but that elevator or railroad were there before the house was or the town, so people knew that when they moved there. He said their homes are there now and there's no windmills. He saw no good in having windmills.
- r. Traci Bosch said she is just 3-3/4 miles from the Douglas County windmills. She said they sound like a constant blowtorch, and urged the Board to drive out to a windmill and listen before making any decisions. She said that the Board should talk to residents of northern Champaign County about what it is like when a turbine blows apart. She expressed

AS APPROVED

concerns about road conditions, property values, and impacts on school and fire station revenues.

- s. Daniel Herriott asked the Board to consider Dekalb County's wind farm ordinance, which has a setback that is six times the turbine height and allows zero flicker on non-participating neighbors. He said the height limit should be kept at 500 feet.
- (3) The following is a summary of communications received between March 18 and April 1, 2022 for this case:
- a. In an email received March 18, 2022, Mick & Mary Schumacher said they had concerns about the height of the towers, designed setbacks, and setbacks from neighboring property owners.
 - b. In an email received March 29, 2022, Ted Hartke provided citations supporting a 39 dBA maximum noise limit because 40 dBA begins adverse health impacts.
 - c. In an email received March 29, 2022, Don Carter stated he is opposed to the proposed changes in turbine heights and setbacks. He would like to maintain the current 500 foot height limitation in the ordinance, and increase the setback to the property line of non-participating land owners to 3,250 feet. He agrees with the adoption of county-level AIMA standards and adding aircraft detection lighting systems for wind turbines. He agrees with the proposed increase in turbine fees, and thinks the fee should be even higher.
 - d. In an email received March 29, 2022, Michael Mooney is opposed to having more wind farms in the county. He expressed concerns about damage to field tiles and ruined roads due to wind farm construction.
 - e. In an email received March 29, 2022, Gary Place expressed concerns about wind farms effects on safety and quality of life. He would like to keep the current 500 foot height limit, would like to have a 3,250 foot setback to non-participating landowners' property lines, and have a noise limit of 38 dBA.
 - f. In an email received March 30, 2022, Shannon Reel expressed concerns about noise, sleep deprivation, loss of home value, and flicker from the wind turbines. She is against removing the 500 foot height restriction and in favor of setback to a non-participating property line of 6 times the height of a turbine.
 - g. In a second email received March 30, 2022, Shannon Reel expressed concerns about roads not getting repaired and the County not having enough money to repair the roads once wind farm construction has occurred. She urged the County to deny the proposed changes.

-
- h. In an email received March 30, 2022, Drs. Andrew & Jennifer Miller stated they are opposed to changing the setbacks and the height of wind turbines. They feel the setback from property lines should be 3,250 feet and the height of turbines limited to 500 feet.
- i. In an email received March 30, 2022, Darrel Rice expressed concern about water quality related to bedrock damage caused by wind turbine installation and underground vibrations from turbines. He also mentioned concerns about shadow flicker, effects on bats and honeybees, adverse health impacts of wind turbines. He asked that the 500 foot height limit be maintained and that the setback requirements be extended to the property lines and be extended in distance.
- j. In an email received March 31, 2022, Justin Leerkamp said he does not support an unlimited height for turbines. He thinks setbacks should increase in distance and also be measured from property lines, not residences. He supports the adoption of the Agricultural Impact Mitigation Agreement, and suggested that the proposed fee increases be increased even more. He said he supports the adoption of the ADLS lighting system.
- k. In an email received March 31, 2022, Todd and Sharon Herbert said they would like the 500 foot wind turbine height maintained, and the setback to be increased to 3,250 feet from the neighboring property lines. They are also in favor of the aircraft detection system. They expressed concerns about broken drainage tiles and roads caused by wind farm construction.
- l. In an email received March 31, 2022, Michelle and Scott Wiesbrook asked to maintain the current wind turbine height limit at 500 feet. She supports the adoption of the county-level Agricultural Impact Mitigation Agreement and aircraft lighting detection systems. She thinks the fees should be increased even higher than what is currently proposed. She expressed concern about groundwater quality.
- m. In an email received March 31, 2022, David Happ said he supports the Right to Farm Resolution. He does not support changing the maximum allowable wind turbine height of 500 feet. He does not think that the minimum required separation should be a factor of tower height; it should be 3,250 feet. He said he supports aircraft lighting detection systems and Agricultural Impact Mitigation Agreements. He supports the proposed fee increase.
- n. In an email received March 31, 2022, Tiffany Byrne said that she supports a setback of 6,600 feet from non-participating dwellings. She said that the height limit should remain unchanged.
- o. In an email received March 31, 2022, Brandon and Sarah Hastings asked that the height limit for wind turbines be kept at 500 feet. They expressed concern about groundwater quality, ice throw, noise, and flicker. They support aircraft lighting detection systems and Agricultural Impact

AS APPROVED

Mitigation Agreements. They support the proposed increase in fees and think they could be even higher.

- p. In an email received March 31, 2022, Traci Bosch expressed concern about safety of pilots who spray crops and fly emergency helicopters in wind turbine areas.
 - q. In an email received March 31, 2022, Stephen Smith asked that height of turbines be limited to 200 feet. He supports an increase in the setback to the non-participating landowners' property lines. He expressed concern about shadow flicker.
 - r. In an email received March 31, 2022, Doug Downs said he opposes changing the height limitation. He would like to see the setback increased to 3,250 feet.
 - s. In an email received March 31, 2022, Kris Petersen described flying conditions and the dangers wind turbines impose on their aerial application service. He said allowing the turbines to be taller will make their jobs more dangerous and less efficient. He said he had concerns about the aircraft lighting detection systems and how they might impact pilot safety.
 - t. In an email received March 31, 2022, Mike Lockwood expressed concern about possibly being surrounded by wind turbines, light pollution, and impacts on his quality of life. He favors longer setbacks than those proposed, and favors keeping the current 500 foot height limitation.
 - u. In an email received April 1, 2022, Heidi Leerkamp asked that the ZBA abandon the proposed changes to special use permits for industrial wind energy complexes. She asked that wildlife and best prime farmland be more thoroughly studied before allowing any more wind turbines in the County.
- (4) The following is a summary of testimony received at the March 31, 2022 ZBA public hearing for this case:
- a. Jed Gerdes stated he is opposed to having wind farms in Champaign County, and that our area's prime farmland should be protected from that kind of development. He said he supports a 1.25 to 1.5 mile setback. He expressed concern about broken drainage tiles, noise, and decreased property values.
 - b. Michael Mooney said that he does not think it prudent to put wind farms on prime farmland. He expressed concern about broken drainage tiles and bad roads caused by wind farm construction.
 - c. Kelly Vetter offered to put together a citizen's taskforce to assist the County Board with their decision making regarding wind turbines.
 - d. Dennis Riggs said that the 500 foot height limit should be maintained, and a setback of at least 3,250 feet from property lines should be established to

-
- protect against the problem of unsightliness, noise, air pressure fluctuations, and light flicker. He expressed concerns for broken drainage tiles and bad roads, and supports strong Agricultural Impact Mitigation Agreements and decommissioning agreements.
- e. David Reel asked for a moratorium on any new wind turbines for at least 18 months in order to ensure that any revisions to the wind ordinance are not hastily done without due diligence as to what is in the best interest of the county. He said he does not feel the current setback requirements are sufficient.
 - f. Kris Petersen said he is a pilot and expressed concerns for pilot safety in wind farms and more so if taller turbines are allowed.
 - g. Roger Negangard expressed concerns about decommissioning and letting the wind companies keep anything in the ground below 46 inches; he thinks they should remove all they put into the ground. He said there needs to be a longer setback and that the height of the turbines needs to be limited.
 - h. Jennifer Eisenmenger said she is very concerned about the environment. She asked what would happen to mitigation plans when wind farms go out of business.
 - i. Heidi Leerkamp asked that the ZBA abandon the proposed changes to special use permits for industrial wind energy complexes. She asked that wildlife and best prime farmland be more thoroughly studied before allowing any more wind turbines in the County.
 - j. Brian Schluter said he is the Compromise Township Road Commissioner. He expressed concern about sufficient setbacks and height, and he does not favor a blanket ordinance.
 - k. Aaron Fenter said that height limitations should be reviewed periodically rather than allowing an unlimited height. He believes that property values will decrease for residences in a wind farm area. He believes that Champaign County should look at Livingston County's ordinance as an example if they are going to change the current requirements.
 - l. Adam Watson said he believes changing to an unlimited height would be irresponsible. He said that he feels their county should be the most concerned about the health and safety of its residents. He said he is in agreement with needing to use aircraft detection lighting systems.
 - m. Stephen Smith said he would like to recommend would be keeping these windmills under 200 feet if they do put them in the area, which would reduce harmful, environmental, and aesthetic impact, and it would also keep from the shadow flicker occurring.

AS APPROVED

- n. Dirk Rice said that as he looks at the proposal for these changes in the regulation and there is no science behind it. He expressed concern for property values, setback and height requirements.
 - o. Charlie Mitsdarfer said that he has a couple concerns with the Agriculture Impact Mitigation Agreement, and he agrees that it is important, but he has a lot of reservations about how it is going to get enforced. He expressed concerns about returning the soil to its prior condition once wind turbines are removed. He also was concerned about drainage and about crop productivity if the wind turbines affect his ability to spray, and about declining property values due to wind turbines.
 - p. Justin Leerkamp said he generally supports the Agricultural Impact Mitigation Agreement, but was concerned about its ability to be enforced. He suggested increasing the fees even more and to use part of those fees to enforce the AIMA. He expressed concern for having enough money in the escrow for decommissioning wind turbines. He said that he doesn't support an increase in height, and he doesn't feel their current setbacks are large enough. He said he would like to see more studies on property values.
 - q. Darrell Rice asked the Board to give them the best possible restrictions to ensure their lives are the most pleasant they could have living within a wind farm footprint, including lower height limits and larger setbacks. He expressed concern for shadow flicker, road conditions and drainage related to construction of wind turbines.
 - r. Ted Hartke began a presentation, but due to time limits, he agreed to do his presentation at the next meeting on April 14th.
- (5) The following is a summary of communications received between April 2, 2022 and April 14, 2022 for this case:
- a. In an email received April 12, 2022, Kim Decker provided a list of some locations, sources, or reports that have or are recommending more than one mile setbacks from wind turbines.
 - b. In an email received April 14, 2022, Matthew Herriott said he was opposed to wind turbine height limits above 500 feet. He said the proposed setback is insufficient to protect the safety and wellbeing of residents. He suggested using Livingston County's ordinance as an example. He said he supported the aircraft lighting detection system, but wondered how well it would work due to the airport. He suggested that the proposed fee increase could be higher and could be used to ensure complaints are addressed. He said he supports the Agricultural Impact Mitigation Agreement if the guidelines are enforced.
- (6) The following is a summary of testimony received at the April 14, 2022 ZBA public hearing for this case:
- a. Ted Hartke said the ICPB noise limits don't address health issues, only annoyance. He said Dr. Schomer, who helped make these standards, said

the ICPB noise levels do not protect health and he said the maximum noise limit from wind turbines should be 39 dB or less. Mr. Hartke gave a presentation citing various sources and testified about his family's negative experience with noise from wind turbines that forced them out of their home. He said that if the Board put the setback at 3,250 feet away and the wind company would want to make the setback at 2,500 or 3,000 feet away, this would put the citizens who live in the wind farm in control, and they would get to decide if they would want to sign off on noise, shadow flicker, and property value loss – the citizens could negotiate that themselves.

Regarding turbine height limits, Mr. Hartke said the taller wind turbines have a longer blade and the blade would flex more causing the low frequency increase along with the thumping and pulsation noise, which is going to be more disturbing.

- b. Margie Kolter recommended that people go out to a wind farm area and listen to the noise and feel the vibration that turbines cause. She expressed concern about decommissioning costs and the possibility that the wind companies will go bankrupt and leave the equipment behind. She said that the wind farms are taking prime farm ground and putting concrete in, affecting the drainage, and then they are affecting these peoples' lives.
- c. Phil Luetkehans stressed the importance of having sufficient setbacks to protect the health, safety, and welfare of residents and their property values. He said that he thinks anywhere in that setback range of 3,000 feet to 3,250 feet they would probably give a significant protection to residents. He spoke of the probable decrease in property values attributable to proximity to wind turbines. He made a few recommendations for changing the County wind farm ordinance to better protect the County and its residents.
- d. Steve Littlefield, a real estate agent, provided five examples of property values for lots that had sold between 2012 and the present in the California Ridge wind farm area. His overall takeaway was that property values are negatively impacted by proximity to wind turbines.
- e. Kim Decker said that she would like to have a longer setback, and that the setback should be measured between the turbine and the property line, not to the residence. She provided a list of several dozen setbacks that have been adopted in the US and abroad. She said she is asking the Board to do the responsible thing and in her opinion that is to vote down the proposition they have before them and hopefully revamp this whole process of setbacks and wind height.
- f. Matthew Herriott said he is opposed to a tower height taller than 500 feet and suggested that Champaign County take a closer look at Livingston County's ordinance for height and setback. He expressed support for the ALDS lighting, but questioned how often the lights would actually be off given airport traffic. He suggested that the fee increase should be even higher, and that the higher amount be used in part to have an enforcement

AS APPROVED

officer dealing with complaints about wind and solar farms. He said he supports the Agricultural Impact Mitigation Agreement if it is correctly enforced. He recommended that the Champaign County Zoning Board deny the current proposed changes to the ordinance regarding turbine height and setback distance.

- g. Brandon Hastings said the height restriction should stay at 500 feet, setbacks should be 3,250 feet or six times the height, whichever is greater to match Livingston County regulations, but it should measure setback from the property line rather than from the residence. He said he thinks the zoning should eliminate the chance of shadow flicker for non-participating parcels. He expressed concern about how big an issue drainage is, and that the Agricultural Impact Mitigation Agreement should include that. He said that fees should be huge, and escrow accounts should be established not only for decommissioning, but for drainage issues and road repair.
 - h. Kelly Vetter urged the Board to consider the possibilities of the unintended consequence as related to protecting water resources from wind farm development.
 - i. Steven Herriott said he thinks the height needs to be maintained at 500 feet. He said he feels that sometimes we are doing things to encourage or bend over backwards to help these wind companies, and he doesn't think it is our responsibility to encourage them to come but to let them conform to what we need out there in the country. He said if by chance the turbines get higher, we need to go with six times the height in setback, and measure from the property line and not the residence.
- (7) The following is a summary of communications received between April 15, 2022 and May 26, 2022 for this case:
- a. In an email received May 2, 2022, Ted Hartke provided four documents that he asked to be distributed to the ZBA and ELUC members. The documents were distributed and added to the Documents of Record.
 - b. At the May 5, 2022 ELUC meeting, Mary King distributed three handouts, which have been distributed to the ZBA and added to the Documents of Record.
 - c. In an email received May 26, 2022, Mike Lockwood said he favored significantly increased setback distances. He said he was opposed to increasing the allowed height of wind turbines. He asked for more power for homeowners in the approval process and less power for those landowners who do not live in the area.
- (8) The following is a summary of testimony received at the May 26, 2022 ZBA public hearing for this case:
- a. Stephen R. Smith read a statement on behalf of his neighbor, Kelly Vetter, who said it is time to slow down the current monstrosities of wind turbines trying to come into their backyard and think this through. She supported

- taking a legacy view that fits the landscape, their values, and generations to come. Mr. Smith said he supports a minimum separation of 3,250 feet from the property line and keeping the 500 foot maximum height for wind turbines.
- b. Randy Wells shared his experience with the Douglas County windmills that are as close as .75 mile from his home. He talked about construction issues and bad road conditions due to the wind turbine development. He is concerned that money will not be there for decommissioning when the time comes. While he has not experienced adverse health impacts, he has experienced the noise and flashing lights from the turbines.
 - c. Lisa Ellis said she is an Edgar County Board member, and offered advice about revising the wind ordinance. She said that Edgar County adopted a 3,250 foot setback to the structure, but the wind company can negotiate with individual landowners to have a reduced separation that cannot be less than 1,000 feet. She said the ordinance should consider local roads, drainage tile, and emergency services. She said Edgar County does not have a height restriction on wind turbines. She said she lives about 25 miles from the nearest turbine, and can hear it and see it from her home.
 - d. Ted Hartke reviewed the four documents he submitted that were distributed as part of Supplemental Memo #2 dated May 17, 2022. He referred to testimony by Dr. Schomer that a limit of 39 dba is needed to mitigate adverse health effects. He said that Dr. Schomer testified that taller turbines will cause more infrasound, and that turbines are louder at night than during the day, with a difference of 3 to 6 dba. He testified about his own story of having to leave his home due to the wind turbines built near his home. He summarized by saying he supports a noise level of less than 39 dba, supports setbacks at 3,250 feet or 6.5 times the blade tip height, supports waivers for setbacks for individual landowners, and wants more consideration for infrasound.
 - e. Roger Henning Jr said that he supports a setback of 3,250 feet. He has bought property for future development by family members, and wants them to be able to build on any part of the property, so he supports the setback being to the property line and not the structure.
 - f. Todd Herbert supports maintaining a less than 500 foot height maximum, and supports a setback of 3250 feet or 6 times the height measured from the property line. He thinks it is a bad decision to allow individual waivers to allow a setback of 1,000 feet. He agrees that a setback of 1.25 miles would be best. He supports the aircraft lighting detection system. He expressed concern about drainage tile and supports a setback from the very fragile Drainage District tiles. He said there would be no farming if there was no tile.

AS APPROVED

- F. Paragraph 2.0 (f) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected.

The proposed amendment is consistent with this purpose.

- G. Paragraph 2.0 (g) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to establish, regulate, and limit the building or setback lines on or along any street, trafficway, drive or parkway.

The proposed amendment is not directly related to this purpose.

- H. Paragraph 2.0 (h) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the intensity of the use of LOT areas, and regulating and determining the area of open spaces within and surrounding BUILDINGS and STRUCTURES.

The proposed amendment is not directly related to this purpose.

- I. Paragraph 2.0 (i) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to classify, regulate, and restrict the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES.

The proposed amendment is consistent with this purpose.

- J. Paragraph 2.0 (j) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to divide the entire County into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance.

The proposed amendment is not directly related to this purpose.

- K. Paragraph 2.0 (k) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to fix regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform.

The proposed amendment is consistent with this purpose.

- L. Paragraph 2.0 (l) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prohibit USES, BUILDINGS, or STRUCTURES incompatible with the character of such DISTRICTS.

The proposed amendment is consistent with this purpose.

- M. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or

remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The proposed amendment is not directly related to this purpose.

- N. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban USES.

The proposed amendment is consistent with this purpose.

- O. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The proposed amendment is not directly related to this purpose.

- P. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed amendment is not directly related to this purpose.

- Q. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed amendment is consistent with this purpose.

- R. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed amendment is consistent with this purpose.

17. The proposed text amendment **WILL** improve the text of the Zoning Ordinance because it **WILL** provide:
- A. A classification which allows WIND FARMS and WIND TOWERS to be developed while establishing minimum requirements that ensure the purposes of the Zoning Ordinance will be met.
 - B. A means to regulate an activity for which there is demonstrated demand.

18. ZBA member Tom Anderson appreciated the handout titled *Wind Turbine Noise: Effects on Human Health* by Jerry Punch that was LBGGA Exhibit 8. In particular, Mr. Anderson appreciated the following:

- A. Slide 10 regarding noise and stated that wind turbine noise is an annoyance (and therefore a nuisance) to a substantial percentage of the population.
 - B. Slide 30 which stated as follows:
 - (1) To protect human health, recommendations in the literature for industrial wind turbine setback distances range from 0.5 to 2.5 miles and the distance most often recommended by researchers is 1.25 miles.
 - (2) Recommendations in the literature typically limit noise levels to 30 – 40dBA Leq and some local ordinance support limiting noise levels to 5 – 10 dB above prevailing background noise levels.
 - C. Slide 31 which recommended the following to limit wind turbine noise:
 - (1) Maximizing setback distance and that typical setbacks of a half-mile or less are not adequate to protect general health and well-being.
 - (2) Minimizing the noise level but regulations based on noise level are difficult to implement and because noise modeling is imprecise and often underestimates noise level, noise levels of industrial wind turbines should always be verified post-construction.
 - D. Slide 32 which had the following additional considerations:
 - (1) Low-frequency noise levels are typically not masked by wind or other noises and cannot be controlled effectively by barriers so that distance is the only practical means of achieving acceptable noise levels.
 - (2) Wind turbine noise easily crosses property lines so setback distances should be based on the acceptable noise levels at property lines and not just at the residence.
19. Regarding Part 2.B. of the text amendment regarding the proposed change to maximum WIND FARM TOWER HEIGHT:
- A. Regarding the existing Zoning Ordinance maximum WIND FARM TOWER HEIGHT:
 - (1) Existing Zoning Ordinance Section 6.1.4D.5. limits maximum WIND FARM TOWER HEIGHT to less than 500 feet and was adopted in Ordinance No. 848 (Zoning Case 634-AT-08 Part A) on 5/21/09.
 - (2) Existing Zoning Ordinance Section 6.1.4D.1.b. requires each Zoning Use Permit Application for a WIND FARM TOWER to include a certification by an Illinois Professional Engineer or Illinois Licensed Structural Engineer that the foundation and tower design of the WIND FARM TOWER is within accepted professional standards given local soil and climate conditions.
 - B. The California Ridge Wind Farm was approved by the Champaign County Board on 11/17/2011 with a hub height of 100 meters (328 feet) and a rotor diameter of 100 feet meters (328 feet) for an overall WIND FARM TOWER HEIGHT of 492 feet.
 - C. The Sapphire Sky Wind Farm was approved by the McLean County Board on 7/14/2021 with a with a hub height of 105 meters (344.4 feet) and a rotor diameter of 150 meters (492

feet) for an overall WIND FARM TOWER HEIGHT of 591 feet. The Harvest Ridge Wind Farm recently approved in Douglas County has a similar height.

- D. The National Renewable Energy Laboratory (NREL) Technical Report NREL/TP-5000-73629 titled Increasing Wind Turbine Tower Heights: Opportunities and Challenges dated May 2019 reviewed opportunities, challenges, and potential associated with increasing wind turbine tower heights focused on land-based wind energy and concluded the following:
- (1) Wind resource quality (wind speed) improves significantly with height above ground. Over large portions of the country, annual average wind speed doubles and sometimes triples when moving from 80-meter hub heights to 160-meter hub heights. Hub height is the mid-point of the rotor (blades).
 - (2) Wind speed differences translate to sizable capacity factor (actual power output divided by optimal power output) improvements.
 - (3) Higher hub heights (110 meter to 140 meter) are often preferred in more moderate wind speed regions. Champaign County is generally considered a moderate wind speed region.
 - (4) The highest nameplate capacity turbine considered in the study (4.5 megawatts) has a greater preference for 140-meter hub heights than similar 3-megawatt class turbines.
 - (5) The “business-as-usual” (BAU) turbine considered in the study is expected to be the average turbine installed around the United States by 2030. The BAU turbine has a nameplate capacity of 3.3 megawatts and a rotor diameter of 156 meters and was considered at the hub heights of 110 meters with an overall WIND FARM TOWER HEIGHT of 617 feet; a hub height of 140 meters with an overall WIND FARM TOWER HEIGHT of 715 feet; and a hub height of 160 meters with an overall WIND FARM TOWER HEIGHT of 781 feet.
 - (6) The analysis found diminishing returns from hub height increases to 140 meter and subsequently to 160 meters.
 - (7) The report notes that the analysis was limited to hub heights of 80 meters, 110 meters, 140 meters, and 160 meters but in many cases the real-world preferred tower heights will likely fall between those points.
 - (8) To realize taller wind turbine towers, an array of potential concepts remain in play relying on various materials spanning from rolled tubular steel, concrete, lattice steel, and hybrid designs.
- E. Based on current practice in nearby counties and on the National Renewable Energy Laboratory (NREL) Technical Report NREL/TP-5000-73629 titled Increasing Wind Turbine Tower Heights: Opportunities and Challenges, the following seems clear:
- (1) Any new wind farm proposed in Champaign County in the next decade will likely have an overall WIND FARM TOWER HEIGHT between 591 feet (the same as the Sapphire Sky and Harvest Ridge wind farms) and 715 feet (assuming a rotor diameter of 156 meters and a hub height of not more than 140 meters).

AS APPROVED

- (2) A height of 715 feet is achievable based on the typical limit of 4.3 meters width for tower base diameter (based on transportation requirements) and using conventional tubular steel tower technology.
 - (3) Adopting a maximum WIND FARM TOWER HEIGHT of less than 715 feet at this time would result in an artificial limit on WIND FARM development in Champaign County.
- F. If the proposed no maximum WIND FARM TOWER HEIGHT is adopted, Champaign County would not be the only Illinois county to not have a maximum WIND FARM TOWER HEIGHT. At least six other Illinois counties (Boone, Fulton, LaSalle, Peoria, Woodford, and Vermilion) have no specific height limit for wind farm towers and Logan County limits wind farm tower height to 750 feet.
 - G. Adopting a no maximum WIND FARM TOWER HEIGHT is the same as the current Zoning Ordinance approach to tower height in general, in which there is no maximum tower height but any tower height over 100 feet must be approved by the Zoning Board of Appeals in a special use permit, the same kind of approval required for a WIND FARM.
 - H. Existing Zoning Ordinance Section 6.1.4D.1.b. requires each Zoning Use Permit Application for a WIND FARM TOWER to include a certification by an Illinois Professional Engineer or Illinois Licensed Structural Engineer that the foundation and tower design of the WIND FARM TOWER is within accepted professional standards given local soil and climate conditions. Safety of wind farm towers will always be an issue and will always be certified regardless of WIND FARM TOWER HEIGHT.
 - I. WIND FARM TOWER HEIGHT is not related directly to noise and Zoning Ordinance Section 6.1.4I. has limits for the allowable noise level from a WIND FARM. Adopting a no maximum WIND FARM TOWER HEIGHT will have no impact on the allowable WIND FARM noise level.
 - J. WIND FARM TOWER HEIGHT is directly related to shadow flicker and Zoning Ordinance Section 6.1.4M. has limits for the allowable shadow flicker. Adopting a no maximum WIND FARM TOWER HEIGHT will result in shadow flicker being controlled the same as it is today.
 - K. Existing Zoning Ordinance Section 6.1.4H includes standard conditions to mitigate electromagnetic interference, including consultation with applicable microwave transmission providers and local emergency service providers.
 - L. Existing Zoning Ordinance Sections 6.1.4J. and L. includes standard conditions for endangered species consultation and acceptable wildlife impacts, including consultation with the Illinois Department of Natural Resources and other qualified professionals such as ornithologists and wildlife biologists.
 - M. Regarding radar detection of severe weather events including tornadoes, Champaign County is far enough from the NWS doppler radar at Lincoln, Illinois that there will be no

interference from wind turbines. The Lincoln weather station is approximately 50 miles (80 km) from the western Champaign County line.

- (1) The NOAA National Weather Service Radar Operations Center (ROC) has acknowledged that radar interference has occurred due to wind turbines and has created an online resource titled “How the ROC Analyses Wind Turbine Siting Proposals” that outlines how ROC does a case-by-case analysis of proposed wind farm developments. “The ROC has developed a four zone scheme that takes terrain, distance, and the number of elevation angles impacted into account: no build, mitigation, consultation, and notification.”
 - a. The No Build Zone is a four kilometer radius around the radar station in order to avoid “the potential for serious impacts, including turbine nacelles blocking the radar beam and potential receiver damage if sited in the radar’s near field.”
 - b. The Mitigation Zone “is the area between 4 km and 36 km where a 160-meter turbine would penetrate more than one elevation angle.” There is the “potential for moderate to high impacts” and the ROC “will work with the developer to get detailed project information, do a thorough impact analysis, and discuss potential mitigation solutions.”
 - c. The Consultation Zone “is the area between 4 km and 36 km where a 160-meter turbine only penetrates the first elevation angle or when a 160-meter tall turbine will penetrate more than one elevation angle between 36 km and 60 km. Due to the increased potential for impact to operations the ROC is requesting consultation with the developer to track the project and acquire additional information for a thorough impact analysis.”
 - d. The Notification Zone “is the area between 36 km and 60 km where a 160-meter tall turbine will only penetrate one elevation angle, or any area beyond 60 km that a 160-meter tall turbine is in the radar line of site (RLOS). Since impacts are typically minimal beyond 60 km and workarounds are available for penetration of only one elevation angle, the ROC is making consultation optional; however, NOAA would still like to know about the project.”
20. A Resolution of Protest was received from the Village of Philo on May 19, 2022. A municipal protest triggers the requirement for a three-fourths majority vote at the County Board rather than a simple majority for approval of the text amendment. The Village of Philo indicated the following reasons for protesting the text amendment:
- A. The text amendment will “increase the height of wind turbines creating increased noise levels, visual intrusion, visual blight, diminished television, radio, and internet reception, negative effects on birds and other wildlife, compromised public safety, particularly during storm events, and nuisances.”
 - B. The text amendment will “create insufficient spacing of wind turbines from residences and/or principal buildings regardless of whether they are participating or non-participating thereby exposing residences and buildings to noise, visual blight, visual intrusion, safety, compromised television, radio and internet reception, and nuisances.”

C. In response to the concerns in the Resolution of Protest, P&Z Staff provided additional evidence as new Items 19.K., L., and M.

21. The ZBA is convinced that the existing minimum required separation to a principal structure is inadequate and should be increased to at least 3,250 feet from property lines.
22. The ZBA is convinced that the existing Illinois Pollution Control Board noise limit is inadequate and a noise limit of 39 dBA (audible) at the property line would better protect Champaign County residents.
23. The ZBA is convinced that the existing Illinois Pollution Control Board noise limit is inadequate and a noise limit of 80dB (for infrasound) at the property line would better protect Champaign County residents.

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 17, 2022, March 31, 2022, April 14, 2022, and May 26, 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 and 6.
 - 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, 7, 8 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).

DOCUMENTS OF RECORD

1. Legal advertisement for Case 037-AT-22
2. Preliminary Memorandum for Case 037-AT-22, with attachments:
 - A Legal advertisement
 - B ELUC Memorandum dated December 27, 2021
 - Exhibit A: Proposed Amendment dated December 27, 2021
 - C Land Resource Management Plan (LRMP) Goals & Objectives
(available on ZBA meetings website)
 - D Preliminary Finding of Fact, Summary Finding of Fact, and Final Determination for Case 037-AT-22 dated March 17, 2022, with attachment:
 - Exhibit A: Proposed Amendment dated March 17, 2022
3. Emails received prior to March 17, 2022 ZBA meeting:
 - A Received from Shannon Reel on March 16, 2022
 - B Received from Jennifer Eisenmenger on March 16, 2022
 - C Received from Benjamin Rice on March 17, 2022
 - D Received from Heidi Leerkamp on March 17, 2022
 - E Received from Justin Leerkamp on March 17, 2022
 - F Received from David Happ on March 17, 2022
 - G Received from Todd Horton on March 17, 2022
 - H Received from Darrel & Regina Rice on March 17, 2022
 - I Received from Donald Carter on March 17, 2022
 - J Received from Cary and Pam Leerkamp on March 17, 2022
 - K Received from Traci Bosch on March 17, 2022
 - L Received from Brandon and Sarah Hastings on March 17, 2022
 - M Received from Michelle & Scott Wiesbrook on March 17, 2022
 - N Received from Lynn Rice on March 17, 2022
 - O Received from Kim Decker on March 17, 2022
 - P Received from Steven Herriott on March 17, 2022
 - Q Received from Tiffany Byrne on March 17, 2022
 - R Received from Adam Watson on March 17, 2022
 - S Received from Natalie Thomas on March 17, 2022
 - T Received from Jan Niccum on March 17, 2022
 - U Received from Aaron Fenter on March 17, 2022
 - V Received from Kate Boyer on March 17, 2022
 - W Received from Stephen Smith on March 17, 2022
 - X Received from Jennifer Miller on March 17, 2022
4. Exhibits received at ZBA meeting from Brian Armstrong, Attorney with Luetkehans, Brady, Garner & Armstrong LLC:
 - 1 Wind Turbine Noise & Health Study: Summary of Results
 - 2 Health Effects from Wind Turbine Low Frequency Noise & Infrasound
 - 3 A Review of an Acoustic Testing Program of Cape Bridgewater Wind Farm
 - 4 McLean County ZBA meeting transcript from January 24, 2018

-
- 5 A Cooperative Measurement Survey and Analysis of Low Frequency and Infrasound at the Shirley Wind Farm in Brown County, Wisconsin
- 6 Proposed Minimum Siting Distances for Livingston County Wind Farms
- 7 Alta Farm Wind Project II, LLC, DeWitt County, Illinois, Property Value Impact Analysis
- 8 Wind Turbine Noise: Effects on Human Health presentation at Christian County ZBA, June 23, 2020
5. Email received from Mick & Mary Schumacher on March 18, 2022
6. Supplemental Memorandum #1 dated March 23, 2022, with attachments:
- A Legal advertisement for Case 037-AT-22 dated March 2, 2022
- B Email from Mick & Mary Schumacher received March 18, 2022
- C Revised Finding of Fact, Summary Finding of Fact, and Final Determination for Case 037-AT-22 dated March 31, 2022, with attachment:
- Exhibit A: Proposed Amendment dated March 17, 2022
7. Emails received prior to March 31, 2022 ZBA meeting:
- A Received from Ted Hartke on March 29, 2022, with attachment: presentation
- B Received from Donald Carter on March 29, 2022
- C Received from Michael Mooney on March 29, 2022
- D Received from Gary Place on March 29, 2022
- E Received from Shannon Reel on March 30, 2022
- F Received from Shannon Reel on March 30, 2022, with attachment: Douglas County Highway Department press release on road repairs/construction
- G Received from Drs. Andrew and Shannon Miller on March 30, 2022
- H Received from Darrel Rice on March 30, 2022
- I Received from Justin Leerkamp on March 31, 2022
- J Received from Todd and Sharon Herbert on March 31, 2022
- K Received from Michelle and Scott Wiesbrook on March 31, 2022
- L Received from David Happ on March 31, 2022
- M Received from Tiffany Byrne on March 31, 2022
- N Received from Brandon and Sarah Hastings on March 31, 2022
- O Received from Dave and Traci Bosch on March 31, 2022
- P Received from Stephen Smith on March 31, 2022
- Q Received from Doug Downs on March 31, 2022
- R Received from Kris Petersen on March 31, 2022
- S Received from Mike Lockwood on March 31, 2022
8. Email received from Heidi Leerkamp on April 1, 2022
9. Email received from Kim Decker on April 12, 2022 with attachment: list of setbacks
10. Email received from Matthew Herriott on April 14, 2022
11. Handouts regarding property appraisals received from Steve Littlefield at April 14, 2022 ZBA meeting
12. The National Renewable Energy Laboratory (NREL) Technical Report NREL/TP-5000-73629 titled *Increasing Wind Turbine Tower Heights: Opportunities and Challenges* dated May 2019

13. Email from Ted Hartke received May 2, 2022, with attachments:
- A Schomer testimony regarding Highland Wind Farm LLC application
 - B Article: *Big Wind Needs to Address Wind Turbine Syndrome*
 - C Article: *The Noise from Wind Turbines: Potential Adverse Impacts on Children's Well-being*
 - D Letter from Bill Mulvaney, Armstrong School Superintendent
14. Supplemental Memorandum #2 dated May 17, 2022, with attachments:
- A Legal advertisement for Case 037-AT-22 dated March 2, 2022
 - B Submittals from Ted Hartke received May 2, 2022:
 - Schomer testimony regarding Highland Wind Farm LLC application
 - Article: *Big Wind Needs to Address Wind Turbine Syndrome*
 - Article: *The Noise from Wind Turbines: Potential Adverse Impacts on Children's Well-being*
 - Letter from Bill Mulvaney, Armstrong School Superintendent
 - C Handouts from Mary King at the May 5, 2022 ELUC meeting:
 - Article: *Enjoying a Windfall*
 - Article: *Latest Research on Wind Turbine Health Impacts Brings Unsurprising Results*
 - Article: *The link between health complaints and wind turbines: support for the nocebo expectations hypothesis*
 - D The National Renewable Energy Laboratory (NREL) Technical Report NREL/TP-5000-73629 titled *Increasing Wind Turbine Tower Heights: Opportunities and Challenges* dated May 2019
 - E Revised Finding of Fact, Summary Finding of Fact, and Final Determination for Case 037-AT-22 dated May 26, 2022, with attachment:
 - Exhibit A: Proposed Amendment dated March 17, 2022
15. Supplemental Memorandum #3 dated May 26, 2022, with attachments:
- A Legal advertisement for Case 037-AT-22 dated March 2, 2022
 - B Resolution No. 2022-R-3 from the Village of Philo in protest of Case 037-AT-22 received May 19, 2022
 - C Online source: *How the ROC Analyses Wind Turbine Siting Proposals*
<https://www.roc.noaa.gov/WSR88D/WindFarm/Analyses.aspx?wid=dev>
16. Email from Mike Lockwood received May 26, 2022

AS APPROVED

Case 037-AT-22
Page 42 of 45

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

Parts 1, 3, 4 and 5 of the Zoning Ordinance Amendment requested in **Case 037-AT-22** should **BE ENACTED** by the County Board in the form attached hereto.

Part 2 of the of the Zoning Ordinance Amendment requested in **Case 037-AT-22** should **NOT BE ENACTED** by the County Board in the form attached hereto.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

PROPOSED AMENDMENT**1. ZBA RECOMMENDED APPROVAL****Regarding Right to Farm Resolution 3425, add new paragraph 6.1.4 A.3. as follows:**

3. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

2. ZBA RECOMMENDED DENIAL**Regarding WIND FARM TOWER height, amend Sections 6.1.4 C and D as follows:**

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

1. The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.00 times the maximum allowed total WIND FARM TOWER HEIGHT but not less than 1,000 feet provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations.
2. The minimum required separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING shall be no less than 2.40 times the maximum allowed total WIND FARM TOWER HEIGHT but not less than 1,200 feet provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.

B. Amend 6.1.4 D.5. as follows:

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

3. ZBA RECOMMENDED APPROVAL**Regarding Aircraft Detection Lighting Systems (ADLS), revise paragraph 6.1.4D.7. as follows:**

The WIND FARM shall comply with all applicable Federal Aviation Administration (FAA) requirements which shall be explained in the application. The minimum lighting requirement of the FAA shall not be exceeded except that all WIND FARM TOWERS are required to use ADLS (aircraft detection lighting system) or equivalent system to reduce the impact of nighttime lighting on nearby residents, communities and migratory birds in accordance with the FAA Advisory circular: 70/7460-IL section 14.1.

4. ZBA RECOMMENDED APPROVAL

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

- A. Add new Section 6.1.4R: Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as follows, and re-letter subsequent sections:
- (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.
 - (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- B. Add new paragraph 6.1.4A.4. as follows:
All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- C. Revise 6.1.4E.1. as follows:
All underground wiring or cabling for the WIND FARM shall be at a minimum depth of 4 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- D. Revise paragraph 6.1.4E.2.h. as follows:
Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. and shall not be waived or modified except as authorized in the SPECIAL USE Permit.
- E. Revise paragraph 6.1.4E.3. as follows:
All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by WIND FARM construction and/or decommissioning shall be restored by the applicant to the pre-WIND FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.

AS APPROVED

- F. Add new paragraph 6.1.4E.4.e. as follows:
All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- G. Add new paragraph 6.1.4E.5.c. as follows:
All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- H. Add new paragraph 6.1.4E.6.c. as follows:
All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R.
- I. Add new paragraph 6.1.4P.4.g. as follows:
Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.4R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.
- J. Add new paragraph 6.1.4S.1.d. as follows and re-letter subsequent paragraphs:
The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.

5. ZBA RECOMMENDED APPROVAL

Regarding WIND FARM fees, revise Section 9 as follows:

- A. Revise paragraph 9.3.1H. as follows:
WIND FARM TOWER or BIG WIND TURBINE TOWER.....\$10,000
- B. Revise paragraph 9.3.3B.6. as follows:
County Board WIND FARM SPECIAL USE Permit\$34,000
or \$760 per WIND FARM TURBINE TOWER, whichever is greater

VILLAGE OF PHILO
CHAMPAIGN COUNTY, ILLINOIS

RESOLUTION NO. 2022 - R-3

A RESOLUTION OBJECTING TO AN AMENDMENT TO THE CHAMPAIGN COUNTY
ZONING ORDINANCE AS IT RELATES TO WIND FARMS PURSUANT TO
55 ILCS 5/5-120/4 AND OTHER APPLICABLE LAW

RECEIVED

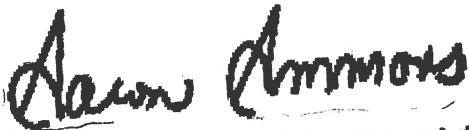
MAY 19 2022

CHAMPAIGN CO. P & Z DEPARTMENT

Adopted by the
Board of Trustees of the Village of Philo
this 11th day of May, 2022

FILED

MAY 16 2022



Aaron Ammons, Champaign County Clerk & Recorder's Office

Published in pamphlet form by authority of the President and the Board of Trustees of the Village of Philo, Champaign County, Illinois, this 11th day of May, 2022.

**VILLAGE OF PHILO
CHAMPAIGN COUNTY, ILLINOIS**

Resolution No. 2022-R-3

May 11, 2022

**A RESOLUTION OBJECTING TO AN AMENDMENT TO THE CHAMPAIGN COUNTY
ZONING ORDINANCE AS IT RELATES TO WIND FARMS PURSUANT TO
55 ILCS 5/5-120/4 AND OTHER APPLICABLE LAW**

WHEREAS, the Village of Philo, Champaign County, State of Illinois (the “Village”) is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances and resolutions for the benefit of the residents of the Village; and

WHEREAS, the Village of Philo previously established the Village of Philo Zoning Ordinance, the Village of Philo Subdivision Ordinance and a Village Comprehensive Plan encompassing the one-and-a-half-mile area outside of the Village; and

WHEREAS, pursuant to ILCS 5/11-12-4, the Illinois Constitution, applicable case law and all other laws, the Village has extra-territorial jurisdiction over the territory extending 1.5 miles from the Village corporate limits; and

WHEREAS, pursuant to a meeting held by the Champaign County ELUC on January 6, 2022, a Zoning Board of Appeals hearing held on March 17, 2022, and a Champaign County staff memorandum dated March 8, 2022 identified as Case 037-AT-22, the County is contemplating a text amendment (“Amendment”) to the Champaign County Zoning Ordinance (“Zoning Ordinance”) as it relates to windfarms; and

WHEREAS, said Amendment contemplates amending the Zoning Ordinance to:

- a. Acknowledge continued farming.
- b. Alter separation from 1,000’ to a multiple of 2 times the wind tower height and participating dwellings/principal buildings.
- c. Alter separation from 1,000’ to a multiple of 2.4 times the wind tower height and non-participating dwellings/principal buildings.
- d. Eliminating a 500’ height maximum to being unlimited except as regulated by the Federal Aviation Administration.
- e. Require windfarm towers to use aircraft detection lighting system.

f. Provide for Agricultural Impact Mitigation Agreements and require certain compliance with those agreements.

g. Amend certain fees; and

WHEREAS, said County staff memorandum identifies the petitioner as being the “Zoning Administrator” and that JOHN HALL is the Zoning Administrator for Champaign County; and

WHEREAS, said memorandum specifies that the changes requested constitute a “text amendment”; and

WHEREAS, 55 ILCS 5/5-12014 (b) provides that text amendments to a County Zoning Ordinance must be approved by a “...favorable vote of $\frac{3}{4}$ of all the members of the county board...in the case of a proposed text amendment to the Zoning Ordinance, by resolution of the corporate authorities of the zoned municipality with limits nearest adjacent, filed with the county clerk...”; and

WHEREAS, the proposed text amendment affects all corporate authorities in the County of Champaign including, but not limited to, the Village of Philo, Illinois; and

WHEREAS, Champaign County is contemplating allowing a windfarm development which would benefit from those text amendments and which would incorporate part of the Village of Philo’s extraterritorial jurisdiction; and

WHEREAS, pursuant to 55 ILCS 5/5-12014 and other applicable law, the Village of Philo is entitled, by the within Resolution, to provide this written protest of such text amendment thereby triggering said $\frac{3}{4}$ vote of all of the members of the County Board to approve said text amendment; and

WHEREAS, the address for the petitioner on said memorandum is listed as 1779 E. Washington Street, Urbana, Illinois 61802; and

WHEREAS, the Attorney representing Champaign County is its State’s Attorney, JULIA RIETZ with a publicly posted address of 101 E. Main Street #2, Urbana, Illinois 61801; and

WHEREAS, in support of the within Village of Philo objection to the above referenced text amendment, the Village hereby asserts that the text amendment, as proposed, as follows:

a. Will increase the height of wind turbines creating increased noise levels, visual intrusion, visual blight, diminished television, radio, and internet reception, negative effects on birds and other wildlife, compromised public safety, particularly during storm events, and nuisances.

b. Create insufficient spacing of wind turbines from residences and/or principal buildings regardless of whether they are participating or non-participating thereby exposing residences and buildings to noise, visual blight, visual intrusion, safety, compromised television, radio and internet reception, and nuisances.

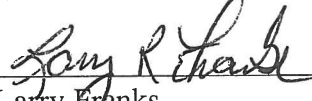
NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PHILO, CHAMPAIGN COUNTY, ILLINOIS, AS FOLLOWS:

1. The President and Board of Trustees of the Village of Philo hereby find that all recitals hereinbefore stated as contained in the preambles to this Resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this Resolution.
2. The President and Board of Trustees of the Village of Philo hereby decree, pursuant to 55 ILCS 5/5-12014 and other applicable law, that the Village of Philo and its Board of Trustees object to said text amendment and any other text amendment to the Champaign County Zoning Ordinance.
3. This Resolution shall be in full force and effect upon passage and approval, as provided by the Illinois Municipal Code, as amended.
4. The Village Clerk is hereby directed and authorized to file a copy of the within Resolution with the Champaign County Clerk with a copy to be sent to JOHN HALL, Zoning Administrator as Petitioner/Applicant by certified mail at 1776 E. Washington Street, Urbana, Illinois 61802 with an informational copy to also be mailed to him by USPS First Class Mail with an informational copy to also be sent to JULIA REITZ as his attorney as being JULIA REITZ, State's Attorney, 101 E. Main Street #2, Urbana, Illinois 61801 by certified mail and also by USPS First Class Mail.
5. The Village Board President is further authorized to direct, carry out, and/or perform such actions as are necessary, in his opinion, to carry out this Resolution and its underlying intent.

The foregoing Resolution was moved by DAVID HAPP, seconded by TOM KELLEY and approved by roll call vote.

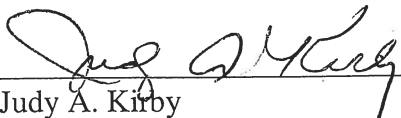
Approved this 11th day of May, 2022.

APPROVED:



Larry Franks
Village President

ATTEST:



Judy A. Kirby
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

CERTIFICATE

I, Judy A. Kirby, certify that I am the duly appointed and acting municipal clerk of the Village of Philo, Champaign County Illinois.

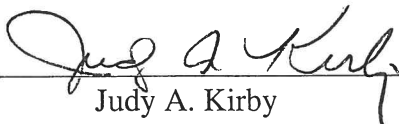
I further certify that on May 11, 2022, the Corporate Authorities of such municipality passed and approved Resolution No. 2022-~~A-3~~ entitled:

A RESOLUTION OBJECTING TO AN AMENDMENT TO THE CHAMPAIGN COUNTY ZONING ORDINANCE AS IT RELATES TO WIND FARMS PURSUANT TO 55 ILCS 5/5-120/4 AND OTHER APPLICABLE LAW

I further certify that the attached copy of said resolution is a true and correct copy of said resolution, as appears from the records of the Village of Philo, Illinois.

The pamphlet form of Resolution No. 2022-~~A-3~~ including the Resolution and a cover sheet thereof was prepared, a copy of such resolution was posted in the municipal building, commencing on May 11, 2022, and continuing for at least ten (10) days thereafter. Copies of such resolution were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Philo, Illinois, this 11th day of May, 2022.



Judy A. Kirby
Village Clerk
Village of Philo, Illinois

VOTING ON SAID RESOLUTION NO. 2022- R-3

Trustee	Aye	Nay
Tom Kelley, Trustee	<u>✓</u>	<u> </u>
Steve Messman, Trustee	<u>Absent</u>	<u> </u>
David Happ, Trustee	<u>✓</u>	<u> </u>
Pat Pioletti, Trustee	<u>✓</u>	<u> </u>
Rachael Garrett, Trustee	<u>✓</u>	<u> </u>
Paul Brady, Trustee	<u>Absent</u>	<u> </u>
Larry R. Franks, President	<u> </u>	<u> </u>

**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: June 2, 2022

Re: Authorization for a Public Hearing on Proposed Zoning Ordinance Omnibus
Text Amendment to Update Material Management/Waste-Related Uses

Action Requested: ELUC Approval

Background

The attached memorandum to ELUC dated April 28, 2022, contains information that is presently available for this request to authorize a public hearing.

Update

Staff will distribute a handout for review prior to the June 9 ELUC meeting to share clarification and potential adjustments to the proposed Zoning Ordinance omnibus text amendments.

Attachment: Memo to ELUC dated April 28, 2022

**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: April 28, 2022

RE: Update to Zoning Ordinance requirements for Material Management/
Waste-Related Uses

Request: Request approval to proceed with a public hearing for Zoning Ordinance omnibus text amendment.

This updated request has undergone additional staff review since the March ELUC meeting. The omnibus text amendment is to include the following provisions:

- a. Add defined terms to Section 3.0
COMPOST
COMPOSTABLE WASTE
ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT
PERMANENT COMPOSTABLE WASTE COLLECTION POINT
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY
FOOD SCRAP
FOOD SCRAP COMPOSTING FACILITY
GARBAGE
GENERAL CONSTRUCTION OR DEMOLITION DEBRIS LANDSCAPE WASTE COMPOST FACILITY
POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY
RECYCLING CENTER
SPECIFIC MATERIAL COLLECTION SITE
- b. Revise defined terms in Section 3.0
LANDSCAPE WASTE
LANDSCAPE WASTE PROCESSING FACILITY
- c. Remove defined terms from Section 3.0
DUMP, REFUSE
SANITARY LANDFILL
- d. Add POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY as exempt from Zoning Ordinance in Section 4.3.7
- e. In Section 5.2, add PERMANENT COMPOSTABLE WASTE COLLECTION POINT to be allowed by Special Use Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts, and add Special Use Standards to Table 6.1.3.

- continued -

Request: continued

- f. In Section 5.2, amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS to be allowed by Special Use Permit in the B-3 Zoning District and By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- g. In Section 5.2, add FOOD SCRAP COMPOST FACILITY to be allowed by Special Use Permit in the AG-1, AG-2, or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.
- h. In Section 5.2, add RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS to be allowed by Special Use Permit in the B-3, B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.
- i. In Section 5.2, add CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.
- j. In Section 5.2, revise LANDSCAPE WASTE COMPOSTING FACILITY to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts.
- k. Revise Section 7.1.2(J)3 to indicate JUNK YARD or AUTOMOBILE SALVAGE YARD as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

Note: A handout containing an updated version of Attachment A will be provided at the upcoming May ELUC meeting. The update will include additional content to address the remaining comments received to date.

Existing Zoning Ordinance text to be removed is indicated with strike-out. Text proposed to be added to the Zoning Ordinance is indicated with underlining.

1) Add, revise, or remove defined terms to Section 3.0

SECTION 3.0 DEFINITIONS

COMPOST

The humus-like product of the process of COMPOSTING waste, which may be used as a soil conditioner.

COMPOSTABLE WASTE

HOUSEHOLD WASTE that is source-separated FOOD SCRAP, HOUSEHOLD WASTE that is source-separated LANDSCAPE WASTE, or a mixture of both.

COMPOSTABLE WASTE COLLECTION POINT

A HOUSEHOLD WASTE DROP-OFF POINT approved by the COUNTY and in accordance with Subsection (d-6) of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY:

ESTABLISHMENTS that receive and process GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for recycling.

DUMP, REFUSE

~~A LOT or tract of land or part thereof used for the disposal by abandonment, burial, or other means and for whatever purposes, of garbage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or solid waste material of any kind.~~

FOOD SCRAP

GARBAGE that is (i) capable of being decomposed into COMPOST by COMPOSTING, (ii) separated by the generator from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOST by COMPOSTING, and (iii) managed separately from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOSTING.

FOOD SCRAP COMPOSTING FACILITY

An entire FOOD SCRAP COMPOSTING OPERATION that is not considered to be a POLLUTION CONTROL FACILITY or NEW POLLUTION CONTROL FACILITY.

GARBAGE

Waste resulting from the handling, processing, preparation, cooking, and consumption of food, and wastes from the handling, processing, storage, and sale of produce.

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

GENERAL CONSTRUCTION OR DEMOLITION DEBRIS

Non-hazardous, uncontaminated materials resulting from the CONSTRUCTION, remodeling, repair and demolition of utilities, STRUCTURES, and roads, limited to the following: bricks, concrete, and other masonry materials; soil; rock; wood, including non-hazardous painted, treated, and coated wood and wood products; wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; asphalt roofing shingles and other roof coverings; reclaimed or other asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste; electrical wiring and components containing no hazardous substances; and corrugated cardboard, piping or metals incidental to any of those materials.

HOUSEHOLD WASTE DROP-OFF POINT

The portion of a site or facility used solely for the receipt and temporary STORAGE of household waste and in accordance with Section 22.55 of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

LANDSCAPE WASTE

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and trucks, and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees.; ~~excluding vegetative by-products from agricultural activities onsite.~~

LANDSCAPE WASTE COMPOST FACILITY

An entire LANDSCAPE WASTE COMPOSTING OPERATION that is not considered to be a POLLUTION CONTROL FACILITY or NEW POLLUTION CONTROL FACILITY.

LANDSCAPE WASTE PROCESSING FACILITY

An establishment for grinding, chipping, splitting, ~~or sawing or composting of~~ LANDSCAPE WASTE including the temporary stockpiling, ~~spreading~~, disposal or wholesale and/or retail sale of landscape waste materials processed on the site. The processing of LANDSCAPE WASTE on the same lot on which it was generated is excluded from this definition.

POLLUTION CONTROL FACILITY or NEW POLLUTION CONTROL FACILITY: Any waste storage site, sanitary landfill, waste disposal site, waste transfer station, waste treatment facility, or waste incinerator, defined as such in the Illinois Environmental Protection Act (415 ILCS 5/3.330 et seq.).

RECYCLING CENTER: A site or facility that collects, stores, or processes only segregated, nonhazardous, nonspecial, homogenous, non-putrescible materials, such as dry paper, glass, cans or plastics, for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products.

SANITARY LANDFILL: A method of disposing of refuse on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

~~refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation, or at such more frequent intervals as may be necessary and to provide a final cover following final placement of refuse.~~

SPECIFIC MATERIAL COLLECTION SITE A site that serves an integral part of needed infrastructure for a specific material reuse or recycle OPERATION. The site receives scheduled deliveries of a specific nonhazardous or non-putrescible material (e.g., glass containers/bottles) up to a limited maximum capacity, for temporary STORAGE on site until it is picked up for transport to an off-site processing facility.

2) Amend Section 4.3.7 to also exempt POLLUTION CONTROL FACILITY and NEW POLLUTION CONTROL FACILITY

4.3.7 Exemptions from Regulations and Standards

The following STRUCTURES and USES are exempted by this ordinance and permitted in any DISTRICT:

- A. Poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distribution equipment of a public utility as defined in Public Utilities Act (220 ILCS 5/1-101 *et seq.*);² provided that the installation shall conform, where applicable, to the rules and regulations of the Illinois Commerce Commission, the Federal Aviation Administration, and other public authorities having jurisdiction;~~;~~ ~~and~~
- B. AGRICULTURE except BUILDINGS and STRUCTURES used for ~~AGRICULTURAL~~ agricultural purposes shall be required to conform to SETBACK LINES. In the event that land and STRUCTURES cease to be used for ~~AGRICULTURAL~~ agricultural purposes, then and only then shall the remaining provisions of the ordinance apply.
- C. POLLUTION CONTROL FACILITIES and NEW POLLUTION CONTROL FACILITIES, provided that the following provisions have been met:
 1. The GOVERNING BODY has granted siting approval for a POLLUTION CONTROL FACILITY or a NEW POLLUTION CONTROL FACILITY in accordance with the Illinois Environmental Protection Act (415 ILCS 5/39.2 *et seq.*).
 2. All permits required by the Illinois Environmental Protection Agency have been obtained, and copies of the state permits and state permit applications are submitted to the COUNTY.

3) Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

- a. Revise "JUNK YARD or AUTOMOBILE SALVAGE YARD ~~Salvage Yard (junkyard)~~" as a listed PRINCIPAL USE.

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

- b. Add ~~Recycling of non-hazardous materials (all storage and processing indoors)~~ RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS to be allowed by SPECIAL USE Permit in the B-3 Zoning District, and By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- c. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by SPECIAL USE Permit in the B-3, B-4, or B-5 Zoning Districts, and By Right in the I-1 or I-2 Zoning Districts.
- d. Add FOOD SCRAP COMPOSTING FACILITY to be allowed by SPECIAL USE Permit in the AG-1, AG-2, or I-2 Zoning Districts.
- e. Add CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY to be allowed by SPECIAL USE Permit in the I-1 or I-2 Zoning Districts.
- f. Revise “LANDSCAPE WASTE COMPOSTING ~~PROCESSING FACILITIES~~” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in the AG-2, I-1, or I-2 Zoning Districts.
- g. Add COMPOSTABLE WASTE COLLECTION POINT as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-2, B-1, B-3, B-4, B-5, I-1, or I-2 Zoning Districts.

4) Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

- a. FOOD SCRAP COMPOSTING FACILITY
 - 1. Minimum Fencing Required shall be 6’ wire mesh, with specific location and area to be enclosed by required fencing to be determined by the ZBA.
 - 2. Minimum LOT Size and Maximum HEIGHT standards shall be the same as applicable zoning DISTRICT.
 - 3. Required YARDS standards shall be the same as applicable zoning DISTRICT at a minimum and shall additionally comply with the separation distance standards indicated in Item 7.
 - 4. A FOOD SCRAP COMPOSTING FACILITY shall be eligible to apply for a SPECIAL USE Permit only if the facility is intended to operate within the exemptions outlined in Section 3.330(a)(19) of the Illinois Environmental Protection Act.
 - 5. The operation of the FOOD SCRAP COMPOSTING FACILITY shall include site-specific dust, odor, and noise control measures, including the following:
 - (i) An Odor Impact Minimization Plan that provides guidance to onsite operation personnel by describing, at a minimum, the following items. If the operator will

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

not be implementing any of these procedures, the plan shall explain why it is not necessary.

(I) An odor monitoring and data collection protocol for onsite odor sources, which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and

(II) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and

(III) A complaint response and record-keeping protocol; and

(IV) a description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site-specific concerns as applicable; and

(V) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping as applicable.

6. Any use of livestock waste will be restricted. There must not be more than a total of 30,000 cubic yards of livestock waste in raw form or in the process of being composted at the site or facility at any one time.

7. All FOOD SCRAP, livestock waste, crop residue, uncontaminated wood waste, and paper waste must, by the end of each operating day, be processed and placed into an enclosed vessel in which air flow and temperature are controlled, or all of the following additional requirements must be met:

(i) The portion of the site or facility used for the COMPOSTING OPERATION must include a setback of at least 200 feet from the nearest potable water supply well.

(ii) The portion of the site or facility used for the COMPOSTING OPERATION must be located outside the boundary of the 10-year floodplain or floodproofed.

(iii) The portion of the site or facility used for the COMPOSTING OPERATION must be located at least one-eighth of a mile from the nearest residence, other than a residence located on the same PROPERTY as the site or facility.

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

(iv) The portion of the site or facility used for the COMPOSTING OPERATION must be located at least one-eighth of a mile from the PROPERTY line of all of the following areas:

(I) Facilities that primarily serve to house or treat people that are immunocompromised or immunosuppressed, such as cancer or AIDS patients; people with asthma, cystic fibrosis, or bioaerosol allergies; or children under the age of one year.

(II) Primary and secondary schools and adjacent areas that the schools use for recreation.

(III) Any facility for childcare licensed under Section 3 of the Child Care Act of 1969; preschools; and adjacent areas that the facilities or preschools use for recreation.

(v) By the end of each operating day, all FOOD SCRAP, livestock waste, crop residue, uncontaminated wood waste, and paper waste must be (i) processed into windrows or other piles and (ii) covered in a manner that prevents scavenging by birds and animals and that prevents other nuisances.

8. FOOD SCRAP, livestock waste, crop residue, uncontaminated wood waste, paper waste, and COMPOST must not be placed within 5 feet of the water table.

9. The site or facility must meet all of the requirements of the Wild and Scenic Rivers Act (16 U.S.C. 1271 et seq.).

10. The site or facility must not (i) restrict the flow of a 100-year flood, (ii) result in washout of FOOD SCRAP, livestock waste, crop residue, uncontaminated wood waste, or paper waste from a 100-year flood, or (iii) reduce the temporary water storage capacity of the 100-year floodplain, unless measures are undertaken to provide alternative storage capacity, such as by providing lagoons, holding tanks, or drainage around STRUCTURES at the facility.

11. The site or facility must not be located in any area where it may pose a threat of harm or destruction to the features for which:

(i) An irreplaceable historic or archaeological site has been listed under the National Historic Preservation Act (16 U.S.C. 470 et seq.) or the Illinois Historic Preservation Act;

(ii) A natural landmark has been designated by the National Park Service or the Illinois State Historic Preservation Office; or

(iii) A natural area has been designated as a Dedicated Illinois Nature Preserve under the Illinois Natural Areas Preservation Act.

12. A narrative must be provided describing how the FOOD SCRAP COMPOSTING FACILITY will operate, including:

(i) A description of proposed recordkeeping procedures that will be used at the facility; and

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

(ii) Measurement methods to be used and estimates of weights (tons) and volume (cubic yards) of materials accepted at the site; and

(iii) End uses of COMPOST (e.g., nurseries, landscapers, general public, forest preserve, etc.

13. A completed Closure Plan and Post-Closure Care Plan that includes cost estimates must be provided for the FOOD SCRAP COMPOSTING FACILITY.
14. An Illinois EPA permit showing conformance to all applicable regulations of Illinois Administrative Code Part 807 shall be presented to the Zoning Administrator prior to issuance of a COUNTY Zoning Use Permit.

b. CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY

1. The CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY (CDDR FACILITY) must be equipped with a fence of at least eight feet in height located to secure the operating areas of the CDDR FACILITY during non-operating hours as well as assist in minimizing the potential for litter to leave the CDDR FACILITY.
2. Minimum LOT AREA shall be five acres, and the minimum LOT width and maximum HEIGHT standards shall be the same as applicable zoning DISTRICT.
3. Required YARDS standards shall be the same as applicable zoning DISTRICT at a minimum and shall additionally comply with the separation distance standards indicated in Item 4.
4. A CDDR FACILITY must be located at least 500 feet from any residential zoning district unless otherwise expressly approved as part of the SPECIAL USE permit. Considerations for modifying the location standard may include the separation of the residentially zoned PROPERTY from the proposed site by a designated truck route, active rail line, high voltage power transmission easement or other clearly demarcated land-use planning transition boundary.
5. GENERAL CONSTRUCTION OR DEMOLITION DEBRIS receiving/tipping areas must be CONSTRUCTED of a low permeability material (e.g., Portland cement concrete, asphalt concrete) that prevents infiltration and is able to withstand anticipated loads.
6. All loads containing putrescible materials must be tipped, processed and stored indoors or under cover until sent offsite for reuse, recycling, or disposal. Wood may be stored outside if sorted within 72 hours of receipt and immediately processed.
7. Any leachate or runoff from waste/recyclable material must be contained onsite.
8. All state discharge permits, or other applicable permits must be acquired prior to commencing operations.

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

9. All necessary permits must be acquired to store fuel or other regulated material onsite.
10. The SPECIAL USE Permit application must be accompanied by:
- a). A site plan and architectural drawing depicting BUILDING and STRUCTURE elevations and descriptions of such BUILDINGS and STRUCTURES necessary to convey the architectural appearance and physical magnitude of the proposed improvements;
 - b). A narrative description of the activities proposed to be conducted indoors or under cover within the CDDR FACILITY boundaries;
 - c). A narrative description of other proposed USES (such as, but not limited to truck storage, maintenance, fueling, and container STORAGE) and a demonstration that other such USES can be conducted in a safe and unobtrusive manner without interference with safe recycling activities on the site; and
 - d) A plan describing how incoming material will be handled (both under cover and outdoors), areas for sorting, processing, storing, baling and container STORAGE and all equipment that will be used.
 - e) A spill plan must be submitted for review and approval by the county as a condition of the SPECIAL USE Permit.
 - f) The site plan must include at least the following information:
 - i. A legal description of the subject property; access/egress point(s);
 - ii. Parking areas;
 - iii. Any BUILDINGS, STRUCTURES or fixed equipment;
 - iv. The extent of paved or impervious surfaces; material tipping/receiving areas;
 - v. Material processing areas;
 - vi. Areas of proposed material stockpiling (by material type);
 - vii. Material loading areas; and
 - viii. Fencing, berm or screening features.
11. The applicant must provide with a SPECIAL USE Permit application a proposed operating plan that contains at least all of the following information:
- a) Number of employees anticipated at the facility;
 - b) Proposed hours of operations for receipt of general construction or demolition debris and for processing and shipment of general construction or demolition debris;
 - c) Proposed daily average/maximum volume (in tons) of general construction or demolition debris to be received at the CDDR FACILITY. The minimum amount

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

of recyclable material shipped offsite must be at least 75% of the total incoming material on a quarterly basis, or more frequently if applicable regulations are more stringent;

d) The types of material tracking methods and recordkeeping to be employed to demonstrate compliance with applicable recycling thresholds. Records must be kept in accordance with regulatory standards. A daily record of incoming/ outgoing material or waste must be kept and reported no less than quarterly to the Champaign County Recycling Coordinator or designee. All records must be maintained by the operator at the CDDR FACILITY for a period of at least three years or longer in the event of a dispute. The operator must allow reasonable access to inspect the CDDR FACILITY during operating hours for compliance with applicable approvals, permits and regulations;

e) The procedures by which all non-recyclable general construction or demolition debris will be removed and disposed within 72 hours of receipt. Describe the method and equipment used to load recyclable and non-recyclable general construction or demolition material prior to shipment from the CDDR FACILITY;

f) The end-use markets for separated general construction or demolition debris to demonstrate compliance with meeting applicable recycling thresholds;

g) A closure plan for the CDDR FACILITY;

h) The maximum number of vehicles (by vehicle type) proposed to utilize the CDDR FACILITY on a daily basis;

i) All processing equipment proposed to be utilized to prepare the recyclable general construction or demolition debris for stockpiling or shipment and the location and design of any noise-buffering elements, sheltering and operating controls to minimize noise impacts;

j) Operating methods employed to control odor, accidental combustion of materials, vectors, dust, and litter. Any and all air permits from the IEPA, USEPA, or other applicable regulatory authorities must be obtained as necessary;

k) The method and equipment utilized to load recyclable and non-recyclable general construction or demolition for shipment from the CDDR FACILITY; and

l) Typical and maximum anticipated height of stockpiled recyclable GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for each recyclable material by type. Identification of the buffering and/or screening measures employed to minimize the visual impact of the proposed stockpiles from surrounding land USES.

12. The SPECIAL USE Permit will become effective upon receipt of a permit from the Illinois Environmental Protection Agency in accordance with Section 22.38 of the Illinois Environmental Protection Act ("The IEPA Act"). It must be a condition of the SPECIAL USE Permit that the CDDR FACILITY continues to

Proposed Omnibus Text Amendments for Material Management/Waste-Related Uses

operate in accordance with Section 22.38 of the IEPA Act and all other regulations and applicable permits.

c. COMPOSTABLE WASTE COLLECTION POINT

1. All provisions of Subsection (d-6) of Section 22.55 of the Illinois Environmental Protection Act shall be met (415 ILCS 5/22.55).

5) Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

1. Remove the ‘Public or Commercial SANITARY LANDFILL’ standard conditions.

6) Amend Section 7.1.2 RURAL HOME OCCUPATION HOME Standards

1. Revise Item 3 under Paragraph J to provide that JUNK YARD or AUTOMOBILE SALVAGE are prohibited as STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

TO: Environment and Land Use Committee
FROM: John Hall, Zoning Administrator
Susan Burgstrom, Senior Planner
DATE: May 31, 2022
RE: Proposed Text Amendment to implement a moratorium on wind farm approvals until February 1, 2023

BACKGROUND

The ZBA took final action on Zoning Case 037-AT-22 at their meeting on Thursday, May 26, 2022. Their recommendation is on this Agenda and specifically reviews their Findings 21 through 23.

There are currently two wind farm developers signing up landowners for possible wind farms in Champaign County. In light of the concerns of the ZBA as expressed in their Findings 21 through 23, any wind farm application received will probably have great difficulty getting a recommendation of approval from the ZBA under the existing Ordinance requirements.

A joint meeting of ELUC and the ZBA is recommended for June 30, 2022, (see item VIII.B. of the Agenda) to begin the discussion of how the Zoning Ordinance might be amended to address the concerns of the ZBA. In the meantime, a moratorium should be put in place making it clear that there can be no wind farm applications accepted nor wind farm approvals until the issues regarding minimum separations and noise limits are resolved with a new text amendment.

The moratorium will itself be established by a Zoning Ordinance text amendment. The text amendment will be a new footnote added to Section 5.2 of the Zoning Ordinance that will specify that there can be no wind farm applications accepted nor wind farm approvals until minimum separations to principal structures and noise limits are resolved with a new text amendment by February 1, 2023. The footnote also needs to exclude wind farms that have already been approved.

ANTICIPATED TIMELINE FOR THE AMENDMENT

The timeline for adoption of the moratorium could be as follows:

- If the Committee authorizes the text amendment at this meeting, a public hearing could open at the June 30, 2022, Zoning Board of Appeals meeting, and the public hearing may be completed as early as that same meeting.
- The Zoning Board of Appeals would normally make a recommendation to the Environment and Land Use Committee but there is no ELUC meeting scheduled in July. If the ZBA takes final action on a recommendation for the moratorium on 6/30/22, the Case could be forwarded to the County Board for a vote at their meeting on July 21, 2022.

MONTHLY REPORT for FEBRUARY 2022¹

Champaign County
Department of

**PLANNING &
ZONING**

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

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in February and one was filed in February 2021. The average number of cases filed in February in the preceding five years was 2.4.

No Zoning Board of Appeals (ZBA) meeting was held in February but two Administrative Variance cases were completed. One ZBA meeting was held in February 2021 and two cases were completed. The average number of cases completed in February in the preceding five years was 1.6.

By the end of February there were 9 cases pending. By the end of February 2021 there were 6 cases pending.

Table 1. Zoning Case Activity in February 2022 & February 2021

Type of Case	February 2022 No ZBA meetings		February 2021 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	0	0	1
SFHA Variance	0	0	0	0
Special Use	0	0	1	0
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	2	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	2	1	2
Total cases filed (fiscal year)	7 cases		7 cases	
Total cases completed (fiscal year)	6 cases		5 cases	
Cases pending*	9 cases		6 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 92.0% or the equivalent of 6.5 full time staff members (of the 7 authorized) present on average for each of the 19 workdays in February.

Subdivisions

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

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 February can be summarized as follows:

- 4 permits for 4 structures were approved in February compared to 4 permits for 3 structures in February 2021. The five-year average for permits in February in the preceding five years was 7.2.
- 24 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, and April 2017).
- 6.2 days was the average turnaround (review) time for complete initial residential permit applications in February.
- \$901,384 was the reported value for the permits in February compared to a total of \$220,000 in February 2021. The five-year average reported value for authorized construction in February was \$871,072.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including February 2022, 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).
- \$4,420 in fees were collected in February compared to a total of \$1,270 in February 2021. The five-year average for fees collected in February was \$2,050.
- 24 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including February 2022, 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
FEBRUARY 2022

Table 2. Zoning Use Permits Approved in February 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
Manufactured						
Additions	1	181	30,000	2	246	38,950
Accessory to Resid.	1	129	20,000	3	483	112,000
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	2	4,110	851,384	2	4,110	851,384
Other				1	673	90,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
TOTAL APPROVED	4/4	4,420	901,384	9/9	5,857	1,222,334

*4 permits were issued for 6 structures in February 2021; 4 permits require inspection and Compl. Certif.

◇ 9 permits have been issued for 11 structures since 1/1/22

NOTE: Home occupations and Other permits (change of use, temporary use) total 0 since 1/1/22, (this number is not included in the total number of structures).

1 Zoning Use Permit App. were *received* in February 2022 and 1 was *approved*.

3 Zoning Use Permit approved in February 2022 had been received in prior months.

Planning & Zoning Monthly Report
FEBRUARY 2022

- There were 8 lot split inquiries and 90 other zoning inquiries in February.
- Two rural addresses were issued in February.
- One set of ZBA minutes were transcribed in February

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

	February 2022	2022 to date
Zoning Cases. Approved by the ZBA, a Zoning Case February 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 February 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 February 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

- 149 Zoning Compliance Certificates were issued in February. All were based on aerial photography. 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 February and can be summarized as follows:

Planning & Zoning Monthly Report
FEBRUARY 2022

- 1 new complaint was received in February compared to 2 new complaints received in February 2021. No complaint was referred to another agency in February and no complaint was referred to another agency in February 2021.
- 24 enforcement inspections were conducted in February compared to 8 inspections in February 2021.
- One contact was made prior to written notification in February and no contacts were made in February 2021.
- 24 investigation inquiries were made in February. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 1 complaint was resolved in February and 2 complaints were resolved in February 2021.
- 85 complaints were left open (unresolved) at the end of February.
- No new violation was added in February and no First Notice and no Final Notice was issued. In February 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 February and no case was referred in February 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Three violation and 1 complaint were resolved in February compared to no violations and 2 complaints that were resolved in February 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 409 complaints and violations remain open at the end of February compared to 477 open complaints and violations at the end of February 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in February 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 February.

APPENDICES

A Zoning Use Permit Activity In February 2022

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

C Zoning Compliance Certificates Issued in February 2022

Planning & Zoning Monthly Report
FEBRUARY 2022

Table 4. Enforcement Activity During February 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	1											6
Initial Complaints Referred to Others ²	3	0	0											0
Inspections	343	24	24 ⁷											48 ⁸
Phone Contact Prior to Notice	5	2	1											3
Complaints Resolved	50	6	1 ⁹											7 ¹⁰
Open Complaints³	86	85	85											85
New violations	11	2	0											2
First Notices Issued	11	2	0											2
Final Notices Issued	2	0	0											0
Referrals to SAO ⁴	2	1	0											1
Violations Resolved ⁵	98	1	3 ¹¹											4 ¹²
Open Violations⁶	328	327	324											324¹³
TOTAL Open Complaints & Violations	414	412	409											409

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 1 of the 24 inspections performed were for the new complaints received in February 2022.
8. 1 of the 48 inspections performed in 2022 have been for complaints received in 2022.
9. 1 of the complaints resolved in February 2022 was received in February 2022.
10. 1 of the complaints resolved in 2022 was received in 2021.
11. None of the violations resolved in February were for complaints that had been received in February 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.

Planning & Zoning Monthly Report
FEBRUARY 2021

APPENDIX A. ZONING USE PERMITS ACTIVITY IN FEBRUARY 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
348-21-01 Floodplain CR	Lot 38 of Meadows Subdivision of Section 36, Newcomb Township; 2406 Appaloosa Lane, Mahomet, Illinois PIN: 16-07-36-351-006	Jeffery Gustin	12/14/21 1/12/22	Construct an addition to a single-family home; 275-AM-77
011-22-01 AG-1	A 2.35-acre tract of land located in the NE corner of the NE 1/4 of Section 25, Philo Township; 1799 County Road 800N, Philo, Illinois PIN: 19-27-25-200-007	Donald Carter	01/11/2022 02/22/2022	Construct a detached covered patio/ storage shed; 031-V-21 & 039- AV-22
041-22-01 R-5	41.43 acres of land located in the NE corner of the NW 1/4 of Section 15, Rantoul Township; 1 Fountain Valley, Rantoul, Illinois PIN: 20-09-15-100-015	Norma Bonelli- Zook/ Fountain Valley Mobile Home Park	11/03/2021 02/11/2022	Construct an accessory storage shed for the use of the Fountain Valley Mobile Home Park
042-22-01 B-1	All that portion of land located in the S 1/2 of the SW 1/4 of Section 33, Champaign Township; 3702 W. Old Church Road, Champaign, Illinois PIN: 03-20-33-300-007	Charles Jesse/ East Plains Properties	02/11/22 2/25/2022	Construct 3 warehouse buildings as Phase IV of Irongate self-storage warehouses; 758-AM-13 & 759-S-13

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house
220-19-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX racetrack CASE: 886-S-17

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/01/2022	107-15-01	Lot 1 of a Replat of Marlow Subdivision, Section 18, East Bend Township, 675 CR 3350N, Fisher, IL PIN: 10-02-18-200-016	A detached garage
*02/01/2022	291-19-01	Tract C of a Plat of Survey of Part of the SW Quarter, Section 30, Condit Township, 619 CR 2550N, Dewey, IL PIN: 07-08-30-300-025	A single-family home with attached garage
*02/01/2022	232-19-01	Lot 5, Meadow Ridge Subdivision, Section 17 Hensley Township, 2176 CR 700E, Champaign, Illinois PIN: 12-14-17-100-012	A detached storage shed for agriculture equipment
*02/01/2022	342-15-01	Lots 7&8, Block 5 of S.H. Busey's addition to Penfield, Section 4, Compromise Township 324 East St, Penfield, Illinois PIN: 06-12-04-352-007	A home moved onto the subject property
*02/01/2022	141-18-02	Lot 5 of Meadow Ridge Subdivision, Section 17, Hensley Township, 2176 CR 700E, Champaign, Illinois PIN: 12-14-17-100-012	An addition to an existing single family home and authorize a previously constructed detached storage shed and swimming pool
*02/01/2022	193-18-01	Two tracts of land comprising of 2 acres located in the SE Quarter, Section 2, Compromise Township 2280 CR 2900N, Gifford, Illinois PIN: 06-10-02-479-001	Additions to an existing single family home and construct a detached shed for agriculture use only
*02/01/2022	326-19-01	A 5.56 acre tract of land located in the South Half of the SE Quarter, Section 35, Crittenden Township 1672 CR 0N, Villa Grove, Illinois PIN: 08-33-35-400-012	A detached shed for agricultural storage and to authorize a previously constructed detached garage and a porch addition to an existing home
*02/01/2022	340-19-01	A tract of land in the NE Quarter of the NE Quarter, Section 8, Crittenden Township 487 CR 1400E, Tolono, Illinois PIN: 08-33-08-200-008	A detached storage shed and authorize a previously constructed detached shed

*Zoning Compliance Inspection based on the current aerial photography.

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/01/2022	122-18-01	The West 140' of the South 380' of the SW Quarter of the SE Quarter, Section 36, Hardwood Township 2350 CR 3000N, Gifford, Illinois PIN: 11-04-36-400-004	A single-family home with attached garage and detached storage shed (replacing home and shed destroyed by 11/2013 tornado)
*02/01/2022	220-17-03	A tract of land located in the NW Quarter, Section 2, Condit Township 1009 CR 3000N, Dewey, Illinois PIN: 07-08-02-100-007	5 wall signs on the west building, facing, west, with a building wall coverage of 27%
*02/01/2022	254-19-01	A tract of land located in the SW Quarter of the SE Quarter, Section 27, Compromise Township PIN: 216 CR 2550N, Thomasboro, Illinois	A detached garage
*02/01/2022	080-19-02	A 5-acre tract of land located in the NE Corner of the North Half of the SE Quarter, Section 29, Compromise Township 2549 CR 2700E, Penfield, Illinois PIN: 06-12-29-400-006	A single-family home with attached
*02/01/2022	151-18-01	A tract of land located in the West Half of the SW Quarter, Section 24, Compromise Township 2324 CR 2600N, Gifford, Illinois PIN: Pt of 06-10-24-300-002	A single-family home with attached garage
*02/01/2022	268-18-01	Lots 4&5 of the Original Town of Dailey, Section 33, Compromise Township 2494 CR 2700E, Penfield, Illinois PIN: 06-12-33-101-002	A detached garage
*02/01/2022	134-18-01	Lot 4 of Mathews Subdivision, Section 22, Ludlow Township 3233 CR 1600E, Rantoul, Illinois PIN: 14-03-22-425-004	A detached storage shed for personal storage only and to authorize a previously placed above-ground swimming pool on the property
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/01/2022	274-19-01	A tract of land located in the SW Corner of the West Half of the SW Quarter, Section 36, Brown Township 502 CR 3000N Fisher, Illinois PIN: 02-01-35-300-033	A detached storage shed (damaged by hail storm 5/28/19) and authorize a previously constructed attached garage
*02/01/2022	120-18-02	A tract of land located in the NW Quarter of the SW Quarter and the West Half of the NE Quarter, Section 17, East Bend Township 3338 CR 700E, Fisher, Illinois PIN: 10-02-17-300-008	A single-family home with attached garage
*02/01/2022	312-16-01	Tracts of land located in the SW Quarter, Section 34, East Bend Township 1 Main St, Dewey, Illinois PIN: 10-02-34-326-001, 003, 004, 005, 006, 327-002, 328-001, 301-004	A dump building, two dump pits and two grain legs
*02/07/2022	316-15-04	Lot 1 of Woodcreek West Sub, Section 17, Mahomet Township 1502 W Oak Street, Mahomet, Illinois PIN: 15-13-17-225-028	A single-family home with attached garage
*02/07/2022	280-15-01	A 5-acre tract of land located in the SW Corner of the NW Quarter, Section 18, Mahomet Township, 2176 CR 0E, Mahomet, Illinois PIN: 15-13-18-100-003	A detached garage/storage shed for personal use, and construction/placement of a previously unpermitted lean-to and a shipping box for storage
*02/07/2022	198-15-02	A .46 acre tract of land located in the South of Lot 1 of the Headlee 2 nd sub, and to the East of Cook's Replat of Tract B, All in the East Half of the NW Quarter, Section 14, Mahomet Township 1505 Summit Ridge Rd, Mahomet Illinois. PIN: 15-13-14-178-005	A detached storage shed and 2 additions to an existing single family home
*02/07/2022	328-14-02	Lot 15, Wildwood Estates Subdivision, Section 17, Mahomet Township, 1105 Olen Drive, Mahomet Illinois PIN: 15-13-17-176-015	Breezeway and front porch additions to an existing single family home

*Zoning Compliance Inspection based on the current aerial photography.

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/07/2022	318-14-02	Lot 1 of Bloomfield Minor Subdivision, Parcel 1, Section 4, Mahomet Township 2278 CR 200E, Mahomet, Illinois PIN: 15-13-04-300-006	A detached storage shed for agricultural equipment
*02/07/2022	240-13-01	Lot 11A of a Replat of Lot 11, Westbrook Estates, Section 8, Mahomet Township 906 N Brookside Ln, Mahomet, Illinois. PIN: 15-13-08-426-007	A single-family home with attached garage
*02/07/2022	313-12-01	Lot 15, Woodfield Estates, Section 22, Mahomet Township 1506 Woodfield Dr, Mahomet, Illinois. PIN: 15-13-22-252-004	A detached garage
*02/08/2022	259-19-01	Lot 16 of Rolling Hills 2 nd Subdivision, Section 12, Mahomet Township, 2104 Fogel Rd, Mahomet, Illinois PIN: 15-13-12-127-002	An addition to an existing single-family home
*02/08/2022	225-19-01	A tract of land located in part of the North Half of Section 8, Mahomet Township 139 CR 2300N, Mahomet, Illinois PIN: 15-13-08-100-011	A detached storage building for agriculture equipment
*02/08/2022	126-19-01	A tract of land located in the South Half of Section 11, Mahomet Township 421 Senna Drive, Mahomet, Illinois PIN: 15-13-11-376-002	A demolition of a caretaker's dwelling, possibly leaving concrete for a future pavilion
*02/09/2022	245-14-03	Lot 1, Lakeview 6 th Sub, Section 13, Mahomet Township, 2012 Tincup Rd, Mahomet, Mahomet Illinois. PIN: 15-13-13-101-017	A plumbing contractor, Classic Plumbing
*02/09/2022	71-18-01	The South Half of Lot 6 of the Subdivision of the East Half of Section 26, Mahomet Township 2582 CR 450E, Mahomet, Illinois PIN: 15-13-26-200-014	A single-family home with attached garage and a detached storage shed
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/09/2022	71-18-01	The South Half of Lot 6 of the Subdivision of the East Half of Section 26, Mahomet Township 2582 CR 450E, Mahomet, Illinois PIN: 15-13-26-200-014	A single-family home with attached garage and a detached storage shed
*02/09/2022	278-17-01	Lots 14&15 of Shiloh Farms, Section 15, Newcomb Township 2711 CR 350E, Mahomet, Illinois PIN: 16-07-15-351-002 & 003	A detached storage shed and a previously constructed detached garage
*02/09/2022	138-17-02	The North 270' of the West 162.22' and the East 60' of the North 270' of Lot 4 in Sangamon Valley Subdivision, Section 35, Newcomb Township 491 CR 2500N, Mahomet, Illinois PIN: 16-07-35-226-007	A covered porch with vestibule addition to an existing single family home
*02/09/2022	248-17-01	Tract 6 of Blackbird Meadows Development, Section 22, Newcomb Township 362 CR 2650 N, Mahomet, Illinois PIN: 16-07-22-251-010	A detached garage
*02/09/2022	138-17-01	Lots 204&205 of a Replat of Lot 4 of Summerfield Subdivision, Section 36, Newcomb Township 547 CR 2500N, Dewey, Illinois PIN: 16-07-36-126-011 & 010	A single-family home with attached garage
*02/09/2022	266-16-01	A tract of land located in the NE Corner of the NW Quarter of the NE Quarter, Section 22, Newcomb Township 369 CR 2700N, Mahomet, Illinois PIN: 16-07-22-200-016	A single-family home with attached garage
*02/09/2022	055-17-01	Tract A of a Plat of Survey of the NE Quarter, Section 27, Newcomb Township 345 CR 2600N, Mahomet, Illinois PIN: 16-07-27-100-006	A detached storage shed for agricultural equipment
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/09/2022	038-17-01	Lot 1 of Deer Crossing Subdivision, Section 25, Newcomb Township 536 CR 2550N, Mahomet, Illinois PIN: 16-07-25-101-001	An in-ground swimming pool and a pool house
*02/09/2022	211-16-03	A tract of land located in the East Half of the NE Quarter of the NE Quarter, Section 5, Newcomb Township 2989 CR 200E, Fisher, Illinois PIN: 16-07-05-200-004	A single-family home with attached garage
*02/09/2022	230-15-01	A tract of land located in the North Half of the NW Quarter of the SW Quarter of the SE Quarter, Section 26, Newcomb Township 2522 CR 450E, Mahomet, Illinois PIN: 16-07-26-451-005	An addition to an existing detached storage shed
*02/09/2022	048-17-01	Lot 14, River Oaks Subdivision, Section 17, Mahomet Township 1705 W South Shore Dr, Mahomet, Illinois PIN: 15-13-17-378-012	A room addition to an existing single-family home
*02/09/2022	228-18-03	Lot 16 of Woodcreek Subdivision, Section 17, Mahomet Township 108 Woodcreek Ct, Mahomet, Illinois. PIN: 15-13-17-225-019	A detached storage shed
*02/09/2022	226-19-01	Lot 102 of Sangapond Subdivision, Section 20, Mahomet Township 2060A CR 125E, Mahomet, Illinois PIN: 15-13-20-100-033	A detached garage
*02/09/2022	102-19-03	Lot 7, Nature's Landing Subdivision, Section 25, Newcomb Township 2568 Nature's Lane, Mahomet, Illinois PIN: 16-07-25-251-008	An in-ground swimming pool
*02/09/2022	134-14-03	Lot 271, Lake View 4 th Subdivision, Section 14, Mahomet Township, 403 Valley Drive, Mahomet, Illinois PIN: 15-13-14-227-006	A detached storage shed
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/09/2022	100-19-03	Lot 4, with the exception of the North 320 feet and Lot 5, with the exception of the North 320 feet of the East 202 feet, of Sangamon Valley View Subdivision, Sec. 35, Newcomb Twp., 491A CR 2500N, Mahomet IL PIN: 16-07-35-226-008 & 010	A single-family home with attached garage
*02/09/2022	093-19-03	Lot 102 of Summerfield Subdivision Replat of Lots 1,2 and 3, Section 36, Newcomb Twp., 2483 CR 550E, Dewey, IL. PIN: 16-07-36-126-015	An in-ground swimming pool
*02/09/2022	056-19-01	A tract of land being part of the SW Quarter, Section 25, Newcomb Township 2532 CR 500E, Mahomet, Illinois PIN: 16-07-25-300-028	A garage addition to an existing single-family home
*02/09/2022	011-19-01	Lot 206R of a Replat of Lot 4 of Summerfield Subdivision and Lot 103 of a Replat of Lots 1, 2 and 3 of Summerfield Subdivision, Sec. 36, Newcomb Twp., 535 CR 2500N, Dewey IL PIN: 16-07-36-126-017	A single-family home with attached garage
*02/09/2022	201-18-01	Lots 2 & 5 of Edgewood Acres 2 nd Subdivision, Section 12, Newcomb Twp., 2805N CR 500E, Fisher IL PIN: 16-07-12-476-009 & 010	A detached garage and to authorize a previously constructed storage shed
*02/10/2022	058-18-01	Tract 1 of the Behnke Plat of Survey of Part of the NW Fractional Quarter of Section 18, Ogden Township 1597 CR 2450E, St. Joseph, Illinois PIN: 17-23-18-100-007	A single-family home with attached garage
*02/10/2022	287-16-01	A tract of land located in Part of the NW Quarter of Section 5, Ogden Township 1776 CR 2600N, Ogden, Illinois PIN: 17-24-05-100-006	An addition to a single-family home
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/10/2022	135-14-01	The South 300' of the East 435.6' of the East Half of the NW Quarter of Section 16, Ogden Township. 2746 CR 2150N, Ogden Illinois. PIN: 17-18-16-100-007	An addition to a single-family home
*02/10/2022	034-20-01	A tract of land located in the SE Quarter of Section 21, Newcomb Township 264 CR 2600N, Mahomet, Illinois PIN: 16-07-21-400-004	A ground-mounted solar array
*02/10/2022	107-19-01	Tract 4 of a tract of land being part of the SW Quarter of Section 25, Newcomb Township 517 CR 2550N, Mahomet, Illinois. PIN: 16-07-25-300-023	A previously constructed detached garage and an in-ground swimming pool
*02/14/2022	253-18-01	Part of the East Half of the NW Quarter, Section 30, Ogden Township. 1366 CR 2545E, Ogden, Illinois PIN: 17-24-30-176-015	Additions to an existing single-family home, a detached storage shed for personal use, and to authorize a previously constructed basement
*02/14/2022	360-18-02	A tract of land located in the SE Corner of the SW Quarter, Section 17, Ogden Township 1501 CR 2650E, Ogden Illinois PIN: 17-24-17-300-008	A single-family home with attached garage (prior home destroyed by fire)
*02/14/2022	151-19-01	A tract of land located in the SW Quarter, Section 6, Ogden Township 2506 CR 2300N, Ogden, Illinois PIN: 17-18-06-300-004	An addition to an existing detached agriculture storage shed
*02/14/2022	267-19-01	Tract 2 of the Behnke Plat of Survey, Section 18, Ogden Township 1593 CR 2450E, St. Joseph, Illinois	A single-family home with attached garage
*02/14/2022	247-19-01	Parcel II of the Bialsechki Section 5 Survey of Part of the NE Quarter of Section 5, Pesotum Township, 753 CR 600N, Sadorus, Illinois PIN: 18-32-05-200-001	An addition to an existing single family home
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/14/2022	094-19-01	A tract of land located in the SW Corner of the NE Quarter of Section 11, Pesotum Township 453 CR 1100E, Tolono, Illinois PIN: 18-32-11-200-005	A single-family home with attached garage
*02/14/2022	037-19-01	A tract of land located in the SW Corner of the West Half of the NW Quarter of Section 15, Pesotum Township. 352 CR 900E, Tolono, Illinois PIN: 18-32-15-100-002	A single-family home with attached garage
*02/14/2022	145-16-02	A tract of land located in the NW Corner of the NE Quarter of Section 9, Pesotum Township 855 CR 500N, Tolono, Illinois PIN: 18-32-09-200-005	A detached storage shed
*02/14/2022	057-18-02	A tract of land located in the NW Corner of the NE Quarter of Section 9, Pesotum Township 855 CR 500N, Tolono, Illinois PIN: 18-32-09-200-005	A single-family home with attached garage
*02/14/2022	304-14-01	A 1.10 acre tract of land located in the NE Quarter of Section 9, Pesotum Township 483 CR 900E, Tolono, Illinois	A detached storage shed/barn
*02/14/2022	270-18-01	A tract of land located in the South Half of the South Half of the NE Quarter of Section 9, Pesotum Township 455 CR 900E Tolono Illinois PIN: 18-32-09-200-012	A sunroom addition to an existing single family home
*02/14/2022	115-18-01	A tract of land located in the NE Quarter of the SE Quarter of Section 28, Pesotum Township 137 CR 900E, Pesotum, Illinois PIN: 18-32-28-400-011	A detached garage
*02/14/2022	226-17-02	A tract of land in Part of the SW Quarter of the SE Quarter of Section 24, Pesotum Township 1172 CR 200N, Pesotum, Illinois PIN: 18-32-24-400-006	An addition to an existing single family home

*Zoning Compliance Inspection based on the current aerial photography.

**Planning & Zoning Monthly Report
FEBRUARY 2022**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/14/2022	244-12-01	A .96 acre portion of a 38.55 acre tract in the East Half of the SE Quarter of Section 18, Rantoul Township, 1254 CR 2700N Rantoul Illinois PIN: pt of 20-09-18-400-009, 011, 300-005	A liquid fertilizer tank and mixing shed as a commercial facility (Change of Use from agriculture)
*02/14/2022	218-19-01	Two tracts of comprising 36,342.51 square feet located in Part of the SW Quarter of Section 16, Rantoul Township 2740 CR 1400E, Rantoul, Illinois PIN: 20-09-16-300-004 & Pt of 300-006	An addition to an existing single family home and Change of Use to an existing detached storage shed to a dwelling unit
*02/14/2022	289-19-01	A .39 acre tract located in the SE Quarter of the SE Quarter of Section 14, Rantoul Township 2709 CR 1700E, Rantoul, Illinois PIN: 20-09-14-400-005	An addition to an existing single family home
*02/14/2022	091-19-01	A tract of land located in the NE Corner of the SE Quarter of Section 15, Rantoul Township 2749 CR 1600E, Rantoul, Illinois PIN: 20-09-15-400-002	An addition to an existing detached garage
*02/15/2022	066-17-01	A tract of land located in the NE Corner of the East Half of the NE quarter of Section 10, Scott Township 1689 CR 400E, Champaign, Illinois PIN: 23-19-10-200-005	An addition to a single-family home
*02/15/2022	291-19-02	A tract of land located in the NE Corner of Section 11, Raymond Township 499 CR 2300E, Broadlands, Illinois PIN: 21-34-11-200-002	A detached shed for personal storage
*02/15/2022	078-15-02	Part of the SW Quarter of the NW Quarter of Section 13, Philo Township. 960 CR 1700E, Philo Illinois PIN: 19-27-13-100-007	A detached garage
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/15/2022	061-17-01	Lot 2, Walter Sandwell Third Subdivision, Section 33, Philo Township 1468 Mauries Way, Tolono, Illinois PIN: 19-27-33-476-005	An addition to an existing single family home and an addition constructed without an approved Zoning Use Permit
*02/15/2022	066-18-01	A tract of land located in the East Half of the NW Quarter, Section 15, Philo Township 1535 CR 1100N, Philo, Illinois PIN: 19-27-15-100-006	A detached garage
*02/15/2022	057-19-01	A .61 acre tract of land located in the West Half of the SW Quarter, Section 30, Philo Township PIN: 19-27-30-300-004	A demolition of an existing single family home with attached garage, returning the ground to a level grade
*02/15/2022	030-15-01	A tract of land located in the East Half of the West Half of the SE Quarter, Section 15, Philo Township PIN: Pt of 19-27-15-401-009	A 195' cellular communication tower and equipment shelter
*02/15/2022	303-18-02	A tract of land located in the North Half of the SW Quarter, Section 25, Scott Township 1326 CR 500E, Champaign, Illinois PIN: 23-19-25-300-008	Demolition of an existing home and grading the area of the home to a level surface
*02/15/2022	347-19-02	A 3.39 acre tract of land located in the SE Quarter of the South Half of the NE Quarter, Section 9, Scott Township 285 CR 1675N, Seymour Illinois PIN: 23-19-09-200-007	A sunroom addition to an existing single-family home
*02/15/2022	120-19-01	Tract 1 of the plat of Survey of Early Settler's Farm, Section 22, Scott Township 303 CR 1500N, Seymour, Illinois PIN: 23-19-22-100-008	A detached storage building for personal storage
*02/15/2022	039-18-01	Tracts of land located in the SE Quarter of the NE Quarter, Section 16, Scott Township 202 N Main St, Seymour, Illinois PIN: 23-19-16-153-001, 002 & 158-002	One grain storage bin, 145'2" tall
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/15/2022	294-16-01	Tracts of land located in the SE Quarter of the NE Quarter, Section 16, Scott Township 202 N Main St, Seymour, Illinois PIN: 23-19-16-153-001, 002 & 158	A structure to cover an existing grain dump
*02/15/2022	154-16-02	Tracts of land located in the SE Quarter of the NE Quarter, Section 16, Scott Township 202 N Main St, Seymour, Illinois PIN: 23-19-16-153-001, 002 & 158-002	A Motor Control Center for a grain elevator
*02/15/2022	094-18-01	A tract of land located in the West Half of the NW Quarter, Section 12, Scott Township 513 CR 1700N, Champaign, Illinois PIN: 23-19-12-100-006	A detached agricultural storage building (hoop style)
*02/15/2022	197-18-01	Tract II on a Plat of Survey known as the "Armstrong Survey", Section 12, Scott Township 549 CR 1700N, Champaign, Illinois PIN: 23-19-12-100-010, 013, 015	A single family home with attached garage
*02/15/2022	177-18-01	The NW Quarter of the NE Quarter, Section 34, Scott Township 357 CR 1300N, Champaign, Illinois PIN: 23-19-34-200-001	An addition to an existing detached agriculture storage shed
*02/15/2022	115-17-01	Lots 5, 6, 7, Block 3 of Commissioner's Addition to Seymour, Section 17, Scott Township, 309 W South St, Seymour, Illinois PIN: 23-19-17-426-008	A detached storage shed on the subject property
*02/15/2022	289-15-02	A tract of land located in the NW Quarter of the SE Quarter, Section 16, Scott Township 202 S Main Street, Seymour, Illinois PIN: 23-19-16-300-001	An attached garage addition to an existing single family home

*Zoning Compliance Inspection based on the current aerial photography.

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/23/2022	235-19-01	Two tracts of land comprising 74.04 acres located in the South Half of the SE Quarter of Fractional Section 6, South Homer Township 1101 CR 2500E, Homer, Illinois PIN: 2629-06-400-005	A ground mounted solar array
*02/23/2022	141-19-02	A tract of land located in part of the NE Quarter of the NE Quarter, Section 6, South Homer Township, 2470C CR 1150N, Homer, Illinois PIN: 26-29-06-200-024	A detached storage shed
*02/23/2022	210-19-01	Lot 10 of Tower Fields Subdivision, Section 21, Stanton Township 1844 CR 1850 N, Urbana, Illinois PIN: 27-16-31-176-004	A detached garage
*02/23/2022	235-17-02	A part of the NW Quarter of the SE Quarter, Section 32, South Homer Township 2655 Homer Lake Road, Homer, Illinois PIN: 26-24-32-401-001	A single-family home and two previously constructed detached storage sheds
*02/23/2022	157-17-01	A tract of land located in the NW Quarter of the NW Quarter, Section 6, South Homer Township 1198 CR 2400E, St. Joseph, Illinois PIN: 26-29-06-100-045	A single-family home with attached garage
*02/23/2022	319-16-01	A tract of land located in the SW Quarter of the SE Quarter, Section 4, South Homer Township 2758 CR 1100N, Homer, Illinois PIN: 26-30-04-400-016	A Farm Equipment Sales and Service business with Trailer Sales (open lot)
*02/23/2022	263-16-03	A tract of land located in the NE Corner of the West Half of the SE Quarter of the NW Quarter, Sec. 32, South Homer Twp., 2642 Homer Lake Rd, Homer, IL PIN: 26-24-32-100-020	A detached garage
*Zoning Compliance Inspection based on the current aerial photography.			

**Planning & Zoning Monthly Report
FEBRUARY 2022**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/23/2022	240-18-01	Lot 3 of Howard's Park Subdivision, Section 2, Sidney Township 1190 CR 2250E, Sidney, Illinois PIN: 24-28-02-201-004	A detached garage
*02/23/2022	025-19-01	Two tracts of land comprising 40.38 acres located in Part of the SW Quarter, Section 12, Sidney Township 2307 CR 1050N, Sidney, Illinois PIN: 24-28-12-300-010 & 011	A mechanical control building for the grain elevator
*02/23/2022	228-18-01	A tract of land being the SW Quarter of Section 30, Sidney Township 726 CR 1800E, Philo, Illinois PIN: 24-28-30-300-003	A single-family home with attached garage and a detached storage shed
*02/23/2022	155-18-01	A 6.02-acre tract of land that is part of the SE Quarter of the SE Quarter of Section 1, Sidney Township 1106 CR 2375E, Homer, Illinois PIN: 24-28-01-400-036	A detached garage and a previously constructed detached shed
*02/23/2022	096-18-01	A tract of land located in the NW Corner of the East Half of the NW Quarter of the NW Quarter of Section 20, Sidney Township 1937 CR 900N, Sidney, Illinois PIN: 24-28-20-100-007	An addition to an existing single-family home
*02/23/2022	224-19-02	A 5.69-acre tract of land located in part of the SE Quarter of the SE Quarter of Section 2, Sidney Township 1123 CR 2300E, Sidney Illinois PIN: 24-28-02-400-011	An addition to an existing single family home
*02/23/2022	201-17-01	A 5.69-acre tract of land located in part of the SE Quarter of the SE Quarter of Section 2, Sidney Township 1123 CR 2300E, Sidney, Illinois PIN: 24-28-02-400-011	A porch addition to an existing single family home

*Zoning Compliance Inspection based on the current aerial photography.

**Planning & Zoning Monthly Report
FEBRUARY 2022**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/23/2022	293-16-01	A tract of land located in the NE Quarter of the SE Quarter of Section 1. Sidney Township 2391 CR 1150N, Homer, Illinois PIN: 24-28-01-400-010	An addition to an existing single-family home
*02/24/2022	285-17-01	Lot 4, Brickhouses Road Subdivision, Section 35, Somer Township 2910 Brickhouses Rd, Urbana, Illinois PIN: 25-15-35-300-017	A single family home with attached garage
*02/24/2022	268-17-01	Lots 203 and 204 of Country View Second Subdivision, Section 35, Somer Township 2913 N cottonwood Rd, Urbana, Illinois. PIN: 25-15-35-401-019	An addition to an existing detached garage and a previously constructed porch addition to an existing home and a detached storage shed
*02/24/2022	191-17-01	Lot 3 of Bartlow's First Subdivision, Section 32, Somer Township 500E Airport Rd, Urbana, Illinois PIN: 25-15-32-476-004	A manufactured home with attached garage and a detached garage
*02/24/2022	102-17-01	Lot 3 of The Maples Subdivision, Section 34, Somer Township 3413 N High Cross Rd, Urbana, Illinois PIN: 25-15-34-276-002	A 100' tower and a previously constructed detached storage shed
*02/24/2022	059-17-01	Lot 1 of Barr Farms First Subdivision and an adjacent property immediately to the east comprised of 2.86 acres, Section 27, Somer Township 4808 N Cunningham Ave Urbana, Illinois PIN: 25-15-27-100-008, 017, 018	A Truck Terminal, Carry Trucking Inc, (Change of Use)
*02/24/2022	053-17-01	A tract of land in the NW Corner of the NE Quarter of the NW Quarter, Section 28, Somer Township 1005 E Ford Harris Rd, Urbana, Illinois PIN: 25-15-28-100-005	A detached storage shed for personal and agricultural use
*Zoning Compliance Inspection based on the current aerial photography.			

**Planning & Zoning Monthly Report
FEBRUARY 2022**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/24/2022	203-16-01	Lot 3 of Jarrett Acres Subdivision, Section 35, Somer Township 3410 E Oaks Rd, Urbana, Illinois PIN: 25-15-35-100-018	A single family home with attached garage
*02/24/2022	193-16-02	Lot 1 of Martin's Timberview Subdivision, Section 34, Somer Township, 2602 Oaks Rd, Urbana Illinois PIN: 25-15-34-251-001	A single family home with attached garage and detached shed
*02/24/2022	271-16-01	Lots 21 and 22 of Wilber heights Subdivision, Section 31, Somer Township 410 Wilber Avenue, Champaign, Illinois PIN: 25-15-31-377-012	Demolition of an existing single family home
*02/24/2022	187-16-01	The East 90.5' of the West 33.96' of the North 230.91' of Section 1, Hensley Township 1105 CR 2400N, Champaign, Illinois PIN: 12-14-01-100-011	A detached 2 story playhouse
*02/24/2022	173-16-02	The West 80' of Lot 'B' of the Paul Lytle Survey, Section 33, Somer Township 707 E Olympian Rd, Urbana, Illinois PIN: 25-15-33-100-015	A detached garage
*02/24/2022	106-16-01	A tract of land being part of the NW Quarter of the NW Quarter of Section 33, Somer Township 3600 CR 1400E, Urbana, Illinois PIN: 25-15-33-100-004 & 005	A freestanding sign
*02/24/2022	286-15-03	Lot 1 of Barr Farms 1 st Subdivision, Section 27, Somer Township 4812 N Cunningham Ave, Urbana, Illinois PIN: 25-15-27-100-008	A sign business and a freestanding sign
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/24/2022	141-19-01	The North 213.33 feet of the SE Quarter of Section 33 lying east of the right-of-way line in the East side of State Highway U.S. 45, except the East 819.64' thereof, Sec. 33, Somer Twp., 3310 N Cunningham Ave, Urbana, Illinois	A freestanding sign
*02/24/2022	054-16-03	Lot 7 and the East Half of Lot 6, William Hanks 1 st Subdivision, Section 32, Somer Township 608 E Oaks Rd, Urbana, Illinois PIN: 25-15-32-276-023	A detached storage shed
*02/24/2022	240-12-03	A 1.5 acre tract of land in part of the NE Quarter of the SE Quarter of the NE Quarter, Section 33, Somer Township 3515 N Cunningham Ave, Urbana, Illinois PIN: 25-15-33-276-007	A retail sales business, Judy's Liquidation
*02/24/2022	304-14-02	Lot 101, Twin City Recycling Subdivision, Section 32, Somer Township 2812 N. Lincoln Avenue, Urbana, Illinois PIN: 25-15-32-300-014	An addition to an existing building
*02/25/2022	101-19-01	A tract of land located in the SW Corner of the SE Quarter of the NE Quarter, Section 25, Stanton Township 2380 CR 1950N, St. Joseph, Illinois PIN: 27-16-25-200-005	A single family home with attached garage
*02/25/2022	302-18-01	A 3-acre tract of land located in the SE Corner of the SE Quarter, Section 16, Stanton Township 2121 CR 2100E, St. Joseph, Illinois PIN: 27-16-16-400-007	A solar array
*02/25/2022	141-18-01	The East Half of the SE Quarter, Section 26, Stanton Township 2285 CR 1950N, St. Joseph, Illinois PIN: 27-16-26-400-002	A single family home with attached garage
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/25/2022	311-19-01	A tract of land located in the South Half of the NE Quarter, Section 30, Raymond Township 169 CR 1900E, Longview Illinois PIN: 21-34-30-200-003	A solar array
*02/25/2022	311-19-02	A 38.29 acre tract of land located in the East Half of the SE Quarter, Section 23, Raymond Township 237 CR 2300E, Broadlands, Illinois PIN: 21-34-23-400-004	A solar array
*02/25/2022	277-07-03	A tract of land located in the SE Quarter of the NW Quarter, Section 33, Somer Township 3501 N Countryview Rd, Urbana, Illinois PIN: 25-15-33-251-003	A commercial rental business, United Rentals, Northwest, Inc.
*02/25/2022	302-18-02	Part of the West Half of the South Half of the SE Quarter, Section 21, Somer Township 1410B East Ford Harris Rd, Urbana, Illinois PIN: 25-15-21-451-009	A solar array
*02/25/2022	244-16-01	88 acres in the SE Quarter of Section 12 and 16 acres in the NE Quarter of Section 13, Sidney Township 1009 CR 2400E, Homer Illinois PIN: 24-28-12-400-004 & 13-200-004	A detached storage shed for agricultural equipment
*02/25/2022	151-11-02	West line of the NW fractional Quarter, 209' North of the SW Corner of said Quarter thus North 209' along line, Section 27, Stanton Township 2052 CR 1800E, Urbana, Illinois PIN: 27-16-19-100-011	A Rural Home Occupation. Deem's Landscaping
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/25/2022	248-17-02	A tract of land located in the NW Quarter, Section 9, Stanton Township 2015 CR 2300N, Urbana, Illinois PIN: 27-16-09-100-008	A single-family home with attached garage
*02/25/2022	252-16-01	Five acres in that part of 60 rods of the SE Quarter of the SW Quarter of Section 13, lying East of the R.O.W. of the Union Pacific Railroad as a successor to the C & EI Railroad, Section 13 St. Joseph Township, 1505 CR 2350E, St. Joseph, Illinois PIN: 28-22-13-376-002	A detached storage shed for agriculture equipment
*02/25/2022	223-16-01	Lot 1, Roy J. Byerley's First Subdivision, Section 11, St. Joseph Township 2225 CR 1700N, St. Joseph Illinois PIN: 28-22-11-126-001	A front porch addition to an existing single-family home
*02/25/2022	201-16-01	A tract of land being a part of the SE Quarter of Section 22, St. Joseph Township 1406 CR 2150E, St. Joseph Illinois PIN: 28-22-22-400-013	A single-family home with attached garage
*02/25/2022	145-16-01	Lot 3 of Shore's Subdivision, Section 11, St. Joseph Township 1660 CR 2200E, St. Joseph Illinois. PIN: 28-22-11-152-003	A detached garage
*02/25/2022	114-17-01	A tract of land being a Part of the North 24.12 Rods of the West Half of the West Half of the NE Quarter of Section 24, St. Joseph Township. 2351 CR 1500N, St. Joseph, Illinois PIN: 28-22-24-200-001	A single-family home with attached garage
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/25/2022	249-17-01	Lot 74, Woodard's heather Hills Subdivision, 4 th Plat, Section 2, St. Joseph Township 2243 Churchill Dr, St. Joseph, Illinois PIN: 28-22-02-181-006	An addition to an existing single family home and a detached shed with a side yard of 2 feet
*02/25/2022	081-17-01	Lot 1, Koch Subdivision, Section 8, St. Joseph Township 1604 CR 1900E, Urbana, Illinois PIN: 28-22-08-300-014	An addition to an existing detached shed and a detached garage
*02/25/2022	196-19-02	A 2.15 acre tract of land located in the NW Quarter of Section 33, Stanton Township 1870 CR 2200E, St. Joseph, Illinois PIN: 27-16-33-100-005	A detached storage shed for agriculture equipment only
*02/25/2022	242-16-01	A tract of land located in the NW Quarter of Section 33, Stanton Township 1870 CR 2200E, St. Joseph, Illinois PIN: 27-16-33-100-005	A single-family home with attached garage
*02/25/2022	126-16-01	A tract of land in the NW Corner of the West Half and the NE Corner of the East Half of the SE Quarter of Section 28, Stanton Township 2073 CR 1950N, St. Joseph, Illinois PIN: 27-16-28-400-003	A single-family home with attached garage
*02/25/2022	133-16-01	Lot 1 of Prairieshire Subdivision, Section 32, Stanton Township 1930 CR 1850N, Urbana Illinois PIN: 27-16-32-110-001	A detached storage shed
*02/25/2022	049-16-01	A leased area of a tract of land located in the South Half of the North Half of Section 29, Stanton Township 1998 CR 1950N, Urbana, Illinois PIN: 27-16-29-200-003	A cellular communication tower and equipment and generator cabinet
*Zoning Compliance Inspection based on the current aerial photography.			

Planning & Zoning Monthly Report
FEBRUARY 2022

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN FEBRUARY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
*02/25/2022	025-16-01	A tract of land located in the West Half of the NE Quarter of the NW Quarter of Section 36, Stanton Township 1888 CR 2325E, St. Joseph, Illinois PIN: 27-16-36-100-011	Single-family (manufactured) home and detached storage shed
*02/25/2022	162-19-01A	A 26.66 acre tract of land located in the SW Quarter of Section 32, Somer Township 2808 N Lincoln Ave, Urbana Illinois PIN: 25-15-32-300-015	An office/warehouse building on the exiting floor slab for Mack's Recycling, and loading dock
*02/25/2022	252-10-03A	A tract of land located in the SW Quarter of Section 29, Somer Township 510 Centennial Farm Road, Champaign, Illinois PIN: 25-15-29-300-005	A covered deck addition to an existing single-family home, a carport. And a Change of Use to authorize a Contactor's Facility with Outdoor Storage and Outdoor Operations
*02/25/2022	078-19-02	A tract of land located in the NW Quarter of Section 25, Somer Township 4906 N. Cottonwood Rd, Urbana, Illinois PIN: 25-15-25-100-001	An addition to an existing single-family home
*02/25/2022	360-18-01	A tract of land being a part of the South Half of the SW Quarter of Section 18, Somer Township 310 E Leverett Rd, Champaign, Illinois PIN: 25-15-18-300-003	A breezeway and garage addition to an existing single family home
*02/25/2022	275-18-01	Lot 2 of the Eichhorst Subdivision No. 1, Section 18, Somer Township 210 Leverett Rd, Champaign, Illinois PIN: 25-15-18-300-012	A building for a Contractor's Facility, Fred's Plumbing, Heating, A/C & Electrical, Inc.
*Zoning Compliance Inspection based on the current aerial photography.			