



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

County of Champaign, Urbana, Illinois

Thursday, August 4, 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

<b>Agenda</b>	<b>Page #'s</b>
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. June 9, 2022 – Regular Meeting	1 – 6
B. June 30, 2022 – Study Session Minutes	7 - 13
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items for Information Only</u>	
A. Champaign County Resident Tire Collection August 4 – August 6, 2022	14
VIII. <u>New Business: Items to be Approved by ELUC</u>	
A. Direction to Staff Regarding a Proposed Zoning Ordinance Text Amendment to Revise Select Wind Farm Requirements as follows:	
1. Revise Section 6.1.4C.2. to increase the minimum separation to principal structures	
2. Change (decrease) Section 6.1.4I. Allowable Noise Level.	
3. Add a limit for infrasound.	
4. Revise Section 6.1.4D.5. to increase the height limit.	
IX. <u>New Business: Items to be Recommended to the County Board</u>	
A. Proposed Champaign County Solid Waste Management Plan 2022 Update	15 - 20
B. <b>Zoning Case 037-AT-22.</b> Amend the Champaign County Zoning Ordinance as follows:	21 - 28
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.	

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**CHAMPAIGN COUNTY BOARD  
ENVIRONMENT and LAND USE COMMITTEE (ELUC)  
August 4, 2022 Agenda**

- X. Other Business
  - A. Potential ARPA Funding Allocation for Water Projects for Urban Districts
  - B. Monthly Reports
    - 1. March 2022 29 - 51
    - 2. April 2022 52 - 65
- XI. Chair's Report
- XII. Designation of Items to be Placed on the Consent Agenda
- XIII. Adjournment



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

**MINUTES – Subject to Review and Approval**

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DATE: Thursday, June 9, 2022  
TIME: 6:30 p.m.  
PLACE: Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**Committee Members**

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

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

**Others Present:** Stan Harper, County Board Member

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**MINUTES**

**I. Call to Order**

Committee Chair Thorsland called the meeting to order at 6:32 p.m.

**II. Roll Call**

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

**III. Approval of Agenda/Addendum**

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

**IV. Approval of Minutes**

A. May 5, 2022

**MOTION** by Mr. Esry to approve the minutes of the May 5, 2022, regular meeting, seconded by Mr. Paul. Upon voice vote, the **MOTION CARRIED** unanimously.

34 **V. Public Participation**

35  
36 Stephen Smith, Broadlands - spoke on the Wind Farm ordinance. Setbacks should be 3250 feet from the  
37 property line and not the foundation of the residence. He also said wind towers should be less than 500 feet  
38 tall and that the noise ordinance should also be from the property line.

39  
40 Randy Wells, Broadlands - spoke on the Wind Farm ordinance. He is one-half mile north of the Champaign –  
41 Douglas County line and the Harvest Ridge Wind Farm. They can hear the wind turbine that is close to their  
42 house. He feels that the ordinance needs to be updated and we should learn what we can from surrounding  
43 counties and use that knowledge to do what is best for the people of Champaign County. Feels that the  
44 county should conduct additional research and testing before we update the ordinance.

45  
46 Jeff Suits, Penfield – lives in the current wind farm in Champaign County and there is one on their farm. He  
47 suggested a moratorium to re-write the ordinance. He also suggested that enforcement of the rules needs to  
48 be looked at. They have had trouble getting payment for any kind of damage. Feels like there needs to be  
49 enforcement of rules and a way to verify the wattage of the tower. Has had trouble with GPS not working in  
50 spots. He is also against raising the height of the towers. He also said they got a letter stating there would  
51 be bird study this spring; since the study has started, the turbine has not turned.

52  
53 Roger Henning, Jr., Philo – has been attending ZBA meetings and feels what they have set forth is pretty fair.  
54 He wishes the setback would have been more. He feels the setbacks needs to be the property line and not  
55 the residence.

56  
57 Justin Leerkamp, Sidney – has attended ZBA meetings and is pleased with the process. He supports their  
58 rulings and recommendations. No one came to the ZBA meetings in support of a height increase. Everyone  
59 that spoke seemed concerned about this. There are height and sound concerns. Has some concerns and is  
60 surprised that a moratorium and joint meeting are on tonight’s agenda. He supports what ZBA has done and  
61 that they listened to their concerns.

62  
63 Don Carter, Philo – spoke in favor of the ZBA findings. Urged committee to please read all the material in the  
64 packet. They have no ability to affect what is coming in from the outside and are relying on ZBA and ELUC to  
65 be the advocates for the people. Urges the committee to do what is reasonable and right. He urged the  
66 committee to go with the ZBA recommendations.

67  
68 Josh Hartke, Champaign – provided a table of tax revenues from McLean County from their wind farms going  
69 back to 2008. They’ve had wind turbines turning for 14 years. It’s brought in money to the county,  
70 townships, schools, etc. and no one is fleeing McLean County. The proposed Ordinance, in effect, bans wind  
71 farms in Champaign County. Some people want them and make a lot of money off them.

72  
73 Adam Watson, Philo – spoke on the Wind Farm Zoning Ordinance. The only thing that’s shown about  
74 positive interactions with Wind Farms is money. Money is not the only thing we value. No one came to the  
75 ZBA meetings in favor of changing the current tower height from 500 feet to unlimited.

76  
77 Ted Hartke, Sidney – Zoning is not about money, it’s about protecting neighbors, property values, living in  
78 peace and quiet. A previous commenter, who works for Apex, said the half-mile setbacks are not workable.  
79 In Vermilion County all the Apex turbines have Good Neighbor waiver agreements for all homes within a half-  
80 mile of a wind turbine. Three neighbors who refused to sign the agreement eventually sold their homes to  
81 Apex. They essentially gave themselves a half-mile setback. Feels that’s very telling that they don’t want to  
82 have push back on their projects. He is in favor of 3,250-foot setbacks. As to the benefits to school districts,

83 Unity school district is in very good shape. The school and facilities are outstanding. We do not need to  
84 cause problems for rural residents.

85  
86 Dirk Rice, Philo – Feels that there is a misconception that they’re against alternative energy. They are not  
87 against it. What they are against is indiscriminate development of these projects. They are for reasonable  
88 setbacks. We’ve heard about the wonderful things it would do for the county and schools but have heard  
89 nothing about what it would do for the people who live there and have to deal with it. The company in  
90 operating in their area has not contacted the farmers but have worked hard to find absentee landowners.  
91 They are trying to avoid working with those that live in the area.

92  
93 **VI. Communications**

94  
95 There were no communications for the committee.

96  
97 **VII. New Business: Items to Receive and Place on File by ELUC to Allow a 60-Day Review Period**

98  
99 **A. Proposed Champaign County Solid Waste Management Plan 2022 Update**

100  
101 Ms. Monte presented the final draft of the Solid Waste Management Plan 2022 Update. It was received  
102 and placed on file. The plan is required to be updated every five years and provide that plan to the  
103 Illinois EPA. A summary was prepared and distributed along with a summary of the Resident Survey and  
104 Implementation Recommendations. If you have review comments, please submit them by June 24. The  
105 plan includes a summary of solid waste management planning for the county since 1976. The estimated  
106 recycling rate is 37% of the residential waste stream. Material being diverted from landfills is the goal.

107  
108 The resident survey was successful; received more than 100 responses. The top three concerns of  
109 respondents are improvements to recycling collection or access to public recycling drop offs, electronics  
110 waste collection continue and see household hazardous waste collection. Ms. Monte then reviewed the  
111 ten recommendations for the Executive Summary.

112  
113 Mr. Thorsland thanked Ms. Monte for all of her work on the plan.

114  
115 **B. Zoning Case 037-AT-22.** Amend the Champaign County Zoning ordinance as follows:

- 116 1. Add new paragraph 6.1.4 A3. Regarding Right to Farm Resolution 3425.  
117 2. Amend Sections 6.1.4 C and D regarding WIND FARM TOWER height.  
118 3. Revise paragraph 6.1.4 D.7. to add Aircraft Detection Lighting systems (ADLS).  
119 4. Add new Section 6.1.4 R to require conformance to the State of Illinois Agricultural Impact  
120 Mitigation Agreement.  
121 5. Revise Section 9 regarding WIND FARM fees.

122  
123 This is part of the 60-day review period.

124  
125 County Board member Stan Harper stated that he had attended some of the ZBA meetings. He wanted  
126 to commend the Zoning Board for all their work. It’s been stated here that what the people want is for  
127 us to follow the ZBA recommendations as to height and setbacks. When the first wind farm went in,  
128 Champaign County probably had the most stringent wind farm ordinance in the state at that time. We  
129 were led to believe that no one would come back into Champaign County for a Wind Farm. If unlimited  
130 height is what we want, then let’s put them on the Quad, Hessel Park, Meadowbrook Park, etc. Why are

131 we going after prime farm ground? He received a lot of calls, emails, and texts and not one was in favor  
132 of wind farms. The ZBA forwarded their recommendations, and they should be accepted.

133  
134 Mr. Thorsland reviewed the suggested updates and why they were sent to ZBA at this time.

135  
136 **MOTION** to place ZBA recommendations on Zoning Case 037-AT-22 on a 60-Day review made by Ms.  
137 Fortado and seconded by Ms. King. Upon voice vote, the **MOTION CARRIED** unanimously.

138  
139 **VIII. New Business: Items to be Approved by ELUC**

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

142  
143 **MOTION** to authorize a Public Hearing on the Proposed Zoning Ordinance Omnibus Text Amendment to  
144 Update Material Management/Waste-Related Uses made by Mr. Esry and seconded by Mr. Stohr.

145  
146 Ms. Monte discussed some tweaks that had been made since the last meeting and before it goes before a  
147 public hearing at ZBA. Food Scrap Composting Facility not allowed not as a Pollution Control facility was  
148 too difficult to make happen, so it has been removed from the type of use the Zoning Ordinance could  
149 handle. If we have Food Composting Facility it would have to move forward as a Pollution Control Facility  
150 and not via the Zoning Ordinance. A couple of minor changes include not to allow recycling centers or  
151 recycling centers with outdoor storage in the B-3 Highway district.

152  
153 There were no questions for Ms. Monte. Upon voice vote, the **MOTION CARRIED** unanimously.

- 154  
155 B. Proposed Joint Meeting of ELUC and Zoning Board of Appeals to be held on June 30, 2022, to Consider  
156 Amending Zoning Ordinance Section 6.1.5 C.1. and C.2. (Minimum Wind Farm Separations to Dwellings)  
157 and Section 6.1.4 I. (Allowable Noise Level for Wind Farm)

158  
159 **MOTION** for a Proposed Joint Meeting of ELUC and the Zoning Board of Appeals to be held on June 30,  
160 2022 by Ms. King and seconded by Mr. Paul.

161  
162 Mr. Hall stated the State's Attorney is ok with a joint meeting and they have provided some simple  
163 guidelines to follow. Mr. Hall feels that the ZBA has given a clear signal that they do not have confidence  
164 in our zoning ordinance for wind farm requirements. Would like to get ELUC and ZBA together to discuss  
165 the recommendations they made and ELUC can hear their thinking on that.

166  
167 Ms. Fortado asked to clarify that the ZBA's job is to enforce the zoning that we currently have on the  
168 books, which is correct. If we change this, do they have the right to vote no, even if something is currently  
169 in the ordinance? Mr. Hall's opinion was that the ZBA was to enforce the county rules as adopted and if  
170 they had a problem with them to make that clear to the board, as they are doing in this case. Ultimately,  
171 he felt that was a legal question. Ms. Fortado is in favor of a joint meeting.

172  
173 Mr. Esry said that ZBA has indicated they might not enforce the current rules, but we don't know that for  
174 sure. He also touched on the moratorium and has mixed feelings on that. If under the current ordinance  
175 the ZBA denies approval, it still goes to ELUC and County Board that can overrule ZBA. The County Board  
176 has turned down solar farms in the past that ZBA had approved. He also had process questions about how  
177 the joint meeting would work. The meeting would be started by both chairs. ZBA would waive their by-  
178 laws and then be run by ELUC. He also asked how February was decided upon for the moratorium. Mr.  
179 Hall said after listening to testimony at four meetings, they discussed for 30 minutes and then decided.

180 Mr. Paul asked if able to have common ground on height and work something out would ZBA be able to  
181 make a formal recommendation to their plan and change it so it matched. There was more discussion on  
182 process. Mr. Hall clarified what was proposed, height was not discussed. What is proposed is a joint  
183 meeting to discuss minimum separation and two noise limits, one for regular and one for infrasound.  
184

185 Mr. Thorsland asked how is this different than remanding it to ZBA, except that we are together in the  
186 room and decide to remand it together. Mr. Hall said that's the only difference, except you're sitting  
187 down together with ZBA and discussing their views and why they recommended what they did. Also, this  
188 is not a remand, this is taking on new issues; separation and noise, that were not part of the original  
189 hearing.  
190

191 Ms. King asked who suggested the moratorium? The moratorium was recommended by several who  
192 spoke at the public hearing. Mr. Hall was the one who recommended the moratorium. Mr. Thorsland said  
193 he was the one who asked that it be on the agenda tonight to be discussed.  
194

195 Ms. Fortado wanted to clarify this. We proposed changing the Wind Ordinance, we brought it to the ZBA,  
196 they don't like some of the proposed changes and they also said they don't believe in the thing that's been  
197 in existence for ten years. Now we need to have a joint meeting to figure this out. Mr. Hall that he  
198 encouraged the ZBA to share their with the County Board. The outcome of the hearing was not a surprise  
199 to staff.  
200

201 Mr. Esry stated that Philo did file a protest, so the proposed changes will need a super-majority at the full  
202 County Board.  
203

204 Mr. Hall said when the ZBA made their decision by height, they want to review it on a case-by-case basis.  
205

206 Upon voice vote, the **MOTION PASSED** unanimously to hold a joint meeting.  
207

- 208 C. Authorization for a Public Hearing on a Proposed Zoning Ordinance Text Amendment for a Moratorium on  
209 New Wind Farm Approvals until February 1, 2023.  
210

211 **MOTION** by Mr. Paul and second by Mr. Stohr to authorize a public hearing on a proposed Zoning  
212 Ordinance Text Amendment for a Moratorium on new Wind Farm approvals.  
213

214 Mr. Stohr felt this was a difficult position for Planning and Zoning and the County. Mr. Stohr asked if the  
215 moratorium could be rescinded if we come to an agreement with ZBA. Mr. Hall stated that rescinded  
216 would require another text amendment. Ms. Fortado added that she didn't want us to be in a bad  
217 position but felt that the job of the ZBA is to implement zoning that is on the books.  
218

219 Mr. Paul asked about a timeline for a moratorium to happen. The earliest this could happen is July 14 at  
220 ZBA. It could be fairly quick and be back at ELUC in August. Would support a moratorium. Mr. Hall said it  
221 is possible to get sued over a moratorium.  
222

223 Mr. Stohr asked how long does ZBA have to consider an application for a Wind Farm and can they prolong  
224 the consideration? He said that there is the perception that we have new knowledge to be considered.  
225 That's a reason to reconsider some of these things. Mr. Hall said the ZBA can always ask for more  
226 information to help make their decision. Developers, like wind farms, usually have a lot of their answers  
227 upfront. The ZBA can work until they have all their issues resolved.  
228

229 Mr. Esry said he would not want the County to be sued. He will probably vote for the moratorium. It  
230 could be an interesting ride.

231  
232 Mr. Thorsland said he asked for this to be on the agenda. We just voted to have a joint meeting to  
233 mediate over these two items we disagree over. To vote on a moratorium means we have no faith in  
234 having that meeting. Wind developers could act in one of two ways; they could apply now under the  
235 current ordinance, or they could wait until the dust settles on the joint meeting and see how that plays  
236 out. He will not support a moratorium. Mr. Thorsland said he is also concerned about the State taking  
237 away the County's right to zone concerning Wind Farms. Twice, so far, in Springfield there have been bills  
238 introduced for the State to override the counties concerning Wind Farms. He doesn't want to see all our  
239 hard work overridden by the State. The decision process should stay with the County. He does not  
240 support the moratorium and hopes it doesn't pass.

241  
242 A roll call vote was taken, and the **MOTION FAILED** by a vote of two Yes and five No.

243  
244 D. Recreation and Entertainment License: Fisher Community Fair, 226 E. Sangamon Avenue, Fisher for  
245 July 12 – July 16, 2022

246  
247 **MOTION** by Mr. Patterson and seconded by Mr. Paul to approve the Recreation and Entertainment  
248 License for the Fisher Community Fair. Upon voice vote, the **MOTION PASSED** unanimously.

249  
250 **Other Business**

251 A. Monthly Reports  
252 i. February 2022

253  
254 The February 2022 report was received and placed on file. Mr. Hall said there were 149 zoning compliance  
255 certificated approved in February.

256  
257 **IX. Chair's Report**

258  
259 There was no chair's report.

260  
261 **X. Designation of Items to be Placed on the Consent Agenda**

262  
263 There were no items to be placed on the Consent Agenda.

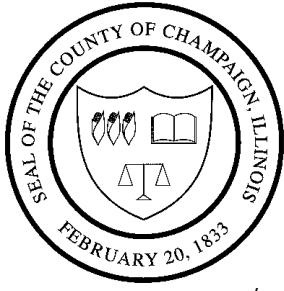
264  
265 **XI. Adjournment**

266  
267 **MOTION** by Mr. Stohr and seconded by Ms. King to adjourn the meeting. Upon voice vote, the **MOTION**  
268 **PASSED** unanimously.

269  
270 Mr. Thorsland adjourned the meeting at 8:25 p.m.

271  
272 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*





# ENVIRONMENT AND LAND USE COMMITTEE And ZONING BOARD OF APPEALS JOINT STUDY SESSION

## RE: Proposed Zoning Ordinance Text Amendment to revise select Wind Farm Ordinance Sections

County of Champaign, Urbana, Illinois

Thursday, June 30, 2022 – 6:30 P.M.

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Shields-Carter Meeting Room/Zoom

Brookens Administrative Center

1776 East Washington Street, Urbana, Illinois

### MINUTES – Subject to Approval

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**ELUC Members Present:** Aaron Esry, Stephanie Fortado, Mary King, Kyle Patterson, Jacob Paul, Chris Stohr, and Eric Thorsland

**ZBA Members Present:** Tom Anderson, Thaddeus Bates, Ryan Elwell, Nolan Herbert, Jim Randol, Lee Roberts, and Larry Wood

**ELUC Members Absent:** None

**ZBA Members Absent:** None

**Others Present:** County Board Members: Jim Goss, Stan Harper, Jenny Lokshin, Jennifer Straub, Steve Summers and Wayne Williams. John Hall (Planning & Zoning), Stephanie Berry (Planning & Zoning), Susan Bergstrom (Planning & Zoning) and Mary Ward (Recording Secretary)

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### Agenda Items

#### **I. Call to Order**

ELUC Chair Thorsland called the ELUC meeting to order at 6:32 p.m.

ZBA Chair Elwell called the ZBA meeting to order at 6:34 p.m.

#### **II. \*Roll Call**

The ELUC Roll Call was taken, and a quorum was declared present.

The ZBA Roll Call was taken, and a quorum was declared present.

#### **III. Suspension of ZBA Bylaws**

**MOTION** by Mr. Wood to suspend the ZBA bylaws for this meeting; seconded by Mr. Roberts.

Upon voice vote, the **MOTION CARRIED**.

#### **IV. Approval of Agenda**

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

A **MOTION** was made by Mr. Stohr to allow ZBA members to participate as if they were County Board members, which means they are allowed to speak when we get to discussion. The motion was seconded by Mr. Patterson. Upon voice vote, the **MOTION CARRIED** unanimously.

55 Mr. Thorsland briefly explained how Public Participation would work. We are discussing three items  
56 tonight: minimum separation, noise limits and infra-sound limits.  
57

58 **V. Public Participation**  
59

60 Dr. Rebecca Kamerer, Philo – Veterinarian in Sidney – has seen what happened in Douglas County.  
61 Harvest Ridge has shown who they really are. Two years post completion farmers are still dealing with  
62 flooding fields and rural roads that are in bad shape. The wind companies have questionable business  
63 tactics. She also spoke in rebuttal to a pro-wind farm speaker at a previous meeting. Agriculture  
64 contributes millions to the county’s economy. Feels that wind turbines have nothing to do with right to  
65 farm, they are industrial installations.  
66

67 Josh Hartke, Champaign – spoke about potential for brownouts in Central Illinois. This ordinance, as  
68 proposed, would effectively eliminate wind development in Champaign County. Wind is safe. It is the  
69 most affordable energy supply today. The greater goal is to provide energy.  
70

71 Stephen Smith, Broadlands – The ZBA has amended the ordinance and looked at other issues within the  
72 ordinance. They have worked hard and have come up with good solutions to help mitigate some of the  
73 problems. The wind turbines are not temporary and will leave long term scars on the land. Would like  
74 to see the previous ruling upheld.  
75

76 Kelly Vetter, Broadlands – Thankful the ZBA and the County are looking at the wind farm ordinance. It  
77 is not that we have to fit into what the turbine corporations require, but that they have to follow our  
78 guidelines or move on. The County Boards first duty is to protect its citizens and not make money deals  
79 to prosper the community at large. It’s irresponsible to sign long term contracts considering how much  
80 the wind industry will change over that time. It uses incredible amounts of fossil fuels to build and  
81 decommission these wind farms. Other counties are finding that there are now lots of nuisance lawsuits  
82 being filed against wind turbine companies.  
83

84 Phillip Luetkehans, Attorney (Represents Property Owners) – Brookfield sent a letter and talked about  
85 what California Ridge is right now, that’s not the questions. Wind company executives have admitted  
86 under oath that if setbacks are 3200 feet or more, they can do it, it just takes more land. They may not  
87 want to do it, but they can. The state of Illinois law, is measured at the edge of the residential land.  
88 You’re getting half-truths from the wind companies. You must rely on what was presented to the ZBA.  
89 Feels that Hanker cherry-picks its data. The county needs a full overhaul on its ordinance.  
90

91 Justin Bowers, Hanker Environmental, Acoustic Consulting Firm in WI – here because Brookfield  
92 Renewables asked them to review the proposed changes and comment on them. They have provided a  
93 letter and he was here to review that letter. Set back distance – in Illinois assessing noise limits at the  
94 property line isn’t appropriate as there are different noise limits depending on the land use. The most  
95 stringent limits are for residential land use and night-time hours are more stringent. He also discussed  
96 39 dba noise level and what they find when they measure noise levels. He also discussed the Health  
97 Canada study and WHO study and their findings. He also discussed infrasound in that turbines do  
98 produce infrasound but it’s not detectable by human perception and does not have adverse health effects.  
99

100 Kyle Berry, Attorney, Springfield – has been doing zoning and permitting hearings for renewable energy  
101 for a dozen years. He has worked on multiple wind projects and gave his perspective. He has worked  
102 with Dr. Schomer. He was his expert witness for a project in Logan County in 2011. At that time, he  
103 testified that the project met the applicable noise standards at that the time. He is an expert witness on  
104 sound and not medical issues. Mr. Berry has also used a medical doctor, who is a sleep expert, as a  
105 witness for a project in Morgan County and he testified that the project would have no negative health  
106 effects. He has concerns that increasing noise standards and tying them to a particular use, wind farms,  
107 that raises equal protection concerns. We may want to check with our State’s Attorney’s Office.

108 Ben Mallernes, Technical Specialist in Wind Energy, Brookfield Renewables – Brookfield has 21 wind  
109 farms in the U.S. One of those is California Ridge, which is the only operating wind farm in Champaign  
110 County. He has worked in the wind energy industry a number of years and for six years his office was  
111 within 600 feet of a wind turbine and within 1,000 feet of three more. He feels that it's been made clear  
112 that what's being argued is not with respect to noise, but to eliminating wind farms in Champaign  
113 County. The sole purpose to halt wind development in Champaign County. The 3,250-foot setbacks  
114 would effectively eliminate the ability to site a wind turbine in Champaign County. He discussed the  
115 benefits of wind farms.  
116

117  
118 Kathy Shannon, Champaign – had sent an email to encourage whatever they can do to support bringing  
119 wind power to the county. She brought up that two rural school district referendums failed dramatically  
120 this week. We need to fund our schools and to think that we would discourage developers of wind  
121 energy when we are in desperate need for funding for children's education. Clean energy is the future.  
122 Every negative thing being discussed here is worse with fossil fuels.  
123

124 Matthew Frank, Champaign – opposes amending the zoning ordinance to further restrict wind tower  
125 construction. He addressed the proposed restriction to 39 dBA for noise limit. Does not feel the county  
126 should be using their regulatory power to restrict productive business uses of Class C land. Feels the  
127 County should focus on noise pollution across all uses and not just specific setbacks and noise levels on  
128 specific technological uses.  
129

130 Constance Musick, Champaign County and member of Labor Local 703 – Champaign County needs to  
131 look at bringing jobs backing into the community.  
132

133 Victor Muner, Labor Local 703 – all the work for the wind turbines is all union work and uses local  
134 Labor. Important to bring this work here for our community.  
135

136 Roger Henning, Philo – Lots of people that want the wind farm, don't live here and don't live by where  
137 it is going. They won't be affected by it. Feels the ZBA came up with sensible and healthy guidelines.  
138 At the last ELUC meeting the chair stated, that he thought, ten years ago Champaign County had the  
139 strictest guidelines for wind farms. A lot has changed in ten years. A lot of studies, presented to ZBA,  
140 say the setbacks should be increased. Edgar County has setbacks of 3,250 feet. Feels the setbacks  
141 should be to the property lines. If the parties want, they can always come to the ZBA for a variance.  
142

143 Don Carter, Philo – will live in the footprint of the proposed wind farm and will be affected by it. They  
144 have attended many ZBA meetings trying to present their case. They can't do anything about it. Have  
145 to rely on their representatives to make sure constituents are protected. We talk about health effects,  
146 there's a lot to be said about the quality of life, not necessarily that you're physically sick. Please adopt  
147 the recommendations of the Zoning Board. They have put in a lot of time, heard a lot of testimony and  
148 studied a lot of data.  
149

150 **MOTION** to extend Public Participation beyond one hour was made by Ms. King; seconded by Ms.  
151 Fortado. Upon voice vote, the **MOTION CARRIED** unanimously.  
152

153 Charles Mitsdarfer, Tolono – he agreed with Mr. Carter. He expressed his full support for the  
154 recommendations of the ZBA. He is against the wind turbines as he feels the technology is not there  
155 yet. We are surrounded by prime farmland, some of the best in the world, and would be a shame to  
156 take it out of production. Agriculture brings in huge amount of money, jobs, tax revenue to the County.  
157 We are trying to protect our homes, our farms, and our livelihood.  
158

159 Justin Leerkamp, Sidney – Bills have been proposed at the state level to regulate wind farms. No  
160 matter what side of the issue you are on; thinks we would rather keep local control. He is not against

161 renewable energy. Industrial wind complexes are completely different than renewable energy at the  
162 homeowner level. He is looking for realistic setbacks to protect his property. The current zoning of  
163 1200-foot setbacks, that is not enough. He doesn't know a lot about sound and measurements, but from  
164 working under the Douglas County wind turbines, they are loud.

165  
166 Jan Carter Niccum, Savoy – Has attended five previous meetings on this issue. Spoke on the issue and  
167 concerns of decommissioning turbines. We have heard about repowering or replacing units. In Savoy,  
168 they had residents come to their board about 10 years ago and want to install turbines in new  
169 neighborhoods. They were wanting to put in various kind of turbines. No one has built a wind turbine  
170 in Savoy. There has been discussion about building a small version of a nuclear power plant near  
171 Abbott in Champaign. How will the people from Champaign, that talk about energy and say don't  
172 worry about setbacks, etc. feel about having a nuclear power plant within a few blocks of their house.  
173 Feels the recommendations put forth need to be taken seriously to protect the interest of the people  
174 living in the area.

175  
176 Ted Hartke, Sidney – Would have liked to have had the chance to cross examine those who have spoken  
177 tonight. He has lived this experience. He has tried to do a presentation to ELUC but has not been  
178 allowed to present. His livelihood depends on being truthful. We need to modify the 80 dBC to 80  
179 dBPK (80 peak). That is what wakes up people inside their homes. In Tennessee, the noise level is  
180 regulated at 35 dBA at dwellings for the whole state.

181  
182 William Mitsdarfer, Villa Grove – It's been said that there have been no complaints about the California  
183 Ridge Wind Farm in Champaign County, but it's pretty sad that Mr. Hartke lived just over the county  
184 line and it doesn't count.

185  
186 Todd Herbert, Philo – commended the ZBA for the work and the solution they came up with. He  
187 supported the 3,250-foot setbacks. The Zoning Board went to bat for them and hopes that ELUC and  
188 the County Board can do the same.

189  
190 Darrel Rice, Philo - At the first meetings the only people that showed up are those that live in the  
191 footprint of the proposed wind farm. The one's showing up now in favor either will either benefit from  
192 or don't live in the area of the proposed wind farm and it's easy to say we want this. The people that  
193 live there would like to see the proposed ZBA recommendations passed.

194  
195 Aduai Sanduz, Champaign – would like to have her own wind farm. Important to consider that fossil  
196 fuels have a definite end. It's important to think about renewable energy and what Illinois is doing to  
197 maintain independence from fossil fuels. It seems like some of the wind farm corporations are having  
198 some serious problems, so we do need to hold them accountable, but she doesn't think the current  
199 recommendations are addressing those problems. She hopes that the amendments made to the ordinance  
200 are creating more accountability for these corporations.

201  
202 Matt Herriott, Philo – Urges the ELUC to accept the proposed changes to the wind ordinance, especially  
203 the proposed setback to the property line to non-participating residences to 3,250 feet. This would  
204 provide adequate protection to property owners and their families. The map in the packet is not 100  
205 percent correct. They can get variances and good neighbor agreements. Wind companies could apply  
206 for waivers. Urges everyone to read all the data.

207  
208 Public Participation ended at 8:10 p.m.

209  
210 Board Member Mary King read an email into the record from Robin and Ryan Fellers in favor of wind  
211 power.

214 **VI. Discussion of authorization for a Public Hearing on Proposed Zoning Ordinance Text Amendment**  
215 **to revise select Wind Farm Ordinance sections as follows:**

- 216 a. Increase the minimum separation to principal structures to 3,250 feet to the non-participating  
217 property line.  
218 b. Change the noise limit to 39dBA  
219 c. Add a noise limit of 80 dBC for infrasound  
220

221 Mr. Thorsland pointed out some of the items in the packet that was put together for tonight's meeting.  
222 It is online for everyone to view.  
223

224 Zoning Board members started the discussion. Mr. Reynolds gave his thoughts on the decision process.  
225 After all the hours and materials presented, only one person came forward during all the other meetings  
226 speaking in favor of wind energy. And, here tonight, we have 8-10 people wanting to voice their  
227 opinions. Not against wind farms, but they are representing a huge area where this wind farm is  
228 proposed. This area is pretty heavily populated and felt the need to protect the desires of the people  
229 living in this area. If the setback was to the residence, it could prohibit them from building a home  
230 elsewhere on their property in the future, so felt it should be to the property line.  
231

232 Mr. Herbert spoke next. There were four meetings, and a lot of time was spent on this. These are the  
233 recommendations that we thought to add. A lot has changed in the past several years. Supports the  
234 separation to the property line. Several of the people in the audience came to every meeting and spent  
235 their time listening and providing input. Noise; feels it's important to protect every individual. It may  
236 not affect everyone the same, but the ones that are affected should be protected. A lot of time was spent  
237 on this. Thinks this is the agreement they came to and thinks it should stand.  
238

239 Mr. Bates stated that this was brought up at ELUC and was not brought up at ZBA. It was put forth in  
240 front of ZBA to listen to you all. There may have been one person in support and questions why, now,  
241 after an unprecedented joint meeting we have so many speaking out in favor. Where were they when  
242 public testimony was available? Who is reaching out to these individuals or why do they suddenly feel  
243 like they need to come forth? Where were they at the meeting for public hearing? We listened to the  
244 constituents, sifted through mounds of paperwork and put countless hours into this. We sent a  
245 recommendation based off the facts that were provided to them.  
246

247 Mr. Roberts said that he voted with the ZBA board, and it is now in ELUC's court. They made their  
248 decision and sent it to ELUC.  
249

250 Mr. Anderson feels wind turbines that make this much noise should be 100 miles away. Newer turbines  
251 may make more noise. Infrasound, you might not be able to hear it, but it can affect your body, animals,  
252 house etc.  
253

254 Mr. Wood said that they went through a lot of information. He read the assessment of California Ridge  
255 by Hanker and Dr. Schomer's name was on that publication. Didn't notice that there was much of an  
256 issue as that time. That was done several years ago. Subsequent publications pointed out the fact that  
257 you really don't get past the annoyance factor for everyone till your past 3,000 feet. There isn't really a  
258 lot of information on the infrasound issue. What he has been able to find suggests that it becomes  
259 annoying about 65-75 dBC. Setbacks: Champaign County is the 4<sup>th</sup> largest in terms of population.  
260 Putting wind turbines will slow the growth once installed. He doesn't feel bigger wind turbines are  
261 better. With the population density we have in the County, feels we need the larger setback.  
262

263 Mr. Elwell sees the ZBA role as adjudicating land uses, variances, text amendments, etc. He didn't  
264 think the current ordinance was broke and there have been no complaints about the California Ridge  
265 Wind Farm. He was not sure of the reasons why it was brought back to the ZBA, but it was. He feels he  
266 doesn't know enough about infrasound and didn't feel comfortable adding that language. He does

267 support the role of the ZBA; to take the information that is provided to them and listen to the people.  
268 There was an overwhelming amount of information that supported increasing the separation and the 39  
269 dbA for noise. All evidence was on one side and nothing from the other. From the information  
270 received, they made their recommendation to the ELUC and apparently it wasn't the recommendation  
271 that wanted to be heard. There was quite a bit of work that went into this. Appreciates the interest in  
272 listening to the work that was put in and the background that went into making the decision.

273  
274 Mr. Thorsland then gave some background on the issue. At the time, we knew California Ridge was  
275 coming. Vermilion County had no ordinance. At the time it was common to treat it like a building  
276 permit. Champaign County did a lot of work and staff time to research and create the ordinance that  
277 eventually came in to being. The original ordinance worked. A lot of the public input that came before  
278 the ZBA talked about other counties and their problems. It is true, wind power is subsidized but not like  
279 the fossil fuel industry is. A lot of those subsidies went away, and wind companies didn't want to  
280 invest.

281  
282 California Ridge wants to put new blades on, and they will violate our ordinance and will need a waiver.  
283 Feels that ELUC gave ZBA sort of a blank slate, and maybe it was overwhelming. There was some  
284 guidance and the ZBA adopted the Advanced Lighting System. Felt like this was an upgrade we  
285 needed. As to separation, we may need to find middle ground. The original ordinance was probably not  
286 far enough but felt the separation the ZBA came back with was too much. One advantage of taller  
287 turbines is that they make more energy which means there are few of them which may make siting  
288 easier. ELUC has to look at all areas of the county. We are here to see if there's a way to make it a little  
289 more feasible to make it possible to have wind turbines if there are people who are agreeable to wind.

290  
291 Mr. Esry felt that the reason for this meeting was that staff did not believe the ZBA would recommend  
292 approval should a new wind farm would apply under the current ordinance. The ZBA took testimony  
293 over four meetings and the recommendations they sent back are based on what they heard from the  
294 people in the unincorporated part of the county. The ZBA is made up of members from the  
295 unincorporated part of the county as the incorporated parts have their own zoning. He is not sure that  
296 the recommended changes, with the current makeup of the County Board, would pass. He is also far  
297 from convinced that the ZBA, should a wind farm come before them under the current ordinances, that  
298 they can't do their job and say yes, you can put them in. They did the hearings as asked. The made the  
299 recommendation for increased setbacks and strengthened noise ordinances, less noise at the property  
300 lines. No reason not to believe Mr. Hartke and his family were affected. People react differently. The  
301 ZBA has recommended what they are hearing from the people living in the area that will be affected by  
302 these ordinances. The ZBA was presented with testimony, that if correct, only one turbine on the map  
303 that is out there for this potential wind farm, only one turbine is sited on land owned by someone who  
304 lives in the area, but they don't live on that piece of land. Otherwise, all the turbines are proposed to be  
305 sited on land belonging to absentee landowners. That tells a little bit about the business practices of the  
306 renewable energy corporation. The current ordinance was working but it doesn't hurt to go back  
307 through and update it to keep up with changes. The ZBA did what they were supposed to do, and he is  
308 ok with that and with the idea we should go with the increased setbacks and strengthened noise  
309 regulations.

310  
311 Ms. Fortado thanked the ZBA for all the work they do. We are the policy board for this and anytime  
312 you think about a policy like this and the many factors you have to weigh; the expectations of local  
313 residents and what, in her opinion, is one of the greatest crises of our time, climate change. Our  
314 responsibility is to try to do the most good for the most people and to mitigate harm to people in the  
315 minority. It's important that we mitigate actual harm, not perceived harm. She has reviewed everything  
316 the ZBA has looked at and analyzed what they are getting. Feels what was presented was cherry-picked  
317 science. Need to look at the weight of the evidence. Is it actual harm or perceived harm? If there is not  
318 actual harm, property owners should have the right to do what they want with their property. She did

319 not think that there was evidence to prove actual harm and is therefore not our business to be regulating  
320 a harm that does not exist.

321  
322 Mr. Harper stated he had listened to a lot of testimony. Agriculture has and always will be the economic  
323 driver for our county and these people do not want wind farms in the middle of it.

324  
325 Mr. Goss said that he manages farms with 14 wind turbines. He cited an example of in Ford County,  
326 some people wanted production leases thinking that would be more profitable. They kept getting less  
327 because if they can't sell the energy, that's supposed to be needed, they turn the turbines off. At  
328 California Ridge he has never seen a wind farm that has more turbines down all the time. He's seen one  
329 where the blade was wrapped around the turbine, and he has seen blades thrown also. He has no desire  
330 to live close to one. When he is crop scouting, you can hear them a half-mile away. He hopes the  
331 technology gets better. He feels the leases are one-sided. They protect the wind farms and do not  
332 protect the landowner/lease holder. The ZBA is there for zoning in the rural areas. If you live in town,  
333 you have your own zoning. There's a reason these aren't allowed in municipalities, the city won't allow  
334 it. The ZBA did their work, and we need to respect that, and we need to respect the people that live in  
335 the rural parts of the county.

336  
337 Mr. Stohr stated he had been getting feedback from colleagues. He didn't like most of the papers he  
338 read on this, as it didn't seem like good engineering studies to him. He has also heard complaints about  
339 the sales, sales of contracts and difficulties dealing with the companies. In looking at how the noise  
340 might affect humans, we've also had on a couple of occasions, a veterinarian speak about the effect on  
341 animals and that is a bit of an unknown. In looking at the literature, at least one writer said there were  
342 no human health effects that could be contributed to wind turbines. There were annoyances, but no  
343 health affect. If it is not affecting health, an annoyance is just that.

344  
345 Ms. King worries that if we can't come to some kind of agreement or ordinance that allows for both  
346 people to feel like their needs are being met and for wind farms to come and develop, it might accelerate  
347 the State of Illinois taking it out of the county's hands entirely. As it stands now, we're saying wind  
348 farm development cannot come to Champaign County. If that happens, the ability to make those  
349 decisions will be taken out of our hands.

350  
351 Ms. Fortado added that there was a bill in the last legislative cycle to take it out of our hands. She feels  
352 that zoning should be done locally.

353  
354 Discussion then followed on scheduling another joint meeting. After some discussion, the meeting was  
355 tentatively scheduled for September 15<sup>th</sup>.

356  
357 **VII. Adjournment**

358  
359 Chair Thorsland thanked everyone for their input and adjourned the meeting at 9:40 p.m.  
360  
361



# Resident Tire Collection

A special event to collect and recycle passenger vehicle tires from residents.

Who: Champaign County residents only. No salvage yards or retailers allowed.

When: **9 a.m. - 6 p.m., Thurs., August 4, 2022**  
**9 a.m. - 6 p.m., Fri., August 5, 2022 \***  
**9 a.m. - noon, Sat., August 6, 2022 \***

*\* Collection may end earlier, once on-site trailer reaches capacity.*



### ACCEPTED:

Passenger and truck tires,  
Size limit: 17" or less  
On-rim or off-rim - both okay

Limit: 10 tires per resident,  
collected for free

Residents must be prepared to  
unload own tires

### NOT accepted:

Oversized tires, including  
agricultural and commercial

### Two Locations:

- **C-U Public Health District**  
East Parking Lot  
201 W Kenyon Road, Champaign
- **Urbana Township Road District**  
East Parking Lot  
2312 E Perkins Road, Urbana

Several businesses in Champaign County offer year-round tire recycling for a nominal fee. View a list of businesses that accept tires at the Champaign County Environmental Stewards website

[www.ccenvstew.com](http://www.ccenvstew.com) 

### 2022 Resident Tire Collection Co-Sponsors:

- Champaign County
- Champaign-Urbana Public Health District
- City of Champaign
- City of Urbana
- Champaign County Environmental Stewards
- Forest Preserve Friends Foundation



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

**TO: Environment and Land Use Committee**  
**FROM: John Hall, Zoning Administrator**  
**Susan Monte, Planner**  
**DATE: July 25, 2022**  
**RE: Proposed Champaign County Solid Waste Management Plan 2022 Update**

---

## **BACKGROUND**

ELUC received the Final Draft of the proposed Champaign County Solid Waste Management Plan 2022 Update (CCSWMP 2022 Update) on June 9, 2022.

A display ad in The News-Gazette provided public notice about the Final Draft and invited questions and comments through July 1, 2022.

Review comments were received that requested broader provisions to the subsection regarding Waste Disposal Recommendations on pp. 5-12 through 5-14. The proposed revisions are included in Attachment A.

The Executive Summary is included as Attachment B.

The revised CCSWMP 2022 Update is dated July 1, 2022, and is ready for review and recommendation to the County Board.

The following is a link to the CCSWMP 2022 Update on the County website:

[http://www.co.champaign.il.us/CountyBoard/ELUC/2022/220804\\_Meeting/2208\\_04\\_CCSWMP\\_2022\\_Update\\_Revised\\_Draft\\_July\\_1\\_2022.pdf](http://www.co.champaign.il.us/CountyBoard/ELUC/2022/220804_Meeting/2208_04_CCSWMP_2022_Update_Revised_Draft_July_1_2022.pdf)

Copies can be provided upon request.

## **ATTACHMENTS**

- A Proposed revisions to Section 5 Waste Disposal Recommendations
- B Executive Summary

## Waste Disposal Recommendations

### *Pollution Control Facility Siting Ordinance Provisions*

As indicated in Section 1, a pollution control facility proposed to be located anywhere within incorporated or unincorporated Champaign County must demonstrate that it is consistent with this Section of the CCSWMP 2022 Update in order to receive local siting approval. Recommendations and requirements application to pollution control facilities that may have existed in previous CCSWMP versions or subsequent updates are superseded by this CCSWMP 2022 Update.

### *Recommendations Regarding Pollution Control Facilities Allowed in Champaign County*

#### Landfills

Champaign County maintains its policy of non-support of a new or expanded landfill facility in the County. Given the existing capacity in the landfills located within IEPA Region 4, East Central Illinois, the County will not support a new or expanded landfill operation to be located in Champaign County during the five-year planning period 2022–2027. A proposed landfill expansion or proposed new landfill proposed shall be deemed inconsistent with the CCSWMP 2022 Update.

#### ~~Mass Burn Incineration or Thermal or Chemical Conversion such as Gasification Pollution Control Facilities-Combustion for Volume Reduction Only Facilities~~

Any proposed ~~combustion for volume reduction only facilities to manage municipal solid waste mass burn incineration or thermal or chemical conversion facilities such as gasification pollution control facilities~~ proposed in Champaign County during the 2022-2027 planning period shall be deemed inconsistent with the CCSWMP 2022 Update.

#### Waste Transfer Stations

New solid waste transfer stations as defined in 415 ILCS 5/3.500 or expansions of existing solid waste transfer stations are consistent with the CCSWMP 2022 Update. During the 2022-2027 planning period, the private sector is encouraged to propose developing the in-county waste transfer station network.

A proposed waste transfer station expansion or new waste transfer station must follow the requirements of the Champaign County Ordinance No. 2022-2, establishing the Champaign County Pollution Control Facility Siting Procedures, or to the Pollution Control Facility Siting Procedures pursuant to Illinois Environmental Protection Act (415 ILCS 5/39.2 et seq.) adopted by the municipality in which they propose to locate or expand.

In any part of Champaign County, a proposal to construct or to expand a waste transfer station that meets the definition of a pollution control facility pursuant to 415 ILCS 5/39.2 et seq. shall be subject to the following requirements:

1. A proposed new or expanded waste transfer station, must meet the requirements 2 through 4 below to be considered consistent with the CCSWMP 2022 Update. The requirements 2-4 below are not applicable to the following facility types:
  - Landscape waste transfer station
  - General construction and demolition debris recycling facility
  - Permanent household hazardous waste collection facility

### **Host Community Benefit Agreement Required for Waste Transfer Station or Waste-to-Energy through Biological Conversion Pollution Control Facility**

Prior to filing a siting application, pursuant to the Champaign County Ordinance No. 2022-2, establishing the Champaign County Pollution Control Facility Siting Procedures, or filing a siting application pursuant to the Pollution Control Facility Siting Procedures adopted by the municipality in which they propose to locate or expand, the applicant shall first enter into a Host Community Benefit Agreement (defined as any type of legal agreement entered into or assumed by the applicant and any other person or legal entity) with the governing body with jurisdiction over the proposed facility. In the event the applicant represents an existing pollution control facility with existing Host Community Benefit Agreement(s), the applicant shall amend each existing Host Community Benefit Agreement with each respective party prior to filing the siting application with the governing body.

The new and/or amended Host Community Benefit Agreement must, at a minimum, contain provisions for: 1) a guarantee of access to capacity at the facility for Champaign County's unincorporated and incorporated solid waste, 2) environmental safeguards, and 3) payment of host benefit fees.

All reasonable and necessary costs, including but not limited to legal fees and consulting fees, associated with the development of Host Community Benefit Agreement shall be paid for by the developer to the affected unit of local government.

---

#### Section 5 Notes

1. In 2023, the Illinois Product Stewardship Council will begin promoting support for the passage of an "extended producer responsibility" (EPR) law for packaging and paper products (PPP) in Illinois. The EPR category "packaging and paper products" (PPP) includes plastic containers, steel and aluminum cans, glass bottles and jars, newspaper, and cardboard. <https://www.productstewardship.us/page/Packaging>. EPR legislation and programs can generate sustainable funding for recycling by shifting the burden from governments and taxpayers to packaging producers and brand owners. Well-designed EPR programs require modulated fees that oblige producers, through financial incentives, to design their PPP to be recyclable, conserve materials, and incorporate recycled content into new PPP.
2. This definition of "organic material" is from the Illinois Materials Management Advisory Committee Report to the General Assembly, dated July 1, 2021, p. 16, and is not based on a defined term in federal law, Illinois law, or Illinois Pollution Control Board regulations. [https://www2.illinois.gov/epa/topics/waste-management/materials-management/Documents/MMAC\\_Report\\_Approved\\_7\\_1.pdf](https://www2.illinois.gov/epa/topics/waste-management/materials-management/Documents/MMAC_Report_Approved_7_1.pdf).
3. See the latest version of the E-Guide for Residents of Champaign County, available at the CCES website at [https://unisyn-wp-assets.s3.amazonaws.com/cces/2022/04/19090637/Brochure\\_Electronics-Recycling-Reuse-Options\\_041922r.pdf](https://unisyn-wp-assets.s3.amazonaws.com/cces/2022/04/19090637/Brochure_Electronics-Recycling-Reuse-Options_041922r.pdf).
4. The 2015 Illinois Task Force on the Advancement of Materials Recycling unanimously agreed that a convenient statewide HHW collection infrastructure is needed because Illinois residents

## 5 Proposed Material Management Programs

- Residential electronics program collection site
2. Locating a site of sufficient size is critical to operating efficiencies and minimizing impacts on the surrounding community. The area required for specific transfer stations varies significantly, depending on the volume of waste to be transferred, rates at which waste will be delivered, the functions to be carried out at the site, and the types of customers the facility is intended to serve.
  3. Transfer station operations related to the unloading of refuse, recyclables and landscape waste, temporary storage of the materials on the tipping floor, and the loading of transfer trailers, must be located within a portion of the transfer station that can be completely enclosed. (This does not require the transfer station to keep its incoming and outgoing doors closed during operations unless proximity to a Federal Aviation Administration regulated airport requires that doors open and close with the acceptance of waste.)

Developers are strongly encouraged to incorporate green/sustainable building principles into the design and operation of the facility and the over site, including Leadership in Energy and Environmental Design (LEED) certification for the facility.

4. A proposed new or expanded transfer station facility must meet the Host Community Benefit Agreement requirements listed below.

Waste-to-Energy through Biological Conversion Pollution Control Facility

A proposed new or expanded waste-to-energy ~~through biological conversion~~ pollution control facility shall be considered as a local and sustainable solution to managing Champaign County's waste. If the proposed waste-to-energy ~~through biological conversion~~ pollution control facility meets all requirements noted in this Section, it will be considered consistent with the CCSWMP 2022 Update.

Any proposed waste-to-energy ~~through biological conversion~~ pollution control facility must follow the requirements of the Champaign County Ordinance No. 2022-2, establishing the Champaign County Pollution Control Facility Siting Procedures, or the Pollution Control Facility Siting Procedures pursuant to Illinois Environmental Protection Act (415 ILCS 5/39.2 et seq.) adopted by the municipality in which they propose to locate or expand.

A proposed new or expanded waste-to-energy ~~through biological conversion~~ pollution control facility in any part of Champaign County shall additionally meet the Host Community Benefit Agreement requirements listed below.

All Other Pollution Control Facilities

All other proposed new or expanded pollution control facilities must follow the requirements of the Champaign County Ordinance No. 2022-2, establishing the Champaign County Pollution Control Facility Siting Procedures, or the Pollution Control Facility Siting Procedures pursuant to Illinois Environmental Protection Act (415 ILCS 5/39.2 et seq.) adopted by the municipality in which they propose to locate or expand.

During the siting review, applicants should expect to address concerns regarding any potential adverse impacts to the Mahomet Aquifer water supply system located in Champaign County. If approved by the siting authority, such pollution control facilities shall be deemed consistent with the CCSWMP 2022 Update.

## Executive Summary

Highlights of the Champaign County Solid Waste Management Plan 2022 Update include:

### ❖ **Background regarding solid waste management planning in Champaign County**

Section 1 provides the historical context of solid waste management planning in Champaign County, beginning in 1976 to the present. Early cooperative intergovernmental efforts included formation of the Intergovernmental Solid Waste Disposal Association, established in 1986 and developed to implement these goals:

- Develop aggressive recycling efforts, including curbside collection.
- Operate a yard waste reclamation site.
- Explore means of diverting small quantity hazardous waste and household hazardous waste from the waste stream.
- Develop a state-of-the-art regional landfill.
- Pursue resource recovery technologies.

Within a few years, the ISWDA lost its original authority to operate, and its power to implement the goals noted above became severely limited. The ISWDA eventually dissolved in 1998. During this period, it became clear that siting of a landfill in Champaign County would not be supportable, and that flow control restrictions on waste haulers to take their solid waste to a county-operated landfill and transfer station would not be implemented.

Waste hauling services continue to be provided by the private sector in urbanized areas of Champaign County. The larger municipalities in Champaign County have requirements regarding provision of curbside trash and recycling pickup. The Village of Rantoul has a franchise agreement with its waste hauler.

Most early goals have been realized to some extent, although not without certain problems that regularly resurface (e.g., several waste haulers operating the same route areas; lack of funding from landfill tipping fees to support and implement countywide recycling programs.) One early goal not yet addressed adequately is: "Explore means of diverting small quantity hazardous waste and household hazardous waste from the waste stream."

### ❖ **Status of recycling in Champaign County**

Sections 2 and 3 note progress and barriers toward implementing the CCSWMP 2017 Update recommendations. Recycling is not mandatory in unincorporated Champaign County, and residents, businesses, and institutions are free to choose whether to participate in a recycling program.

Champaign County covers nearly 1,000 square miles. Many rural residents of Champaign County, especially those in outlying areas away from municipalities, do not have access to a trash or recycling pick-up services. Some of these residents provided their comments in the Resident Survey (see Appendix F), expressing their frustrations. Only one public recycling drop-off station is presently available in Champaign County. Three limited service recycling stations are available specifically to residents of Ogdon Township, South Homer Township, and Philo Township.

Notable is that the recycling services available to Champaign County government buildings and employees can be significantly improved. Presently many county employees do not have sufficient guidance, motivation or support to recycle basic office materials such as paper, cardboard, bottles, or cans, or ink printer cartridges.

Section 4 includes information about the estimated ‘capture rate’ of 37% which can be considered an estimated recycling rate, for the Champaign County residential waste sector.

❖ **Provisions regarding new development or expansion of pollution control facilities.**

Section 5 includes recommendations regarding the pollution control facilities to be allowed in Champaign County. Types of pollution control facilities considered as not consistent with the CCSWMP 2022 Update are: landfills and mass burn incinerators or thermal or chemical conversion facilities such as gasification pollution control facilities.

The CCSWMP 2022 Update requires a Host Community Benefit Agreement for a new or expanded waste transfer station (with some exceptions noted) and for a new or expanded waste-to-energy through biological conversion pollution control facility.

❖ **Summary of critical recommendations.**

Section 7 contains a summary of the Champaign County Material Management Goals and Recommended Strategies. Appendix I is a Schedule for Implementing the Recommended Strategies.

High Priority Goals and Recommendations:

T-1	Publicize information about material reduce, reuse, recycle options in Champaign County.
O-3	Review Champaign Ordinances to consider pre-/post-consumer food compost land uses.
NT-1	Support convenient and consistent collection options for household hazardous waste and recycling or residents’ electronics items.
NT-3	Encourage development of improved recycling options for batteries, unwanted medications, pharmaceuticals, and sharps.

Medium Priority Goals and Recommendations:

T-2	Improve trash disposal options and recycling drop-off options for outlying rural residents.
T-3	Support initiatives that discourage the use of single-use plastics.
T-4	Encourage development of separate source glass bottle/container drop-offs or collection services.
O-1	Promote “greenscaping” and home management of leaves, yard trimmings and brush.
O-2	Evaluate Champaign County restrictions on the open burning of landscape waste to encourage composting of leaves and landscape trimmings and brush.
NT-2	Promote increased recycling of construction and demolition debris.

Champaign County  
Department of



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

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

To: **Environment and Land Use Committee**

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

Date: **July 25, 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**

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## ***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.

No public input has been received since the ELUC meeting on June 9, 2022.

As mentioned in the memo for the June 9<sup>th</sup> ELUC meeting, we have received a protest from the Village of Philo, which triggers a supermajority vote for approval at the County Board level.

## **ATTACHMENTS**

- A     Legal advertisement
- B     Draft Adopting Ordinance for Case 037-AT-22 with Attachment:
- Exhibit A: Amendment for Case 037-AT-22

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](mailto: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.

**ORDINANCE NO. 2022-\_\_**  
**ORDINANCE AMENDING ZONING ORDINANCE**  
**ZONING CASE 037-AT-22**

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 037-AT-22;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 18th day of August, A.D. 2022.

\_\_\_\_\_  
Kyle Patterson, Chair  
Champaign County Board

ATTEST:

Approved:

\_\_\_\_\_  
Aaron Ammons, County Clerk and  
Ex-Officio Clerk of the County Board

\_\_\_\_\_  
Darlene A. Kloepfel, County Executive

Date:

**EXHIBIT A****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 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.

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

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

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

- A. Revise paragraph 9.3.1H. as follows:  
WIND FARM TOWER or BIG WIND TURBINE TOWER.....\$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

# MONTHLY REPORT for MARCH 2022<sup>1</sup>

Champaign County  
Department of



## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Five zoning cases were filed in March and three were filed in March 2021. The average number of cases filed in March in the preceding five years was 2.8.

Three Zoning Board of Appeals (ZBA) meeting were held in March and four cases were completed. Two ZBA meetings were held in March 2021 and two cases were completed. The average number of cases completed in March in the preceding five years was 2.8.

By the end of March there were 10 cases pending. By the end of March 2021 there were 7 cases pending.

Brookens Administrative  
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**Table 1. Zoning Case Activity in March 2022 & March 2021**

Type of Case	March 2022 3 ZBA meetings		March 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	4	1	3	0
SFHA Variance	0	0	0	0
Special Use	1	1	0	1
Map Amendment	0	0	0	1
Text Amendment	0	2	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>
Total cases filed (fiscal year)	12 cases		10 cases	
Total cases completed (fiscal year)	10 cases		7 cases	
Cases pending*	10 cases		7 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 76.0% or the equivalent of 6.1 full time staff members (of the 8 authorized) present on average for each of the 23 workdays in March.

### **Subdivisions**

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

### **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 March can be summarized as follows:

- 12 permits for 12 structures were approved in March compared to 17 permits for 17 structures in March 2021. The five-year average for permits in March in the preceding five years was 15.
- 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).
- 6.0 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$1,666,035 was the reported value for the permits in March compared to a total of \$3,120,000 in March 2021. The five-year average reported value for authorized construction in March was \$2,825,522.
- 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).
- \$1,432 in fees were collected in March compared to a total of \$5,115 in March 2021. The five-year average for fees collected in March was \$3,827.
- 23 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, and June 2017).



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**MARCH 2022**

**Table 2. Zoning Use Permits Approved in March 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	2	0	480,000	2	0	480,000
Other						
SINGLE FAMILY Resid.: New - Site Built	1	0	230,000	2	345	360,000
Manufactured						
Additions	4	371	490,535	6	617	529,485
Accessory to Resid.	5	1,061	465,500	7	1,544	577,500
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>			6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural Neighborhood						
COMMERCIAL: New				2	4,110	851,384
Other				1	673	90,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
<b>TOTAL APPROVED</b>	12/12	1,432	1,666,035	20/20	7,289	2,888,369

\*12 permits were issued for 12 structures in March 2022; 12 permits require inspection and Compl. Certif.

◇20 permits have been issued for 25 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).

9 Zoning Use Permit App.s were *received* in March 2022 and 9 were *approved*.

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

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- There were 3 lot split inquiries and 150 other zoning inquiries in March.
- Two rural addresses were issued in March.
- Two sets of ZBA minutes were transcribed in March.

**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**

	March 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case March authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval March authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit March 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
<b>TOTAL</b>	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 94 Zoning Compliance Inspections were made in October.
- 94 Zoning Compliance Certificates were issued in March for a total of 300 so far in 2022. 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 March and can be summarized as follows:

- 8 new complaints were received in March compared to 1 new complaint received in March 2021. No complaint was referred to another agency in March and no complaint was referred to another agency in March 2021.

**Planning & Zoning Monthly Report**  
**MARCH 2022**

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- 29 enforcement inspections were conducted in March compared to 33 inspections in March 2021.
- Two contacts were made prior to written notification in March and no contacts were made in March 2021.
- 29 investigation inquiries were made in March. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 3 complaints were resolved in March and 4 complaints were resolved in March 2021.
- 90 complaints were left open (unresolved) at the end of March.
- One new violation was added in March and one First Notice and no Final Notice was issued. In March 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 March and one case was referred in March 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- No violations and 3 complaints were resolved in March compared to 6 violations and 4 complaints that were resolved in March 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 417 complaints and violations remain open at the end of March compared to 470 open complaints and violations at the end of March 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in March 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 March.

**APPENDICES**

**A Zoning Use Permit Activity In March 2022**

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

**C Zoning Compliance Certificates Issued in March 2022**

**Planning & Zoning Monthly Report**  
MARCH 2022

**Table 4. Enforcement Activity During March 2022**

	FY2021 TOTALS <sup>1</sup>	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 <sup>1</sup>
Complaints Received	75	5	1	8										14
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0										0
Inspections	343	24	24	29 <sup>7</sup>										77 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2										5
Complaints Resolved	50	6	1 <sup>9</sup>	3 <sup>9</sup>										10 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>										<b>90</b>
New violations	11	2	0	1										2
First Notices Issued	11	2	0	1										2
Final Notices Issued	2	0	0	0										0
Referrals to SAO <sup>4</sup>	2	1	0	0										1
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>										4 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>										<b>327<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>										<b>417</b>

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. 5 of the 29 inspections performed were for the new complaints received in March 2022.
8. 9 of the 77 inspections performed in 2022 have been for complaints received in 2022.
9. 2 of the complaints resolved in March 2022 was received in March 2022.
10. 3 of the complaints resolved in 2022 was received in 2021.
11. None of the violations resolved in March were for complaints that had been received in March 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**  
MARCH 2021

**APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2022**


<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
040-22-01 AG-1	A 5-acre tract of land located in the NE corner of the SW ¼ of Section 36, Sadorus Township; 71 County Road 575E, Pesotum, Illinois PIN: 22-31-36-200-004	Clint and Amanda Goodman	2/9/2022 3/9/2022	Construct a single-family home with an attached garage
049-22-01 AG-2	Lot 11 of Meadowlake Subdivision, Section 13, Mahomet Township; 1909 East Meadow lake Drive, Mahomet, Illinois PIN: 15-13-13-154-002	John and Jody Bell	2/18/2022 3/7/2022	Construct an attached garage to a single-family home
053-22-01 R-2	Lot 3 of O'Donnell's Subdivision, Section 23, Champaign Township; 2311 Donney Brook Drive, Champaign, Illinois PIN: 03-20-23-378-016	Brent Voyles	2/22/2022 3/3/2022	Construct a ground mounted solar array
061-22-01 CR	An 85.55-acre tract of land located in Section 6, Condit Township; 2957 County Road 700E, Fisher, Illinois PIN: 07-08-06-200-009 & 007, 100-029	Chad Cassel	3/2/2022 3/23/2022	Construct a shed as a single-family home with attached storage
063-22-01 AG-2	Lot 6 of Meadows Subdivision, Section 36, Newcomb Township; 503 Arabian Circle, Mahomet, Illinois PIN: 16-07-36-302-014	Grant and Lauren Brewer	3/4/2022 3/9/2022	Construct a detached garage with a rec room and two bathrooms
066-22-01 AG-1	A 7.85-acre tract of land located in the SE corner of the NE ¼ of Section 4, Philo Township; 1149 County Road 1500E, Urbana, Illinois PIN: 19-27-04-400-008	Brian and Janice Lilly	3/7/2022 3/9/2022	Construct an accessory storage shed with a bathroom and office

Land Disturbance Erosion Control Permit also required  
 \*received and reviewed, however, not approved during reporting month

**Planning & Zoning Monthly Report**  
MARCH 2022

**APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
066-22-02 AG-1	A tract of land located in the SE corner of the SE ¼ of the NE ¼ of Section 34, Stanton Township; 2198 County Road 1850N, St. Joseph, Illinois PIN: 27-16-34-200-006	Josh and Mindy Hale	3/7/2022 3/10/2022	Construct an accessory shed
068-22-01 AG-1	A 5-acre tract of land in the NW corner of the SW ¼ of Section 30, Harwood Township; 3172 County Road 1800E, Rantoul, Illinois PIN: 11-04-30-100-003	Ryan and Amy Rademaker	3/9/2022 3/15/2022	Construct an attached addition to an existing single-family home
070-22-01 AG-1	An 8-acre tract of land in the NW corner of the SW ¼ of Section 22, Hensley Township; 5002 North Duncan Road, Champaign, Illinois PIN: 12-14-22-100-003	Krystal Fitzpatrick	3/11/2022 3/17/2022	Construct an attached addition to an existing single-family home
074-22-01 R-1	Lot 11 of Willowdale Subdivision, Section 11, St. Joseph Township; 2244 Marilyn Drive, St Joseph, Illinois PIN: 28-22-11-127-017	Christopher Wright	3/15/2022 3/17/2022	Construct a single-family home with an attached garage
074-22-02 AG-1	Lot 1 and 2 of the 1 <sup>st</sup> Plat of Homestead Estates Subdivision, Section 26, Newcomb Township; 490 County Road 2500N, Mahomet, Illinois PIN: 16-07-26-477-011	Kevin Warner	3/15/2022 3/17/2022	Construct an attached sunroom to an existing single-family home
087-22-01 AG-1	A tract of land commencing 125 feet S of the NE corner of the NE ¼ of Section 35, Compromise Township; 2447 County Road 2300E, St. Joseph, Illinois PIN: 06-10-35-400-005	Kelly Kocher	3/28/2022 3/31/2022	Construct a detached accessory storage shed  *Possible Variance 052-V-22

 Land Disturbance Erosion Control Permit also required  
\*received and reviewed, however, not approved during reporting month

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**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS**

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

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/01/2022	344-19-01	A tract of land 20,000 square feet located mostly in the East Half of Lot 11 of Homer Abram's Subdivision, Section 8, Champaign Township. 310 Rising Road, Champaign, Illinois PIN: 03-20-08-351-021	A carport (garage) addition, a room addition, and two covered deck additions to an existing family home
*03/01/2022	280-15-03	The South 380' of the North 728' of the West 841.7' of the East 1,303' of the SE Quarter of Section 17, Scott Township 211 Carper St, Seymour, Illinois PIN: 23-19-17-400-006	A detached garage, two lean-to additions to the detached garage, and a greenhouse
*03/01/2022	038-17-02	The West 3 acres of the South 380' of the North 728' of the West 841.7' of the East 1,303' of the SE Quarter of Section 17, Scott Township, 211 Carper St, Seymour, Illinois PIN: 23-19-17-400-006	A detached shed for agricultural use only for an orchard
*03/01/2022	311-19-04	The South 380' of the North 728' of the West 841.7' of the East 1,303' of the SE Quarter of Section 17, Scott Township 211 Carper St, Seymour, Illinois PIN: 23-19-17-400-006	A detached shed for agricultural equipment
*03/02/2022	025-17-01	A tract of land located in the South Half of the North Half of the SW Quarter of Section 25, Newcomb Township 517 Miller Woods Ln, Mahomet, Illinois. PIN: 16-07-25-300-017	A driveway in the mapped floodplain
*03/02/2022	097-16-01	The West 3 acres of the North 17 acres of the East Half of the SE Quarter of Section 34, Somer Township, 2403 East Oaks Rd, Urbana, Illinois PIN: 25-15-34-400-008	A solar array
*Zoning Compliance Inspection based on the current aerial photography			



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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/02/2022	209-17-02	A tract of land in the NW Corner of the West Half of the NW Quarter of Section 32, East Bend Township 3094 CR 700E, Fisher, Illinois PIN: 10-02-32-100-007	A detached garage
*03/02/2022	258-00-02	All of the East Half of Section 14 and the portion of the West Half of Section 13 lying North of the Sangamon River, Sections 13 and 14, Newcomb Township, Part of the SE Quarter of Section 14, Newcomb Township PIN: 16-07-13-100-001 & 14-100-03	An impoundment of a 7.74-acre pond with construction of a 14 foot dam
*03/02/2022	032-19-01	A tract of land located in the NE Quarter of Section 22, Newcomb Township, 363 CR 2700N, Mahomet Illinois PIN: 16-07-22-200-013	A single-family home with attached garage
*03/02/2022	347-19-03	Lot 3 of H.A. Wascher Subdivision, Section 15, Mahomet Township 1102 E Pearl Drive, Mahomet, Illinois PIN: 15-13-15-277-001	A detached garage for personal storage only
*03/02/2022	067-17-02	Lot 2 of Barnhart First Subdivision, Section 4, Philo Township. 1401 E Old Church Road, Urbana, Illinois PIN: 19-27-04-100-009, 008, 007, 011	A Change of Use to establish a Private Indoor Recreational Development and an Outdoor Commercial Recreational Enterprise, Bluestem Hall, and to constructed additions to an existing detached shed
*03/02/2022	060-17-01	Two tracts of land located in the NE Quarter of Section 9, Compromise Township, 2763 CR 2900N, Penfield, Illinois PIN: 06-12-09-200-004, 005	A detached storage shed for agriculture equipment
*03/02/2022	177-19-01	A tract in the SW Corner of the SW Quarter of Section 36, Mahomet Township, 1804 CR 500E, Champaign, Illinois PIN: 15-13-36-300-010	A covered porch addition and a covered deck addition to a single family home and two detached storage sheds
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/02/2022	272-16-01	Lots 41 and 42 of Woodard's Heather Hills Subdivision 2 <sup>nd</sup> Plat, Section 2, St. Joseph Township, 2234 Morningside Dr, St. Joseph, Illinois PIN: 28-22-02-304-013	An attached garage addition to an existing single family home
*03/02/2022	338-15-01	Lots 41 and 42 of Woodard's Heather Hills Subdivision 2 <sup>nd</sup> Plat, Section 2, St. Joseph Township, 2234 Morningside Dr, St. Joseph, Illinois PIN: 28-22-02-304-013	A detached storage shed
*03/02/2022	230-17-01	A tract of land located in a part of the SW Quarter of Section 4, Ogden Township, 2724 CR 1700N, Ogden, Illinois PIN: 17-24-04-300-003	A detached storage shed and a previously constructed swimming pool
*03/02/2022	053-17-02	A tract of land located in the NW Corner of Fractional Section 4, Somer Township, 1401 CR 2400N, Champaign, Illinois PIN: 25-15-14-100-002	An addition to an existing detached storage shed
*03/02/2022	258-17-01	A tract of land located in the NW Quarter of the NE Quarter of Section 8, Philo Township 1806 CR 1350E, Urbana, Illinois PIN: 19-27-08-200-006	A solar array
*03/02/2022	098-19-03	Lot 17, River Oaks Subdivision, Section 17, Mahomet Township, 1710 Phillippe Dr, Mahomet, Illinois, PIN: 15-13-17-378-016	A detached garage and an above ground swimming pool
*03/02/2022	087-17-01	A tract of land located in the NE Quarter of the NW Quarter of Section 27, St. Joseph Township 1398 CR 2125E, St. Joseph, Illinois. PIN: 28-22-27-100-009	A screened porch addition to an existing single-family home
*03/02/2022	037-17-02	Lot 1 of Ehmen Subdivision, Section 13, St. Joseph Township 2376 CR 1550N, St. Joseph, Illinois. PIN: 28-22-13-276-002	A single-family home with attached garage and detached storage shed
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/02/2022	337-16-01	The West Half of the NW Quarter of the NE Quarter of the NW Quarter of Section 34, St. Joseph Township, 1288 CR 2125E, St. Joseph, Illinois PIN: 28-22-34-126-001	An addition to an existing single family home and a previously constructed front porch addition
*03/02/2022	018-19-01	Two tracts of land consisting of 25.52 acres located in the NW Quarter of Section 11, St. Joseph Township, 1676 CR 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 & 002	An addition to an existing detached seed storage building
*03/02/2022	300-16-01	Two tracts of land consisting of 25.52 acres located in the NW Quarter of Section 11, St. Joseph, Township, 1676 CR 2200E, St. Joseph, Illinois PIN: 28-22-11-151-001 & 002	A detached storage shed for agricultural equipment
*03/02/2022	267-16-01	A tract of land located in the NE Quarter of Section 11, St. Joseph Township, 2279 CR 1700N, St. Joseph, Illinois PIN: 28-22-11-226-006	An attached garage addition to an existing single-family home
*03/02/2022	263-16-02	Lot 36, Woodard's Heather Hills Subdivision, 2 <sup>nd</sup> Plat, Section 2, St. Joseph Township, 2214 Heather Hills Dr, St. Joseph, Illinois PIN: 28-22-02-302-013	A covered porch addition, an addition to an existing detached shed and a detached shed constructed without a Zoning Use Permit
*03/02/2022	204-08-02	A tract of land located in the NE Corner of the West Half of the SW Quarter of Section 36, Newcomb Township, 564C CR 2400N, Dewey, Illinois PIN: 16-07-36-376-001	A manufactured home placed on the subject property
*03/02/2022	173-17-01	The West Tract of the Plat of Survey of the Fink Tracts, Section 24, Hensley Township, 73 E Hensley Rd, Champaign, Illinois PIN: 12-14-24-200-011	A Change of use from farmland to a parking lot and to also construct a parking lot
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/02/2022	253-19-02	Lot 56 of Wiltshire 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township, 1301 Dover Dr, St. Joseph, Illinois PIN: 28-22-13-306-001	An addition to an existing single-family home and a previously placed detached storage shed
*03/02/2022	221-19-02	Lot 47 of Busboom's Wiltshire Estates 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township 1310 Dover Dr, St Joseph, Illinois PIN: 28-22-13-305-010	A detached storage shed
*03/02/2022	182-15-01	A 5.5 acre tract being part of the NW Quarter of the SW Quarter of Section 25, St. Joseph Township 2321 CR 1950N St Joseph Illinois PIN: 27-16-25-300-012	An agricultural shed for horses and hay storage and an addition to existing agricultural shed
*03/02/2022	235-17-01	Lots 13 & 14 of Byerley's Subdivision, Section 11, St. Joseph Township, 1692 Mable Ct, St. Joseph, Illinois PIN: 28-22-11-203-006 & 007	A detached storage shed
03/03/2022	150-20-02	The SE Quarter of Section 34 and the SW Quarter of the NE Quarter of Section 34 Mahomet Township 1841 CR 400E, Champaign, Illinois. PIN: 15-13-34-400-001	Demolition of an existing single family home, all outbuildings and foundations, with the ground returned to a level surface
03/03/2022	092-20-01	A tract of land being the East Half of the NE quarter, Section 34, Mahomet Township 1875 CR 400E, Champaign, Illinois PIN: 15-13-34-200-002	Demolition of an existing single family home, one small shed, and returning the ground to a level surface
03/03/2022	196-20-02	The West 264' of the East 660' of the North 330' of the SE Quarter of the SW Quarter, Section 35, Newcomb Township, 439 CR 2425N, Mahomet, Illinois PIN: 16-07-35-300-027	2 ground-mounted solar arrays
*03/03/2022	194-18-01	Lot 46, Busboom's Wiltshire Estates 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township, 1309 Bradford Circle, St. Joseph, Illinois. PIN: 28-22-13-305-005	An addition to an existing single-family home and to authorize a previously constructed detached storage shed
*Zoning Compliance Inspection based on the current aerial photography			

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<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/03/2022	093-19-04	A tract of land located in the South Half of the NW Quarter, Section 6, St. Joseph Township 1766 CR 1800E, Urbana, Illinois PIN: 28-22-06-100-003	An addition to an existing single family home
*03/03/2022	103-16-01	The North Half of the NE Quarter and the NE Quarter of the NW Quarter, Section 28, Hensley Township, 4401 N Duncan Rd, Champaign, Illinois PIN: 12-14-28-201-002	A single-family home with attached garage, a detached agriculture equipment storage shed and a 1-acre pond
*03/03/2022	303-14-01	Lot 6 of Block 2 of Commissioner's Addition to the Village of Seymour, Section 17, Scott Township, 202 S Sheridan St, Seymour, Illinois PIN: 23-19-17-427-001	A porch addition
*03/07/2022	313-18-01	Three tracts of land located in the SE Quarter of the SE Quarter of Section 9 and the West Half of the SW Quarter of Section 10, Urbana Township, Lots 54 & 85, Woodland acres Manufactured Home Park, Urbana, Illinois PIN: 30-21-10-351-023	New replacement homes on Lots 54 and 85
*03/07/2022	183-19-01	Three tracts of land located in the SE Quarter of the SE Quarter of Section 9 and the West Half of the SW Quarter of Section 10, Urbana Township, Lot 90, Woodland Acres Manufactured Home Park, Urbana, Illinois PIN: 30-21-10-351-023	A new replacement home on Lot 90
*03/07/2022	123-18-02	A tract of land located in the SE Quarter of Section 29, Tolono Township, 780 CR 700N, Tolono, Illinois PIN: 29-26-29-400-003	A detached garage and a detached storage shed
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/07/2022	289-18-01	Tract C of a Plat of Survey of Part of the SW Quarter of Section 10, Urbana Township, except the West 110.16 feet thereof, in Champaign County, Illinois 2209 E University Ave, Urbana, Illinois. PIN: 30-21-10-352-005	A wall sign for Project Te
*03/07/2022	311-17-01	Lots 12 and 13 of Country Side Subdivision, 2 <sup>nd</sup> Plat, Section 12, Urbana Township, 1104 N Cottonwood Rd, Urbana, Illinois PIN: 30-21-12-151-009 & 010	A single-family home with attached garage and a detached garage
*03/07/2022	265-15-02	Lot 20 of M.W. Busey Subdivision, Section 15, Urbana Township, 305 Pfeffer Rd, Urbana, Illinois PIN: 30-21-15-205-032	A detached carport
*03/07/2022	190-19-01	A tract of land located in the NE Quarter of the South Half of the West Half of the SE Quarter, Section 5, Urbana Township 100 W Country Club Rd, Urbana, Illinois. PIN: 30-21-05-426-020	A demolition of the in-ground swimming pool and pool equipment building
*03/07/2022	362-17-01	Lot 37 in Fred C. Carroll's Subdivision in the East Half of the NW Quarter of Section 9, Urbana Township, 1210 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-127-018	A Change of Use to establish a church in an existing building and to install a wall sign
*03/08/2022	139-14-01	Lot 201 of Farm Ridge Subdivision, Section 1, Urbana Township, 1753 CR 1550N, Urbana Illinois PIN: 30-21-13-300-010	An on-premises freestanding sign (builder type)
*03/08/2022	289-19-02	Lot 1 of Moraine View Subdivision, Section 5, Tolono Township, 1197 CR 800E Champaign, Illinois PIN: 29-26-05-201-001	A sunroom addition to an existing single family home
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/08/2022	198-19-01	A tract of land in the NW Corner of the East Half of the NW Quarter, Section 30, Tolono, Township, 621 CR 800N, Tolono, Illinois. PIN: 29-26-30-100-006	A detached storage shed for agricultural equipment only
*03/08/2022	099-19-01	A tract of land in part of the North Half of the NE Quarter of Section 19, Tolono Township 667 CR 900N, Tolono, Illinois PIN: 29-26-19-200-007	A single family home with attached garage
*03/08/2022	082-18-01	Lot 3 of Hudson Acres Subdivision, Section 11, Urbana Township, 3708 E University Avenue, Urbana, Illinois PIN: 30-21-11-376-010	A detached storage shed for personal use only
*03/08/2022	095-19-04	A tract of land located in the SE Corner of the SE Quarter of Section 30, Tolono Township 690 CR 700N, Tolono, Illinois PIN: 29-26-30-400-003	An addition to an existing single family home
*03/08/2022	080-19-01	The North 220' of Lot 1 of Bretzlaff Subdivision, Section 29, Tolono Township 777 CR 800N, Tolono, Illinois PIN: 29-26-29-200-021	A detached garage
*03/08/2022	268-15-01	A tract of land located 1651 feet South of the NE Corner of Section 4, Tolono Township, thence S 5', Thence W 2.44', Thence S 149'4", Thence E 269' to the Section Line, Thence N 154'4" to the place of beginning 1169 CR 900E Champaign, Illinois PIN: 29-26-04-200-012	A detached garage

\*Zoning Compliance Inspection based on the current aerial photography

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/17/2022	045-18-01	A 6.40 acre tract of land being a part of the SW Quarter of the SW Quarter of the SE Quarter of Section 16 along with a 1.57 acre tract of land located in Section 15, immediately east of the 6.40 acre tract, all located within Rantoul Township. 1512 CR 2700N Rantoul, Illinois. PIN: 20-09-15-300-005 & 16-400-004	A carport to be used as an equipment shelter
*03/17/2022	083-17-01	A 6.40 acre tract of land being a part of the SW Quarter of the SW Quarter of the SE Quarter of Section 16 along with a 1.57 acre tract of land located in Section 15, immediately east of the 6.40 acre tract, all located within Rantoul Township. 1512 CR 2700N Rantoul, Illinois. PIN: 20-09-15-300-005 & 16-400-004	A Change of Use to document the approval of Special use Permit 846-S-16 which authorizes a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations and 144 Self Storage warehouses Units without heat and utilities to individual units. No construction approved, Change of Use only
*03/17/2022	032-16-02	A 6.40 acre tract of land being a part of the SW Quarter of the SW Quarter of the SE Quarter of Section 16 along with a 1.57 acre tract of land located in Section 15, immediately east of the 6.40 acre tract, all located within Rantoul Township. 1512 CR 2700N Rantoul, Illinois. PIN: 20-09-15-300-005 & 16-400-004	Demolition of 7 buildings, remove septic systems and cap off wells
*03/17/2022	100-12-02	Lot 1 of Leonard's Farmeetes, Section 2, Urbana Township. 2606 High Cross Rd, Urbana, Illinois. PIN: 30-21-02-101-001	An addition to an existing single family home
*03/17/2022	179-12-01	Lot 1 of Leonard's Farmeetes, Section 2, Urbana Township. 2606 High Cross Rd, Urbana, Illinois. PIN: 30-21-02-101-001	A garage and porch addition to an existing single family home
*Zoning Compliance Inspection based on the current aerial photography			



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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/17/2022	071-14-01	All that portion of the South Half of the SW Quarter of Section 33, Champaign Township, lying East of the Kaskaskia Special Drainage Ditch. 3702 W Old Church Rd, Champaign, Illinois. PIN: 03-20-33-300-007	Two self-storage warehouse buildings, Phase 1 of Irongate Self Storage, and one freestanding sign
*03/17/2022	274-16-02	All that portion of the South Half of the SW Quarter of Section 33, Champaign Township, lying East of the Kaskaskia Special Drainage Ditch. 3702 W Old Church Rd, Champaign, Illinois. PIN: 03-20-33-300-007	Two self-storage warehouse buildings, Phase 3 of Irongate Self Storage
*03/17/2022	332-18-01	All that portion of the South Half of the SW Quarter of Section 33, Champaign Township, lying East of the Kaskaskia Special Drainage Ditch. 3702 W Old Church Rd, Champaign, Illinois. PIN: 03-20-33-300-007	Three self-storage warehouse buildings, Phase IV of Irongate Self Storage
*03/17/2022	204-18-01	Lot 7 of the 1 <sup>st</sup> Plat of Countryview Estates Subdivision, Section 35, Somer Township. 3213 N Cottonwood Rd, Urbana, Illinois. PIN: 25-15-35-402-010	Placement of a storage container on the property to be used as a storage shed
*03/17/2022	196-19-03	Lot 128 Dobbins Downs 2 <sup>nd</sup> Subdivision, Section 2, Champaign Township. 1416 Dobbins Dr, Champaign, Illinois PIN: 03-20-02-126-006	An addition to an existing single-family home
*03/17/2022	065-19-01	A 5.31 acre tract of land located in the NW Quarter of the NE Quarter of Section 27, Crittenden Township. 1561 CR 200N, Tolono, Illinois. PIN: 08-33-27-200-020	A single-family home with attached garage
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/17/2022	286-17-01	Lots 2 and 3 except the South 37.35' thereof in Poll Subdivision, and a portion of Lot 4 as described in the full legal description, Section 26, Newcomb Township. 2521 CR 450E, Mahomet, Illinois PIN: 16-07-26-376-014	A detached garage and a previously constructed detached storage shed and a previously installed above ground swimming pool
*03/17/2022	151-17-01	Tract B of a Plat of Survey of the SW Quarter of Section 10, Urbana Township. 2207 E University Ave, Urbana, Illinois PIN: 30-21-10-352-004	A wall sign
*03/29/2022	302-15-01	A tract of land located in the NE Quarter of Section 34, Tolono Township. 981 CR 700N, Tolono, Illinois. PIN: 29-26-34-100-006	An electrical substation
*03/29/2022	201-15-01	The South 102' of Lot 12 in Homer Abram's Subdivision, Section 8, Champaign Township. 302 S Rising Rd, Champaign, Illinois. PIN: 03-20-08-351-003	A detached garage
*03/29/2022	149-19-01	The South Half of Lot 55 in Fred C. Carroll's Subdivision of the East Half of the NW Quarter of the East Half of Section 9, Champaign Township. 1109 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-024	A detached storage building for personal use only
*03/29/2022	260-18-02	Lot 2 of Greenwood 6 <sup>th</sup> Subdivision, Section 21, East Bend Township. 3226 Greenwood Dr, Dewey, Illinois PIN: 10-02-21-476-012	A single-family home with attached garage
*03/29/2022	309-15-01	The South Half of Lot 55 in Fred C. Carroll's Subdivision of the East Half of the NW Quarter of the East Half of Section 9, Champaign Township. 1109 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-024	A detached garage moved onto subject property and a covered front porch
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/29/2022	090-17-01	A tract of land located in the NW Quarter of the SW Quarter of Section 1, Ludlow Township 3558 CR 1700E, Ludlow, Illinois PIN: 14-03-01-100-003	A detached garage
*03/29/2022	326-17-01	A 2.06-acre tract of land being part of the NE Quarter of the SE Quarter of Section 11, Ludlow Township. 3441 CR 1700E, Ludlow, Illinois. PIN: 14-03-11-400-001 & 002	A detached storage shed for personal use only
*03/29/2022	048-17-02	A tract of land located in the SE Corner of the NE Quarter of Section 13, Somer Township. 2151 CR 1800E, Urbana. Illinois PIN: 25-15-13-200-005	A detached storage shed
*03/29/2022	289-12-01	Lot 1, Westbrook Estates Subdivision, Section 8, Mahomet Township. 1302 W Westbrook Dr, Mahomet, Illinois PIN: 15-13-08-401-005	A single family home with attached garage and an addition to an existing detached storage shed
*03/29/2022	152-15-01	A tract of land located in the NW Corner of Section 18, Ogden Township. 2401 CR 2200N St. Joseph, Illinois. PIN: 17-17-18-100-002	A single family home with attached garage and to excavate a pond less than one acre in surface area
*03/29/2022	226-17-01	The South Half of the South 21 acres of the SW Quarter of the SW Quarter of Section 25, Newcomb Township. 2506 CR 500E, Mahomet, Illinois. PIN: 16-07-25-300-019	A single family home with attached garage
*03/29/2022	206-12-01	A tract in the NW Quarter of Fraction Section 7, Mahomet Township 2252 CR 0E Mahomet, Illinois PIN: 15-13-07-100-013	A detached storage building for cattle and cattle equipment/feed
*03/30/2022	147-18-01	Lot 27, Deer Ridge, Ingram's 3 <sup>rd</sup> Subdivision, Section 30, Ogden township 1325 CR 2545E Ogden, Illinois. PIN: 17-24-30-176-005	A sunroom addition to an existing single family home
*Zoning Compliance Inspection based on the current aerial photography			

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**MARCH 2022**

**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/30/2022	147-18-01	Lot 27, Deer Ridge, Ingram's 3 <sup>rd</sup> Subdivision, Section 30, Ogden township 1325 CR 2545E Ogden, Illinois. PIN: 17-24-30-176-005	A sunroom addition to an existing single family home
*03/30/2022	251-14-01	Lots 10 and 11 of Greenwood Lake Subdivision, Section 21, East Bend Township. 3213 Greenwood Dr, Dewey, Illinois PIN: 10-02-21-377-017	A single family home with attached garage
*03/30/2022	053-16-01	Lot 1 of Lincolnshire Fields West 1, Section 21, Champaign Township. 2204 S Staley Rd, Champaign, Illinois. PIN: 03-20-21-301-001	An addition to an existing single family home
*03/30/2022	321-16-01	A tract of land located in the SE Quarter of the SE Quarter of Section 21, Pesotum Township. 221 CR 900E, Pesotum, Illinois PIN: 18-32-21-400-010	A detached storage shed for agricultural use
*03/30/2022	067-01-01	Lot 30, Deer Ridge (Ingram's 3 <sup>rd</sup> Subdivision), Section 30, Ogden Township. 1376 CR 2540E, Ogden, Illinois. PIN: 17-24-30-178-011	A single family home with attached garage
*03/30/2022	246-15-01	The West 660' of the South 330' of South half of the SW quarter of Section 35, Newcomb Township. 401B CR 2425N, Mahomet, Illinois. PIN: 16-07-35-300-002	An indoor riding arena with tack and hay storage
*03/30/2022	218-16-02	A tract of land located in the SW Corner of the NE Quarter of the SW Quarter of Section 22, Ludlow Township. 1550 CR 3200N, Rantoul, Illinois. PIN: 14-03-22-300-010	A single family home with attached garage
*03/30/2022	119-16-01	A tract of land located in the SE Corner of SE Quarter of Section 23, Compromise Township. 2601 CR 2300E, Gifford, Illinois. PIN: 06-10-23-400-004	A single family home with attached garage
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*03/30/2022	212-17-02	Fink Tracts, Part of the North Half of the NE Quarter of Section 24, Hensley Township. 148 E Leverett Rd, Champaign, Illinois PIN: 12-14-24-200-009	One wall-mounted sign, for a total of four wall-mounted signs (six wall mounted signs total are allowed)
*03/30/2022	022-07-01	Fink Tracts, Part of the North Half of the NE Quarter of Section 24, Hensley Township. 148 E Leverett Rd, Champaign, Illinois PIN: 12-14-24-200-009	Six-wall mounted signs
*03/30/2022	086-17-01	Lot 1 of Meadow Ridge Subdivision, Section 17, Hensley Township. 707 CR 2200N, Champaign, Illinois. PIN: 12-14-17-100-008	A detached storage building and to Change the use of an existing detached accessory structure to a Contractor's Facility with office, for Greenside Lawn Care
*03/30/2022	152-12-02	Lot 1 of Meadow Ridge Sub, Section 17, Hensley Township. 707 CR 2200N, Champaign, Illinois. PIN: 12-14-17-100-008	A single family home with attached garage
*03/30/2022	126-10-02	Lot 1 of Meadow Ridge Sub Section 17, Hensley Township. 707 CR 2200N, Champaign, Illinois. PIN: 12-14-17-100-008	A single family home with attached garage
*03/30/2022	274-16-03	A tract of land located in the NW Quarter of the NE Quarter of Section 20, Ogden Township. 2667 CR 2100N, Ogden, Illinois PIN: 17-18-20-200-001	single family home and attached garage, decommissioned former restaurant and Change of Use to detached accessory building, and two previously constructed detached storage sheds
*Zoning Compliance Inspection based on the current aerial photography			

# MONTHLY REPORT for APRIL 2022<sup>1</sup>

Champaign County  
Department of

**PLANNING &  
ZONING**

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in April and five were filed in April 2021. The average number of cases filed in April in the preceding five years was 3.6.

Two Zoning Board of Appeals (ZBA) meetings were held in April and four cases were completed. One ZBA meeting was held in April 2021 and three cases were completed. The average number of cases completed in April in the preceding five years was .6.

By the end of April there were 9 cases pending. By the end of April 2021 there were 9 cases pending.

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

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

**Table 1. Zoning Case Activity in April 2022 & April 2021**

Type of Case	April 2022 2 ZBA meetings		April 2021 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	3	1	1
SFHA Variance	0	0	0	0
Special Use	0	1	2	2**
Map Amendment	0	0	1	0
Text Amendment	0	0	1	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>3**</b>
Total cases filed (fiscal year)	15 cases		15 cases	
Total cases completed (fiscal year)	14 cases		10** cases	
Cases pending*	9 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				
**One special use case was withdrawn in April 2021				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 86.0% or the equivalent of 6.9 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in April.

## **Subdivisions**

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

## **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 April can be summarized as follows:

- 16 permits for 23 structures were approved in April compared to 14 permits for 14 structures in April 2021. The five-year average for permits in April in the preceding five years was 18.
- 23 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, and September 2017).
- 2.9 days was the average turnaround (review) time for complete initial residential permit applications in April.
- \$1,560,087 was the reported value for the permits in April compared to a total of \$2,995,660 in April 2021. The five-year average reported value for authorized construction in April was \$2,454,601.
- 23 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, and May 2017).
- \$4,086 in fees were collected in April compared to a total of \$3,371 in April 2021. The five-year average for fees collected in April was \$4,164.
- 23 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, and June 2017).

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**Table 2. Zoning Use Permits Approved in April 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	450,000	3	0	930,000
Other	2	0	151,088	2	0	151,088
SINGLE FAMILY Resid.: New - Site Built	2	1,554	600,000	4	1,899	960,000
Manufactured						
Additions	3	360	217,000	9	977	764,485
Accessory to Resid.	7	1,963	318,299	14	3,507	895,799
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>			2.9 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New	1	209	19,700	3	4,319	871,084
Other				1	673	90,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
<b>TOTAL APPROVED</b>	<b>16/16</b>	<b>4,086</b>	<b>1,560,087</b>	<b>36/36</b>	<b>11,375</b>	<b>4,662,456</b>

\*16 permits were issued for 23 structures in April 2022; 16 permits require inspection and Compl. Certif.

◇36 permits have been issued for 48 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).

14 Zoning Use Permit App.s were *received* in April 2022 and 14 were *approved*.

2 Zoning Use Permit Applications approved in April 2022 had been received in prior months.



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- There were 3 lot split inquiries and 138 other zoning inquiries in April.
- Two sets of ZBA minutes were transcribed in April.

**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**

	April 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case April authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval April authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit April 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
<b>TOTAL</b>	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 17 Zoning Compliance Inspections were made in October.
- 17 Zoning Compliance Certificates were issued in April for a total of 317 so far in 2022. 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 April and can be summarized as follows:

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- 9 new complaints were received in April compared to 9 new complaints received in April 2021. No complaint was referred to another agency in April and one complaint was referred to another agency in April 2021.
- 24 enforcement inspections were conducted in April compared to 30 inspections in April 2021.
- Two contacts were made prior to written notification in April and no contacts were made in April 2021.
- 24 investigation inquiries were made in April. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 4 complaints were resolved in April and 7 complaints were resolved in April 2021.
- 95 complaints were left open (unresolved) at the end of April.
- One new violation was added in April and one First Notice and no Final Notice was issued. In April 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.
- One case was referred to the State’s Attorney’s Office in April and no case was referred in April 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- One violation and 4 complaints were resolved in April compared to 3 violations and 2 complaints that were resolved in April 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 422 complaints and violations remain open at the end of April compared to 470 open complaints and violations at the end of April 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in April 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 April.

**APPENDICES**

**A Zoning Use Permit Activity In April 2022**

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

**C Zoning Compliance Certificates Issued in April 2022**

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**Table 4. Enforcement Activity During April 2022**

	FY2021 TOTALS <sup>1</sup>	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 <sup>1</sup>
Complaints Received	75	5	1	8	9									23
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0	1									1
Inspections	343	24	24	29	24 <sup>7</sup>									101 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2	2									7
Complaints Resolved	50	6	1 <sup>9</sup>	3 <sup>9</sup>	4 <sup>9</sup>									14 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>	<b>95</b>									<b>95</b>
New violations	11	2	0	1	1									4
First Notices Issued	11	2	0	1	1									4
Final Notices Issued	2	0	0	0	0									0
Referrals to SAO <sup>4</sup>	2	1	0	0	1									2
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>	1 <sup>11</sup>									5 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>	<b>327</b>									<b>327<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>	<b>422</b>									<b>422</b>

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. 6 of the 24 inspections performed were for the new complaints received in April 2022.
8. 15 of the 101 inspections performed in 2022 have been for complaints received in 2022.
9. 2 of the complaints resolved in April 2022 were received in April 2022.
10. 5 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in April were for complaints that had been received in April 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2022**


<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
090-22-01 AG-1	A 2.5-acre tract of land located in the SE corner of the W ½ of the SW ¼ of Section 30, Philo Township; 1264 County Road 700 North, Tolono, Illinois PIN: 19-27-30-400-005	Brian and Theresa Meharry	3/31/2022 4/1/2022	Construct a single-family home with an attached garage
094-22-01 R-1	Lot 310 of Lake View 5 <sup>th</sup> Subdivision of Section 14, Mahomet Township; 306 North Bruce Drive, Mahomet, Illinois PIN: 15-13-14-231-010	Matthew Hesson-Mcinnis	3/29/2022 4/7/2022	Construct an attached screened-in porch to a single-family home
095-22-01 AG-1	A tract of land part of the E ½ of Section 31, Homer Township; 2475 County Road 700 North, Homer, Illinois PIN: 26-29-31-200-008	John and Kay Place	4/5/2022 4/7/2022	Construct a ground-mounted solar array
096-22-01 AG-1	A tract of land part of the SE ¼ of the SE ¼ of Section 3, together with part of the SW ¼ of the SW ¼ of Section 2, Brown Township; 3525 County Road 450 East, Foosland, Illinois PIN: 02-01-02-300-004 & 400-004	Justin and Christina Hay	4/6/2022 4/8/2022	Construct a single-family home with an attached garage
096-22-02 CR	A tract of land part of the E ½ of the SE ½ of the SE ¼ of Section 22, Newcomb Township; 402 County Road 2600 North, Mahomet, Illinois PIN: 16-07-22-400-006	Michael and Dawn Henry	4/6/2022 4/11/2022	Construct an accessory storage shed

Land Disturbance Erosion Control Permit also required  
 \*received and reviewed, however, not approved during reporting month

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**APRIL 2022**

**APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
098-22-01 R-1	Lots 16 & 17 of Woodard's Chateau Gardens Subdivision of Section 10, St. Joseph Township; 1503 & 1505 Chateau Drive, St. Joseph, Illinois PIN: 28-22-10-227-023 & 024	Damian Spencer and Joshua Dallas	4/8/2022 4/11/2022	Construct an accessory storage shed
101-22-01 AG-1	A tract of land part of the SW ¼ of Section 21, Ayers Township; 214 County Road 2700 East, Allerton, Illinois PIN: 01-36-21-300-003	Carl and Angela Smith	4/11/2022 4/13/2022	Construct an addition to an existing storage shed
102-22-01 AG-1	A tract of land in the N ½ of the SE ¼ of the NE ¼ of Section 20, Tolono Township; 873 County Road 800 East, Champaign, Illinois PIN: 29-26-20-200-008	Charles and Courtney Reifsteck	4/12/2022 4/13/2022	Construct an addition to an existing single-family home
103-22-01 R-1	Lot 9 of Woodfield West Subdivision of Section 22, Mahomet Township; 1605 Spring Creek Drive, Mahomet, Illinois PIN: 15-13-22-254-002	Jason and Elizabeth Norton	4/13/2022 4/13/2022	Construct an accessory storage shed
108-22-01 B-4	Lot 2 of Mapson's Subdivision of Section 33, Somer Township; 3605 North Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-012	Steinmeyer Roofing / Don Wheeler	4/18/2022 4/22/2022	Construct an addition to an existing commercial building known as Steinmeyer Roofing

 Land Disturbance Erosion Control Permit also required  
 \*received and reviewed, however, not approved during reporting month

**Planning & Zoning Monthly Report**  
**APRIL 2022**

**APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
111-22-01 AG-2	A tract of land located in the SE ¼ of the SE ¼ of Section 28, Sadorus Township; 466 County Road 100 North, Sadorus, Illinois PIN: 22-31-26-400-013	Taylor and Colleen Richardson	4/21/2022 4/27/2022	Construct new single-family home with an attached garage
111-22-02 AG-2	A tract of land located in the SE ¼ of the SE ¼ of Section 28, Hensley Township; 3511 Marianna Drive, Champaign, Illinois PIN: 12-14-28-400-005	Richard and Lisa Brantley	4/21/2022 4/27/2022	Construct a ground-mounted solar array
111-22-03 AG-2	Lot 11 of Trailside 1 <sup>st</sup> Subdivision of Section 13, Mahomet Township; 902 Surrey Court, Mahomet, Illinois PIN: 15-13-13-379-009	John and Weyhrich Melton	4/21/2022 4/27/2022	Construct a garage addition to the existing attached garage; Plat of Subdivision Case: 58-78; Variance Cases: 049-V-22 and 054-V-22
115-22-02 AG-1	A tract of land part of the NW ¼ of the SW ¼ of Section 36, Mahomet Township; 1870 County Road 500 East, Champaign, Illinois PIN: 15-13-36-100-002	Christopher and Kimberly Johnson	4/25/2022 4/27/2022	Installation of an above-ground pool
115-22-03 CR	Lot 3 of Sangamon Valley Subdivision of Section 35, Newcomb Township; 485 County Road 2500 North, Mahomet, Illinois PIN: 16-07-35-226-003	Kyu-Jung Kim and Choi Subin	4/25/2022 4/29/2022	Construct a ground-mounted solar array

Land Disturbance Erosion Control Permit also required  
 \*received and reviewed, however, not approved during reporting month

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**APRIL 2022**

**APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
116-22-01  CR	A tract of land part of Lot 2 of a Subdivision of the SE ¼ of the NE ¼ of Section 27, St. Joseph Township; 1367 County Road 2200 East, St. Joseph, Illinois PIN 28-22-27-200-007 & 009	Richard Little	4/26/2022 4/29/2022	Construct a detached accessory storage shed

Land Disturbance Erosion Control Permit also required  
 \*received and reviewed, however, not approved during reporting month

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**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS**

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



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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN APRIL 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
04/21/2022	195-21-01	A 10,447 acre tract of land being a part of the East Half of the NE Quarter of Section 28, Compromise Township 2079 CR 2600N, Gifford, Illinois PIN: 06-10-28-200-013	A grain bin to be used as a gazebo/fire pit
04/21/2022	102-21-01	A tract of land being the North Half of the NE quarter of Section 34, Compromise Township 2169 CR 2500N, Thomasboro, Illinois. PIN: 06-10-34-200-001	A detached agricultural storage shed
04/21/2022	313-21-01	The South Half of the SE Quarter of Section 12, Compromise Township. 2360 CR 2800N, Gifford, Illinois PIN: 06-10-12-400-002	A ground mounted solar array
04/21/2022	163-20-02	A tract of land in the North Half of the NE Quarter of Section 18, Compromise Township 2779 CR 2600E, Penfield, Illinois PIN: 06-12-18-200-007	A ground mounted solar array and a previously installed above-ground swimming pool
04/21/2022	127-20-01	A tract of land being a part of the West Half of the NE quarter of Section 12, Compromise Township 2357 CR 2900N Gifford Illinois PIN: 06-10-12-200-003	A detached agriculture equipment storage shed
04/28/2022	241-20-01	A tract of land located in the NW Corner of the SE Quarter of Section 27, Condit Township 951 CR 2550N, Champaign, Illinois. PIN: 07-08-27-400-004	An addition to an existing single-family home
04/28/2022	086-20-03	Tract 2 of Warranty Deed 2000R01456, Section 19, Condit Township 2638 CR 600E Mahomet Illinois PIN: 07-08-19-300-004	A ground mounted solar array

\*Zoning Compliance Inspection based on the current aerial photography

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04/28/2022	290-19-01	Two tracts of land located in the NE Corner of the South Half of the SE Quarter, Section 18 Condit Township 2723 CR 700E, Fisher, Illinois PIN: 07-08-18-400-004 & 006	A lean-to for agriculture and personal storage
04/28/2022	283-19-01	A tract of land located in the SW Corner of the North Half of the SW Quarter, Section 4, Condit Township. 2932 CR 800E, Dewey, Illinois PIN: 07-08-04-300-006 & 007	A single family home with attached garage
04/28/2022	071-20-01	Lot 4 and the North Half of Lot 5 in Block 2 of the Original Town of Berens, Now Dewey, Section 34, East Bend Township 11 Willow St, Dewey, Illinois PIN: 10-02-34-179-018	A detached storage shed
04/28/2022	174-20-03	A tract of land being a part of the SE Quarter of the NE Quarter of Section 17, East Bend Township 3367 CR 800E, Dewey, Illinois PIN: 10-02-17-200-014	A detached garage
04/28/2022	245-20-01	A tract of land located in the SE Corner of the SE Quarter of Section 18, East Bend Township 694 CR 3300N, Fisher, Illinois PIN: 10-02-18-400-009	A ground mounted solar array, a previously constructed sunroom addition, covered porch addition, and an in-ground swimming pool
04/28/2022	343-19-01A	Lot 1 of Chapman Subdivision, Section 18, East Bend Township 661 CR 3350N, Fisher, Illinois PIN: 10-02-18-100-022	A detached storage shed and previously constructed additions to a single family home (breezeway, sunroom, 2 story enclosed deck, covered porch) and a detached garage
04/28/2022	92-20-02	Lot 3 of Hobbs Subdivision, Section 32, East Bend Township 3076 CR 700E, Fisher, Illinois 10-02-32-101-003	A detached shed for agricultural animals and equipment
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04/28/2022	207-19-01	A tract of land located in the SE Corner of the SW Quarter of the SW Quarter, section 25, Brown Township 520 CR 3100N, Fisher, Illinois. PIN: 02-01-25-300-013	A 267' cellular communication tower
04/28/2022	338-20-01	Lot 104 of Shields Subdivision, Section 24, Brown Township 3219 CR 600E, Fisher, Illinois PIN: 02-01-24-400-010	A single family home with attached garage
04/28/2022	69-17-02	Lots 11, 12, 13, 14 ,15 ,16, 17 & 18, Block 4, Original Town of Howard, Now Lotus, Section 31, Brown Township 30 CR 3050N, Foosland, Illinois PIN: 02-01-31-179-010	A manufactured home placed on the subject property
*Zoning Compliance Inspection based on the current aerial photography			