

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

County of Champaign, Urbana, Illinois

Thursday, September 8, 2022 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Kyle Patterson

Aaron Esry – Vice-Chair

Jacob Paul

Stephanie Fortado

Chris Stohr

Mary King

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A. Proposed Zoning Ordinance Text Amendment to revise select wind farm ordinance sections as follows:	10 - 29
1. Revise Section 6.1.4C.2. to increase the minimum required separation to principal structures.	
2. Revise Section 6.1.4D.5. to increase the maximum allowed height.	
3. Revise Section 6.1.4I. to lower the Allowable Noise Level	
4. <u>Revise Section 9.33B.(6) to add a fee to pay for a post-construction noise study.</u>	
IX. <u>New Business: Items to be Recommended to the County Board</u>	
A. Zoning Case 059-AT-22. A request by Dennis Toeppen to amend the Champaign County Zoning Map to change the zoning district designation from B-3 Highway Business to B-4 General Business for further development of a 5-acre tract of Land in the Northeast Quarter of the Northeast Quarter of Section 24, Township 20 North Range 8 East of the Third Principal Meridian in Hensley Township with an address of 73 East Hensley Road, Champaign.	30 - 42

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**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
September 8, 2022 Agenda**

- X. Other Business
 - A. Semi-Annual Review of CLOSED Session Minutes
 - B. Monthly Reports
 - 1. May 2022 43 - 63
- 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

DATE: Thursday, August 4, 2022
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

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

County Staff: John Hall (Zoning Administrator), Darlene Kloeppel (County Executive), and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:33 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. June 9, 2022 – Regular Meeting
- B. June 30, 2022 – Study Session

MOTION by Mr. Esry to approve the minutes of the June 9, 2022, regular meeting and the June 30, 2022, Study Session; seconded by Ms. King. Ms. King asked for a correction to the June 30, 2022 Study Session minutes to correct the spelling of public participant Adani Sanchez. Upon voice vote, the **MOTION CARRIED** unanimously, and the minutes were approved as corrected.

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V. Public Participation

Scott Wiesbrook – spoke regarding the wind farm ordinance and concerns he has. He feels it’s more important to consider the people who cared enough to come to the meetings and speak. Hopes that the committee will respect the voices and wishes of those who will be directly impacted.

Roger Henning, Philo – Appreciates the ZBA and all they have done and listened to over the past few months regarding the wind farm ordinance. If you’re green and going to talk the talk, then walk the walk. We need to look at the picture of our community and the surrounding area that will be impacted by this project.

John Althausen – spoke on the wind farm issue. He had handouts from Canada Health (summary of study), and articles from the Toronto Star and from Wind Concerns Ontario. They are not finding health or illness effects. It is primarily annoyance and quality of life issues. Something to read and take into consideration.

Rebecca Kameron, Philo – spoke on the wind farm issue. She has been at several meetings and feels it has become obvious from the comments that board is being dismissive about their concerns about wind turbines near their properties as well as the ZBA recommendations. She rebutted statements from the previous meetings. No one on the committee lives in the area impacted, except Mr. Esry, yet the committee feels that they can tell them what is best for their families. Please reconsider.

Ed Decker, Philo - In favor of 3,250 setbacks to property lines. His son lives near a wind farm in the Newman/Longview area. That was his boots on the ground, firsthand experience. The construction process is way more intrusive than they imagined. Shadow flicker and infrasound are real He is for green energy but green energy that makes sense.

Dirk Rice, Philo – spoke on the wind farm issue. If people say they are bothered by them, he has no reason to doubt it. He feels like the committee dismissing that and is taking the word of a corporation over the people. When you look at what other counties are doing, the trend is they are increasing setbacks. Shadow flicker is real, and the county has no regulation for that. Also feels like we let ZBA spend months on an issue that wouldn’t pass.

Justin Bowers, Hankard Environmental – spoke on wind farm issue, primarily on the noise levels and how they are measured. Wind turbines are a unique noise source in the sense that the noise level the turbine emits is correlated with the background noise. When they did their study there were no exceedances of the IPCB noise limits. The current IPCB limits are octave band limits. He gave a brief a brief explanation of octave band limits. He suggested not entangling noise limits with separation distances.

Stephen R. Smith, Broadlands – spoke on the wind farm issue and rebutted the argument about the amount of money going to school districts. He also spoke on renewable energy and the environment and what makes it green. He asked that the committee uphold the vote of the ZBA.

Kelly Vetter, Broadlands – spoke regarding the wind farm issue and suggested that considering how technology changes often in a few years, it would be reasonable to see this is the wind industry also. There are alternatives on the horizon, one of which is the Power Pod. It is small enough to put on your roof and it doesn’t hurt your neighbors or wildlife. They are not likely to hurt your property value but increase it. ZBA voted unanimously to make the well thought out and safe ordinances to protect the rural community it represents.

83 Berk Gursoy, Brookfield Renewables, California Ridge Wind Farm – Wanted to make clear that they do not
84 have any new developments and there are no plans to expand California Ridge. They are here to be the
85 voice of the industry. He spoke about the approach to correlate noise limits with setbacks. Noise limits and
86 separation distances are two entirely separate issues. It is impossible to come up with a universal setback
87 distance to regulate noise. The two are separate and need to be considered separately.
88

89 Kyle Barry, Springfield, Attorney for California Ridge – His focus is on legal issues related to the noise limits.
90 Wants to make sure the committee, board and county have appropriately considered whether the County
91 has adequate staff, infrastructure, and expertise to enforce sound limits. The IPCB has established systems
92 and procedures for evaluating noise complaints. A lot of counties like Bureau, McLean, and Lee all follow the
93 IPCB noise limits. Those IPCB noise limits are working for them. There have been no verified exceedances to
94 the IPCB rule at California Ridge in Champaign County.
95

96 Adam Watson, Philo – thought it ironic that California Ridge has no projects in proposal, but they sent two
97 people to this meeting, one of them an attorney.
98

99 Don Carter, Philo – wanted to rebut a previous speaker that there is no correlation or relationship between
100 distance and sound. Data was presented to the ZBA that said exactly the opposite. There were very specific
101 notations made as to as the distances increased, that specific complaints were less and less likely as that
102 progressed.
103

104 David Bosch, Broadlands – He has windmills three miles from his house. When he looks out his window in
105 the evening all he sees are blinking lights. They’re taking away some of the best farm ground in the world to
106 build these towers. The land will never be the same as before they were put in.
107

108 Mr. Thorsland read an email from Ted Hartke into the record on the impact of wind turbines on suicide. The
109 full text of the email can be found at http://www.co.champaign.il.us/CountyBoard/meetings_ELUC.php
110

111 **VI. Communications**

112
113 There were no communications for the committee.
114

115 **VII. New Business: Items for Information Only**

116
117 A. Champaign County Resident Tire Collection August 4 – August 6, 2022
118

119 Today was the first day of the Resident Tire Collection. There are two locations for drop off at the C-U
120 Public Health District and the Urbana Township Road District. AmeriCorp workers were to help but were
121 sidelined by Covid. Trevor Partin, Planning and Zoning Intern, did a great job working with this. The
122 trucks are almost full and should be full by the end of the day on Friday.
123

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

125 A. Direction to Staff Regarding a Proposed Zoning Ordinance Text Amendment to Revise Select Wind Farm
126 Requirements as follows:

- 127 1. Revise Section 6.1.4C.2. to increase the minimum separation to principal structures.
- 128 2. Change (decrease) Section 6.1.4I. Allowable Noise Level.
- 129 3. Add a limit for infrasound.
- 130 4. Revise Section 6.1.4D.5. to increase the height limit.
131

132 Mr. Thorsland began the discussion. When this committee asked the ZBA to hold the public hearings on the
133 wind farm ordinance getting updated, we didn't give them enough direction. The ZBA did what they were
134 supposed to do. They provided us with recommendations based on everything they had heard. We are
135 correcting that and then explained how the process works and laid out a timeline for sending this to the ZBA.
136

137 Mr. Hall discussed the chart that was distributed and that they were all approximate numbers. It was the best
138 their office could do. He then went through the data on the chart. Anytime a zoning ordinance limit is set, we
139 are trying to balance protecting the rights of the neighbors vs. honoring the rights of the owners.
140

141 Livingston County, where Dr. Schomer made the noise level recommendation of 39 dBA, did not adopt the
142 Schomer recommendation for noise level. They adopted the 3,250 feet separation to a dwelling and kept the
143 IPCB noise limits. Livingston County follows the Pollution Control Board and has a tremendous separation and
144 McLean County also follows the Pollution Control Board and have a slightly larger separation than we do.
145

146 Mr. Thorsland agreed with comments made earlier that we don't have the expertise or equipment to measure
147 and monitor sound limits. The reason the IPCB sound limits were used were they have the staff, equipment,
148 expertise, and experience where we do not. The setbacks we currently have are not enough. He suggested
149 that the current 1,000-foot separation should be extended to 1,600 or 1,700 feet to a participating landowner
150 and the non-participating landowners increase that to 2,000 feet from the dwelling.
151

152 Mr. Esry was not comfortable with the non-participating landowner setback being 2,000 feet, felt it was not
153 enough. The people that have been showing up and that are going to be directly affected would like the
154 3,250-foot setback. Some want that to the property line and some to the dwelling. Mr. Esry said he would be
155 comfortable with that setback to the dwelling and felt that would be a compromise. Feels it would make the
156 wind companies work harder to put them in. He brought up solar farms and that he had voted for most of
157 those but that there are distinct differences between solar farms and wind farms and the amount of noise
158 they generate. He would like to see the setback as 3,250 from the dwelling and let the wind farms negotiate.
159

160 Mr. Paul felt it was irregular to go against the ZBA. It would be dangerous to set setbacks to a standard
161 distance for noise if we don't set a maximum height for towers. He feels a multiplier based on tower height
162 might be the way to go. He does like the idea of 3,250 for the non-participating landowner. He would like to
163 follow as many of the ZBA recommendations as possible.
164

165 Mr. Thorsland felt that we also should suggest a maximum tower height. It would be the standard and then
166 anything proposed higher than that would need a variance. We are still considering having noise levels that
167 are lower than the IPCB. Suggested noise levels would be 46 for day and 43 for night, which are close to the
168 WHO recommendations. Brings in two levels of protection. His suggestion for wind tower height is 600 feet.
169 The new towers are much taller. His proposals again are: 600-foot tower height, 1,600- or 1,700-foot
170 setbacks to a participating landowner, 2,000 feet to a non-participating landowner, for noise 46 dBL-den for
171 day and 43 for night, and to not put a number on infrasound as it is hard to measure.
172

173 Mr. Stohr has a proposal about sound. Several people have emailed him about the sound issue. An
174 engineering colleague asked why we had distance setbacks; it could all be a function of the noise
175 measurement. His proposal is for the owners of the wind turbines to conduct extended/continuous testing
176 periods over varying weather conditions to demonstrate that they meet Champaign County specifications.
177 The expense is to be borne by the wind turbine owners. If there are complaints by landowners, they would
178 need to be supported by tests conducted at their expense or by the county. If complaints were found to be
179 true, they would be reimbursed by the wind company.
180

181 Ms. Fortado felt there was merit to this. She questioned who would be doing the studies and who would have
182 oversight. Mr. Stohr said he had not gotten that far into this yet. It is something we would need to look into.
183 Mr. Thorsland asked who picks the company to do the study? The County, the company? Mr. Stohr said we
184 would maintain a list of certified companies. Ms. Kloeppel added that the County could do an RFQ to create a
185 list of certified companies.
186

187 Ms. Fortado asked for clarification on the set back, would it be 1,600 or 1,700 feet? Mr. Thorsland said it
188 would be 1,700. She voiced her support of wind energy and that it's a viable source of energy and we should
189 be encouraging it in the County. She rebutted some of the comments made earlier in the meeting regarding
190 carbon neutrality of wind vs other forms of energy and the Zou paper on suicide. She also asked if we set
191 noise limits lower than IPCB standards if we would be able to enforce it.
192

193 Mr. Hall said the EPA no longer has sound people to send out to enforce it. The proposed 46/43 split is not the
194 IPCB standard, and they would not enforce it. It would be entirely the County. There is a lot to be said for
195 following the IPCB and having a greater separation. If we do the 46/43 noise limits, the only enforcement
196 would be by the County.
197

198 Ms. Fortado would prefer to stay with IPCB regulations but given the public comment could live with the
199 46/43.
200

201 Mr. Esry had some questions for Mr. Stohr about his proposal for testing and when and how that would work
202 since modeling is so difficult. Mr. Stohr responded that the performance test would be done post
203 construction. It would be done to see if actual results match the modeling. It would be done over a period of
204 time and would show if it's in compliance or not. There could be various remedies if it is found to be out of
205 compliance. Mr. Paul said that we should add any sort of testing to help protect the homeowners. Mr.
206 Patterson is not opposed to the idea. He asked how much these studies cost? That is something that should
207 be taken into consideration.
208

209 Mr. Patterson asked Mr. Hall if we have a non-compliant wind farm, what are our enforcement mechanisms?
210 Mr. Hall said in some instances there's been an agreement to limit the operations of the turbines that were
211 problematic. He was not in favor of applying for a variance. He would rather enforce the standard or resolve
212 the issue. If we find a violation, he will not encourage a variance. Mr. Thorsland agreed that a variance would
213 be a bad way to fix a violation. It would need remediation of some sort.
214

215 Mr. Esry asked that this be put in the form of a motion.
216

217 Mr. Paul asked if fines would be an option for non-compliance? Fines can only be imposed by a court. We
218 don't have the legal authority to enforce fines.
219

220 **MOTION** by Ms. Fortado to ask the ZBA to look at 1,600-foot setbacks for participating property owners and
221 2,000-foot setbacks for non-participating property owners, 46 dBA for day and 43 dBA for night noise levels,
222 600-foot height limit and to look into the possibility of testing as a safe-guard for residents. The motion was
223 seconded by Mr. Patterson.
224

225 Upon voice vote, the **MOTION CARRIED**.
226
227
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231 **IX. New Business: Items to be Recommended to the County Board**

232 A. Proposed Champaign County Solid Waste Management Plan 2022 Update
233

234 Mr. Thorsland thanked the now retired Ms. Monte for all the work she did on this.
235

236 **MOTION** by Ms. King and seconded by Mr. Paul to adopt the proposed Champaign County Solid Waste
237 Management Plan 2022 Update.
238

239 Upon voice vote, the **MOTION CARRIED** unanimously.
240

241 B. **Zoning Case 037-AT-22.** Amend the Champaign County Zoning Ordinance as follows:

- 242 1. Add new paragraph 6.1.4 A3. Regarding Right to Farm Resolution 3425.
- 243 2. Amend Sections 6.1.4 C and D regarding WIND FARM TOWER height.
- 244 3. Revise paragraph 6.1.4 D.7. to add Aircraft Detection Lighting Systems (ADLS).
- 245 4. Add new Section 6.1.4 R to require conformance to the State of Illinois Agricultural Impact Mitigation
- 246 Agreement
- 247 5. Revise Section 9 regarding WIND FARM fees.
248

249 **MOTION** to approve items 1, 3, 4, and 5 of Zoning Case 037-AT-22 made by Ms. King and seconded by Mr.
250 Patterson.
251

252 The **MOTION CARRIED** unanimously.
253

254 This will require a super-majority to pass at County Board due to the protest that was filed.
255

256 **X. Other Business**

257 A. Potential ARPA Funding Allocation for Water Projects for Urban Districts
258

259 Dave Clark and Kay Nees with the City of Champaign were present to give an overview of the Garden Hills
260 drainage project. Flooding has been ongoing for years. Floods happen after any rain event. This is a large
261 project that has been divided into multiple phases. Phase II is constructing the detention basis, which is
262 currently under design. This will be constructed in similar fashion to other projects and will include park-like
263 amenities including walking paths, benches, lighting, rock out-cropping's, etc. It will also allow for the
264 reconstruction of Hedge Road and Paula Drive. The Champaign City Council has made this a priority to move
265 forward as soon as possible and have allocated \$5 million of city ARPA funds toward this project.
266

267 Mr. Thorsland stated that the potential is there for \$3.5 million. He would like to hear from all the districts to
268 hear what they think. Ms. Fortado added with the rain yesterday, there were pictures on Facebook showing
269 the flooding in the neighborhood. Also, like we did with most of the rural ARPA funding, feels the municipality
270 should be funding a sizeable part of the bill.
271

272 Mr. Patterson said discussion had been held in the past about pooling the money to help with this project. He
273 asked when the estimates were from. They are from August 2021.
274

275 Jim Randol, Seymour, Chair of the Seymour Water District gave a brief overview of their project. They would
276 like to upgrade/replace the water meters that are 25 years old. They have approximately 156 customers. The
277 old meters are inaccurate. It will take \$50-to \$60,000 to replace all the meters. They are financed with
278 Federal funds and therefore cannot sell the district. They need to maintain it the best they can. If funds are

279 granted, they would use the money saved to make repairs on a 20-year-old water tank and other ongoing
280 maintenance. Their small water district has the same responsibilities with EPA as IL American Water.

281
282 Money will be coming back from the Tolono project due to the sale to IL American Water. Money could be
283 shifted to the Seymour project. If money is shifted to this project, it would also be shifted between board
284 districts. It was decided that the rural caucus would need to discuss this further.

285
286 Ms. Kloeppel mentioned that there is another line-item that could be use if necessary. Would have to
287 determine if the money would come out of water budget funding or money could be allocated to that line.

288
289 Ms. Kloeppel asked if the committee wanted to have a Study Session, have them come to an ELUC meeting
290 and talk about projects, do we want to invite other board members; how do you want to proceed. Ms.
291 Fortado said she felt there needs to be coordination between this committee and the Finance Committee.
292 She anticipates doing like we did through the last budget by putting money into categories through the budget
293 process and then start the discussion.

294
295 **B. Monthly Reports**

- 296 1. March 2022
- 297 2. April 2022

298
299 Mr. Hall noted that we had two more good months on the Zoning Compliance Inspections. The reports were
300 received and placed on file.

301
302 **XI. Chair's Report**

303
304 There was no chair's report.

305
306 **XII. Designation of Items to be Placed on the Consent Agenda**

307
308 Item 9.A. was placed on the Consent Agenda.

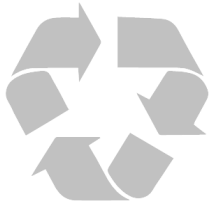
309
310 **XIII. Adjournment**

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312 Mr. Thorsland adjourned the meeting at 9:12 p.m.

313
314 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*

Recycle / Reuse Unwanted Electronics

E-GUIDE FOR RESIDENTS of Champaign County, Illinois



This guide describes local options available to residents to recycle or reuse unwanted electronics items. As of January 1, 2012, local waste haulers do not accept the electronics items listed below with your regular trash collection, as these are now banned from Illinois landfills.

Electronics Banned from Illinois landfills:

- Televisions
- Monitors
- Printers
- Computers (laptops, notebooks, netbooks, tablets)
- Electronic keyboards
- Facsimile machines
- Videocassette recorders
- Portable digital music players
- Digital video disc players & digital video disc recorders
- Video game consoles
- Small scale servers
- Scanners
- Electronic mice
- Digital converter boxes
- Cable receivers
- Satellite receivers

TELEVISION — Recycle / Reuse Options

Fall 2022: Register online to bring up to four TVs to Residential Electronics Collection

Residents of unincorporated Champaign County and participating municipalities in Champaign County must register in advance to attend the next Residential Electronics Collection (REC) at Parkland College on **Saturday, October 15, 2022**. Residents of participating municipalities and residents of unincorporated Champaign County can register online to attend the REC at www.ecycle.simplifybook.me. [Online registration for the October event will open on September 12, 2022](http://www.ecycle.simplifybook.me).

Eligible residents who register online at www.ecycle.simplifybook.me to attend may bring up to four TVs per household to REC event. TVs may be any type or size, functioning or non-functioning. Each TV needs to be intact and not in pieces.

Year-Round Options for TV Recycle/Reuse

Best Buy Bring your Cathode Ray Tube TV to Best Buy

Location: 2117 N Prospect Ave, Champaign, during business hours only. Phone: (217) 352-8883
 Best Buy will charge a recycle fee of \$25 per TV and will accept up to two TVs per household per day.
 The types of TVs accepted for a fee at Best Buy includes the following types of TV, working or nonworking and intact (not in pieces):

- * Cathode Ray Tube TVs smaller than 32 inches diameter
- * Flat Panel TVs, specifically LCD, Plasma, or LED TVs smaller than 50"
- * Portable TVs.

* Note: Best Buy will NOT take wood console TVs of any size or projection TVs.

Schedule a Best Buy Pick-Up of Your TV

(217) 352-8883

Stand-alone pickup for any TV without a qualifying TV purchase is \$99.99.

Pickup of TV from your home when a replacement TV is delivered by Geek Squad® or by Best Buy Home Delivery is \$19.99.

Habitat for Humanity Restore Donate your working Flat Panel TVs to Habitat

Location: 119 East University Avenue, Champaign, during business hours only: Mon-Fri 10am-6pm and Sat 10am-4pm
 Habitat Restore will accept only working flat-panel TVs for free. Flat-Panel TVs are flat in the back and can be mounted on the wall. Broken or non-working flat panel TVs or other type of TVs NOT accepted.
 Drop-off in store only during business hours.

Salt & Light Bring your working Flat Panel TV to Salt & Light in Urbana

Location: 1819 S. Philo Rd, Urbana, during business hours only: Mon-Sat 9am-8pm. Only accepts working flat panel TVs. Flat-Panel TVs are flat in the back and can be mounted on the wall.



Flat-Panel TV (rear view)

Year-Round Recycle/Reuse Options **COMPUTER MONITORS**

Habitat for Humanity ReStore

Location: 119 East University Avenue, Champaign. Drop-off in store only: Mon-Fri 10am-6pm and Sat 10am-4pm
Accepts only flat-panel computer monitors that work for free.
Important: No other type of working computer monitor accepted.

Goodwill

Accepts computer monitors (working or non-working) for free.

Both cathode-ray-tube computer monitors or flat-panel computer monitors accepted.

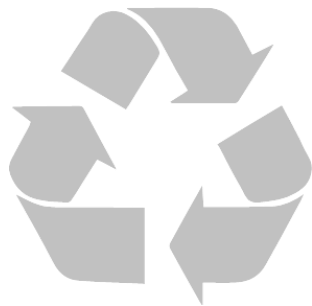
Locations: Champaign Store, 912 W Anthony — Drop-off in store only: Mon-Sat 9am-7pm and Sunday noon-6pm
Savoy Store, 1201 Savoy Plaza Lane — Drop-off in store only: Mon-Sat 9am-8pm and Sunday noon-7pm

Staples

Accepts **computer monitors only**, including cathode-ray-tube (CRT), LED/LCD, or plasma computer monitors, working or non-working, for free. Important note: Staples will not accept CRT computer monitors with a broken or cracked leaded glass screen. 7-item limit per household per day.

Drop-off in store only: Mon-Fri 8am-9pm, Sat 9am-9pm, and Sunday 10am-6pm

Location: 2005 N Prospect Avenue, Champaign



Year-Round Recycle Options Where to bring OTHER ELECTRONICS ITEMS

Mervis Recycling

Location: 3008 N. Cunningham Ave, Urbana

Drop-Off Times: Monday-Friday, 8 am-5 pm & Saturday 8 am-noon

Best Buy *Location:* 2117 N. Prospect Avenue, Champaign

Drop-Off Times: Best Buy business hours only 3-item limit per household per day

Visit Best Buy 'electronics recycling' website for information regarding additional limitations.

Goodwill

Champaign Store, 912 West Anthony, Champaign

Drop-Off Times: Monday-Saturday 9 am -7 pm & Sunday noon-6 pm

Savoy Goodwill Store, 1201 Savoy Plaza Lane, Savoy

Drop-Off Times: Monday-Saturday 9 am-8 pm & Sunday noon-6 pm

Mack's Twin City Recycling *Location:* 2808 N. Lincoln Avenue, Urbana

Drop-Off Times: Monday-Friday 8 am-4 pm & Saturday 8 am-11:30 am

Staples *Location:* 2005 N. Prospect Avenue, Champaign

Drop-Off Times: Staples business hours. 7-item limit per household per day

These listings are not intended to constitute company endorsements.

This brochure was prepared by the Champaign County Recycling Coordinator, ZoningDept@co.champaign.il.us

TO: Environment and Land Use Committee

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

DATE: August 29, 2022

RE: Proposed Zoning Ordinance Text Amendment to increase wind farm minimum separations, increase the maximum height, and lower the allowable noise level

BACKGROUND

At the 8/4/22 meeting the Committee directed staff to prepare a proposed Zoning Ordinance text amendment for review at the September and October meetings that would do the following:

- increase the minimum required separation to principal structures to 1,600 feet for a participating principal structure and 2,000 feet for a non-participating principal structure;
- increase the maximum height to 600 feet;
- lower the allowable noise limit to 46 dB(A) day and 43 dB(A) night;
- add a requirement for a third-party post construction noise study to be paid for by the wind farm owner.

PROPOSED AMENDMENT

The proposed amendment is included as Attachment B and includes the following:

1. Revise Section 6.1.4C.2. to increase the minimum required separation to principal structures to 1,600 feet and 2,000 feet for a non-participating principal structure.
2. Revise Section 6.1.4D.5. to increase the maximum allowed height to 600 feet.
3. Revise Section 6.1.4I. to do the following:
 - a. Lower the Allowable Noise Level to 45 dB(A). In the days since the 8/4/22 meeting, the Chair recommended this change from the 43 dB(A) night and 46 dB(A) that were discussed on 8/4/22 to simplify implementation.
 - b. Require a wind farm owner to pay for an independent post-construction noise study to demonstrate compliance with the allowable noise level. Staff could not find any Illinois county with a similar requirement. Attachment A is the State of Minnesota's guidance for post-construction wind farm noise monitoring and reporting. Staff also consulted the Vermilion County post-construction noise level compliance analysis of the California Ridge Wind Farm. The following is a link to that report on the County website:
[Microsoft Word - Ca Ridge Noise Report Mar 7 2014 \(champaign.il.us\)](#)
4. Revise Section 9.33B.(6) to add a fee to pay for the post-construction noise study. No examples could be found for the amount of this fee.

NEXT STEP

The proposed amendment will remain at ELUC until the October meeting, when ELUC can make any revisions and determine whether to send it to the ZBA for a public hearing. A public hearing is necessary for any Zoning Ordinance amendment.

Proposed Zoning Ordinance Text Amendment
August 29, 2022

ATTACHMENTS

- A *Guidance for Large Wind Energy Conversion System Noise Study Protocol and Report*. Minnesota Commerce Department. July 2019.
- B *Noise Level Compliance Analysis for the California Ridge Wind Energy Project Vermilion County, Illinois*. Hankard Environmental, Inc. and Schomer and Associates, Inc. March 7, 2014. (available on the ELUC page of the County website)
- C Proposed Text Amendment



Guidance for Large Wind Energy Conversion System Noise Study Protocol and Report

*Guidance for Developing and
e-Filing the LWECS Noise Study
Protocol and Report Submittals
to the Minnesota
Public Utilities Commission*

m COMMERCE
DEPARTMENT
DIVISION OF ENERGY RESOURCES

Energy Environmental Review and Analysis

Acknowledgments

The Department of Commerce Energy Environmental Review and Analysis staff developed this guidance in coordination with the Minnesota Pollution Control Agency (MPCA). We thank Frank Kohlasch and Fawkes Steinwand of the MPCA staff for their efforts.

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Guidance for Developing and e-Filing an LWECS Noise Study Protocol and Report

Purpose

The purpose of this guidance document is to help wind developers prepare and use a project-specific noise study protocol to guide post-construction noise monitoring, data analysis and reporting according to standard methodologies. Pre-construction modeling recommendations are available in the Department of Commerce's ["Application Guidance for Site Permitting of Large Wind Energy Conversion Systems in Minnesota"](#).

The purpose of the protocol and the resulting noise study report are to quantify total post-construction sound and assess Large Wind Energy Conversion System (LWECS) contribution at receptors in the project area. The monitoring, analysis, and report will provide information to:

- determine total noise levels and LWECS contribution at different frequencies and at various distances from the turbines at various wind directions and speeds;
- assess probable compliance with Minnesota noise standards;
- confirm the validity of the noise modeling conducted prior to permit issuance or prior to construction; and
- assess the modeling as a predictor of probable compliance with Minnesota noise standards.

This document describes the general parameters for monitoring and reporting post construction noise. It also provides general guidance for developing the noise study protocol document and the report. The actual monitoring, protocol and report for a specific project will likely include more detail and shall address project-specific considerations.

Noise study protocols and reports are reviewed by Department of Commerce, Energy Environmental Review and analysis (EERA) staff, and staff comments and recommendations are provided to the Minnesota Public Utilities Commission (Commission). EERA staff may recommend and the Commission may require changes to a noise study protocol. However, consultation with the EERA staff state permit manager for the project during preparation of the noise study protocol and report is recommended to minimize the need for changes after filing.

Monitoring and Reporting Guidelines

Scope

Noise standards under Minnesota Rule 7030 are total noise standards. Therefore, noise monitoring must address total post-project sound levels in the project area as well as turbine contribution to total sound. This can be accomplished in a couple of ways. First, through an "on/off" monitoring campaign that collects total sound data in the project area with all turbines operating as well as total sound data in the project area without turbines operating, and uses information from these two datasets to deduce turbine contribution. Second, this can be accomplished through a monitoring campaign that collects total sound data in the project area with all turbines operating and also collects total sound data offsite in an area that is similar

to the project area, but unaffected by turbine sound, comparing the two datasets and evaluating sound data characteristics to assess turbine contribution. Permittees should consult with the EERA staff state permit manager as they determine which approach to use and both the protocol and final report should document the rationale for the method chosen.

Specifically, the scope of the monitoring must address:

- 1. Total Sound:** Monitor total noise levels at receptors in the project area during operation, with all project turbines operating.

AND

- 2. LWECS Turbine Contribution to Total Sound:** Monitor total noise levels in the absence of LWECS operational noise. Use these noise monitoring results, along with the measure of total noise during turbine operation collected in 1 to assess turbine contribution to total sound. Choose one of the following methods:

2a. Monitoring Within the Project, Same Locations, Turbines Off. In conjunction with the monitoring in 1. and using the same methods and the same monitoring locations within the project site, monitor sound with all of this project's turbines in place but not operating. OR

2b. Monitoring Off-Site, Same Timeframe. Concurrently with the monitoring in 1., conduct off-site monitoring to contribute additional data that supports evaluation of sound that exists in analogous environments in the absence of wind turbines. For comparability, noise monitoring methodology for off-site monitoring must be the same as for the monitoring in 1.

Monitoring Methodology

Monitoring Locations

- The protocol must include a clear rationale of the selection of the locations where sound will be monitored. The rationale should identify the features that each location was selected to represent and address its distance to receptors and to nearby turbines or other sources of sound.
- Monitoring should be conducted at a minimum of three representative locations within the project area that are in proximity to a receptor, such as a residence. Discuss the monitoring locations with the EERA staff state permit manager as early in the planning process as possible.
- One monitoring location must be in proximity to the worst-case receptor predicted by the model.
- Do not choose monitoring locations that are in areas that reflect or absorb sound or where there are obstructions to sound.
- For off-site monitoring that is done under 2b., the rationale for the selection of off-site monitoring locations should address factors that were considered in determining that the environment at the location(s) is(are) analogous to the locations within the project site.

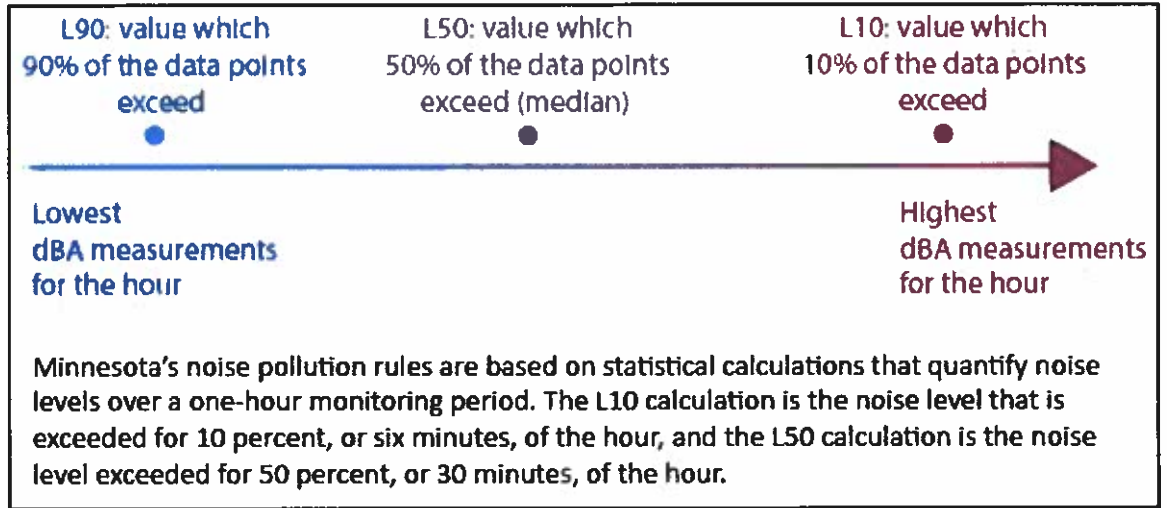
Monitoring Timing and Duration

- The choice of season and factors that were considered in determining the timing of monitoring should be explained in the protocol.
- At each location, monitoring must adequately capture sound levels for hub-height wind speeds above the identified cut-in wind speed for the turbine model. If adequate data is not captured during the initial planned duration for monitoring, the monitoring duration should be extended.
- At each location, monitoring must adequately capture sound levels for microphone-height wind speeds below the identified level at which distortion may compromise the data (11 miles per hour) If adequate data is not captured during the initial planned duration for monitoring, the monitoring duration should be extended.
- Include in the protocol an explanation of the criteria that will be used to determine if the monitoring timeframe will be extended; for example, if insufficient data of a certain type is not obtained.
- For monitoring described in 1. and 2b., collect sound measurements continuously over a minimum of a 7 to 14 day period. Data will be evaluated in 1 hour increments (see below).
- For monitoring described in 2a., collect sound measurements over a sufficient period of time to ensure that valid comparisons can be made between “off” and “on” measurements. This will likely require 3 or more targeted nights of monitoring to adequately characterize sound levels over the relevant range of hub height windspeeds.

Monitored Data

- Sound pressure level, audio recordings, and meteorological data should be collected at each monitoring location.
- Sound level data must be collected to provide a quantitative indication of noise at the microphone and allow comparison to numerical standards. Sound level data should include time-synchronized one-third octave band levels at 1-second intervals to allow characterization of different sound sources as well as identification of short-term activities for potential filtering from the dataset (e.g. mowing, heavy equipment).
- Audio recordings should be automatically collected when noise levels were unusually high. Collecting audio during such times makes it possible to go back and listen to anomalous noise events and determine the potential cause(s) of elevated sound levels.
- Determine unweighted sound; A-weighted dBA as L10, L50, L90 and Leq on an hourly basis; and C-weighted L10, L50, L90 and Leq on an hourly basis. Each one hour period must begin at the start of the hour in the recorded time of day. In the protocol and final report these terms should be defined as indicated in Figure 1 to avoid confusion.

Figure 1. Statistical calculations to quantify noise over one-hour periods



- Determine unweighted, A-weighted and C-weighted one-third octave- band analysis for at least as low as 16 (preferably lower), 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1K, 1.25K, 1.6 K, 2K, 2.5K, 3.15 K, 4K, 5 K, 6.3 K, and 8K HZ or higher for a representative wind speed for the location that is in proximity to the worst-case receptor predicted by the model and for the off-site location (if applicable).
- Meteorological data should be collected at sound level meter height and should include wind speed, and precipitation. This data should be used to identify periods during which weather conditions (precipitation, high winds on the microphone) distort and invalidate sound level measurements.
- Hub-height meteorological data from one or more met towers within the project area must be obtained for the same time periods and time intervals as the monitoring and should include wind speed and direction. This data should be used to confirm that adequate sound level monitoring data is captured across the relevant range of hub height wind speeds.

Monitoring Equipment

- Use a sound level meter and a microphone conforming to type 0, 1, 2 or S specifications under ANSI S1.4-1983, a calibrator of known frequency and level, and an oversized microphone wind screen.
- Calibration must be done before and after the monitoring period. Sound measurements must be taken at least 3 feet above the ground.
- An anemometer or similar instrumentation to determine wind speed at microphone height must be used.

Monitoring Analysis and Reporting

Data processing

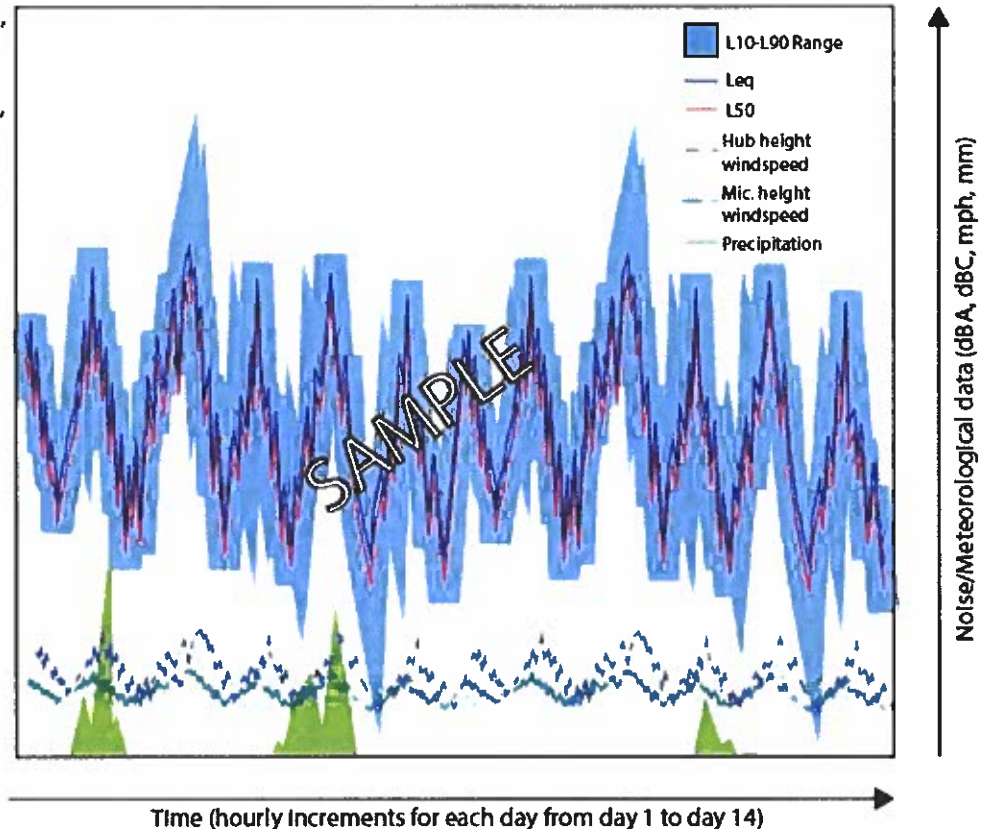
- “Spikes” of sporadic noise, such as a motorized vehicle going by, a clap of thunder, or a dog barking, may be eliminated from the data, as long as an explanation is included in the report for the types of sound and percentage of measurements for each that were eliminated, for each location and for each monitoring event. Similarly, data collected during documented periods of precipitation may also be eliminated from the data, as long as an explanation is provided in the report and the percentage of measurements that were eliminated, for each location and for each monitoring event, is reported.
- For each hour, for all the sound measurements obtained during that hour, determine the L10, L50, L90, and Leq as dBA and the L10, L50, L90 and Leq as dBC. Do not include the sound measurements that are being eliminated with explanation as allowed above.

Data Reporting

- **Map Location of Monitoring Points.** Provide a map showing an aerial photographic layer with the location of turbines, monitoring locations, residences and location of significant local noise sources such as concentrations of agricultural activity (for example, a feedlot) or human activity (for example, traffic). The scale of the map should show the distance between monitoring points and the distance of the monitoring point to the nearest turbine.
- **Results at Varying Wind Speeds.** Report continuous sound measurements at all wind speeds that occur during the monitoring. Present a time series of the total Leq, L90, L50 and L10 for dBA and Leq, L90, L50 and L10 for dBC sound levels for each hour (Figure 2). Chart a similar time series (combine them onto one chart with the sound levels) for corresponding hub-height and microphone height wind speed in miles per hour and precipitation in mm. If the number of parameters presented on the chart is crowded, separate charts may be done for the sound level parameters if preferred but wind speed and precipitation should always be shown along with a measure of sound level.

Figure 2. Presentation of Results for all data for monitoring

For each monitoring location, create a time series chart for each monitoring event. Chart data points for Leq, L90, L50 and L10 for each hour in dBA and also in dBC. On the same chart create a time series for wind speed at hub height and microphone height and for precipitation.



- **Results at Varying Frequencies.** Present one-third octave-band analysis (at least as low as 16 and preferably lower, 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1K, 1.25K, 1.6 K, 2K, 2.5K, 3.15 K, 4K, 5 K, 6.3 K, and 8K HZ or higher) for each monitoring location. Do not include the sound measurements that were excluded as part of the data processing step described above.
- **Results for Turbine Contribution.**
 1. Use monitoring results from 2a to assess turbine on, turbine off, and turbine only sound levels for each monitoring location. Present these results in charts and tables as appropriate.
 2. Use monitoring results from 2b to assess sound measurements over the range of frequencies with turbines operating to the sound measurements at the offsite monitor and present estimated turbine only L10 and L50 levels for each monitoring location. Present these results in charts and tables as appropriate.
- **Comparison to Minnesota Noise Standards.** Compare total and turbine only sound levels to the daytime and nighttime Minnesota noise standards. Include in the report a summary of the L10 and L50 hourly determinations for total sound that are above the Minnesota noise standards for each monitoring location and discuss turbine to these total noise levels exceedances.

- **Results of Noise Modeling.**
 1. Present a map of the modeling that was done previously for the project. Modeling contours must be represented on the map as lines, or transparent shading, at 5 db increments. Show the contours for modeling provided with the permit application, adjusted for the final turbine layout prior to construction. Explain what the contours represent precisely.
 2. For modeled sound predicted during the permitting process or prior to construction, include in the report an explanation of the methodology, the assumptions in the chosen model and a narrative description of the choices made for criteria in using the model.
 3. Include a narrative conclusion regarding how well the monitored results compare to the predicted sound levels for the project and how well the modeling performed as a predictor of probable compliance with the Minnesota noise standards. If the results do not compare favorably, explain.

Protocol and Report Development Guidelines

Noise Study Protocol Document

Protocol Contents

The noise study protocol for the monitoring should address following elements, consistent with the monitoring and reporting guidelines in this document:

- the purpose of the monitoring;
- the monitoring scope;
- the monitoring locations and their rationale;
- the monitoring timing and duration;
- the monitored data
- the monitoring the equipment;
- data processing;
- data reporting;

Preparation/Efiling

After the Noise Study Protocol has been prepared according to this guidance, complete a compliance filing on the Minnesota Public Utilities Commission (Commission) and Department of Commerce E-Dockets system, by the date specified in the Commission LWECS site permit for the project, at this web address: <https://www.edockets.state.mn.us/EFiling/>.

Address the cover letter to the Executive Secretary of the Minnesota Public Utilities Commission for the submittal and for any subsequent revisions.

Daniel Wolf, Executive Secretary

Minnesota Public Utilities Commission 350 Metro Square Building

121 Seventh Place East Saint Paul, MN 55101

Noise Study Report Document

Report Contents

In the noise study report, describe the actual conditions, measurement locations, instrumentation, procedures, methodology, data obtained and results, including charts, and conclusions consistent with the monitoring and reporting guidelines in this document and the noise study protocol approved by the Commission. Document any changes from the approved protocol with an explanation as to the necessity, and any impact the changes may have on interpretation of results.

Preparation/Efiling

E-file the noise study report for the completed monitoring and a cover letter summarizing the results and conclusions. Attach the previously e-filed protocol for the monitoring to the noise study report. Indicate in the report any approvals of the protocol by the Minnesota Public Utilities Commission and how and when the approvals were obtained.

Address the cover letter to the Executive Secretary of the Minnesota Public Utilities Commission for the submittal and for any subsequent revisions.

Daniel P. Wolf, Executive Secretary
Minnesota Public Utilities Commission 350 Metro Square Building
121 Seventh Place East Saint Paul, MN 55101

References

1. [American Wind Energy Association and Canadian Wind Energy Association, Wind Turbine Sound and Health Effects, An Expert Panel Review, December 2009.](#)
2. [Minnesota Department of Health, Environmental Health Division, Public Health Impacts of Wind Turbines, May 22, 2009.](#)
3. [Minnesota Pollution Control Agency, A Guide to Noise Control in Minnesota, 2008.](#)
4. [National Association of Regulatory Utility Commissioners, Wind Energy & Wind Park Siting and Zoning Best Practices and Guidance for States, January 2012.](#)
5. [National Association of Regulatory Utility Commissioners, Assessing Sound Emissions from Proposed Wind Farms and Measuring the Performance of Completed Projects, October 2011.](#)
6. [Wisconsin Public Service Commission, Measurement Protocol for Sound and Vibration Assessment of Proposed and Existing Wind Electric Generation, adopted May 26, 2010.](#)

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

1. Minimum separation to a PARTICIPATING DWELLING OR PRINCIPAL BUILDING.
 - a. For a WIND FARM approved prior to {effective date}, at least 1,000 feet separation from the exterior above-ground base of a WIND FARM TOWER to any PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations (35 Illinois Administrative Code Subtitle H: Noise Parts 900, 901, 910).
 - b. For a WIND FARM approved after effective date}, at least 1,600 feet separation from the exterior above-ground base of a WIND FARM TOWER to any PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the allowable noise level.
2. Minimum separation to a NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING.
 - a. For a WIND FARM approved prior to {effective date}, at least 1,200 feet separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the applicable Illinois Pollution Control Board regulations and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.
 - b. For a WIND FARM approved after {effective date}, at least 2,000 feet separation from the exterior above-ground base of a WIND FARM TOWER to any existing NON-PARTICIPATING DWELLING OR PRINCIPAL BUILDING provided that the noise level caused by the WIND FARM at the particular building complies with the allowable noise level and provided that the separation distance meets or exceeds any separation recommendations of the manufacturer of the wind turbine used on the WIND FARM TOWER.

2. Amend Section 6.1.4 D.5. as follows:

5. The total WIND FARM TOWER HEIGHT (measured to the tip of the highest rotor blade) must be less than 500 no taller than 600 feet and shall be specified in the application. A total WIND FARM TOWER HEIGHT of 500 feet or greater shall conform to all Federal Aviation Administration

requirements including an FAA Determination of No Hazard with or without Conditions.

3. Amend Section 6.1.4 I. as follows:

- I. Standard Conditions for Allowable Noise Level
 1. The allowable noise level ~~noise levels from each~~ for a WIND FARM TOWER or WIND FARM shall be the following:
 - a. For a WIND FARM approved prior to {effective date}, the allowable noise level shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 Illinois Administrative Code Subtitle H: Noise Parts 900, 901, 910).
 - b. For a WIND FARM approved after effective date}, the allowable noise level shall be no more than 45 dBA. The determination of residential land shall be based on actual land use.
 2. The Applicant shall submit manufacturer's wind turbine sound power level characteristics and other relevant data regarding wind turbine noise characteristics necessary for a competent noise analysis.
 3. The Applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the above noise requirements.
 4. The Applicant shall submit a map of the relevant noise contours for the proposed WIND FARM and indicate the proposed WIND FARM TOWERS and all existing PRINCIPAL BUILDINGS within at least ~~4,500~~ 2,000 feet of any WIND FARM TOWER or within the coverage of the relevant noise contours.
 5. If a computer model is used to generate the required noise contours the Applicant shall clearly state the assumptions of the model's construction and algorithms so that a competent and objective third party can as simply as possible verify the noise contours and noise data.
 6. Post-construction verification of WIND FARM operational noise level for a WIND FARM approved after {effective date}.
 - a. Any application for a WIND FARM SPECIAL USE permit shall include a fee for a Post-construction WIND FARM Noise Study. The fee for the Post-construction WIND FARM Noise Study shall be held by the COUNTY and used to pay for a qualified noise consultant to conduct the Post-construction WIND FARM Noise

Study. Any excess fees shall be refunded to the applicant upon the approval of the Noise Study and any additional fees necessary to cover the full cost of the Noise Study will be billed to the WIND FARM owner.

b. Within the first two years of WIND FARM operation, the WIND FARM owner shall allow the COUNTY to conduct a post-construction noise study including noise monitoring, data analysis, preparation of a report intended to verify if the noise generated by the WIND FARM and all WIND FARM TOWERS is in compliance with the Allowable Noise Level and in general compliance with the WIND FARM approval. The COUNTY shall select a qualified noise consultant to conduct the Post-construction WIND FARM Noise Study.

c. The post-construction noise study shall include noise monitoring at a minimum of five different representative locations within the area of the WIND FARM. The locations shall be agreeable to the COUNTY and to the COUNTY's qualified noise consultant and to the WIND FARM owner. If more than five representative locations are needed the WIND FARM shall bear the costs. The representative locations shall include the following:

(1) Two noise monitoring locations shall be in proximity to the worst-case and second worst case noise locations indicated in the WIND FARM application noise study. The actual locations may be on property that is participating in the WIND FARM but shall be as close as possible to non-participating property lines and NON-PARTICIPATING DWELLINGS.

(2) The other noise monitoring locations shall be distributed throughout the WIND FARM area.

(3) Noise monitoring locations shall not be in areas where there are undue obstructions to sound or areas that reflect or absorb sound unduly.

c. Noise monitoring timing and duration.

(1) Noise monitoring shall occur continuously during November for nighttime hours of 10 p.m. to 7 a.m., unless the COUNTY, the COUNTY's qualified noise consultant, and the WIND FARM owner agree to a different time and duration.

- (2) Every effort should be made to conduct noise monitoring during times of maximum WIND FARM energy production.
- (3) Sound pressure level, audio recordings, and meteorological data should be collected at each monitoring location.

d. Noise measurement standards.

- (1) American National Standards Institute (ANSI) S1.4-1983 (R2006) American National Standard Specifications for Sound Level Meters.
- (2) ANSI S1.13-2005 (R2010) American National Standard Measurement of Sound Pressure Level in Air.
- (3) ANSI S2.9-Part 3- 2013 American National Standard Quantities and Procedures for Description and Measurement of Environmental Sound- Part 3: Short-Term Measurements with an Observer Present.
- (4) ANSI S12.18-1994 (R2009) Outdoor Measurement of Sound Pressure Level.
- (5) ANSI S12.9 Part 3 American National Standard Methods to Determine and Measure the Residual Sound in Protected Natural and Quiet Residential Areas.
- (6) 35 Ill. Admin. Code 910.105 and 106, where not in conflict with any of the above.

e. Data analysis.

- (1) Care must be taken to exclude any ambient noise that may interfere with measurement of noise from the WIND FARM. Examples include noise from agricultural harvesting activities and noise from vehicular and train traffic. Exclusion of such data should be documented in the final report.
- (2) Noise measurements should be excluded at wind speeds above 5 meter per second (11 miles per hour). Each monitoring location should have an anemometer.
- (3) “Spikes” of sporadic noise, such as a motorized vehicle passing by, or a clap of thunder, or a dog barking may be

eliminated from the data as long as an explanation is included in the final report.

- (4) Best practices shall be used in the analysis of the noise monitoring data.

f. Data reporting.

- (1) The entire post-construction noise study shall be documented in a written final report that shall be approved by the GOVERNING BOARD upon a recommendation from the Champaign County Board's Environment and Land Use Committee. Approval of the written final report shall not confer approval of any exceedance of the allowable noise level.

- (2) The final report shall at a minimum include the following:

(a) Scaled maps of all turbine locations, all monitoring locations, all residences and/or PRINCIPAL STRUCTURES or BUILDINGS within 2,000 feet of any WIND FARM TOWER.

(b) Continuous sound measurements at all wind speeds that occurred during monitoring and charts illustrating the time series measurements.

(c) One-third octave band analysis of data recorded at each monitoring location.

(d) Use monitoring results to assess sound measurements over the range of sound frequencies to estimate the total noise level while the WIND TOWER TURBINES were in operation. Present these results in charts and tables as appropriate.

(e) Compare the monitoring results to the allowable noise level and highlight any exceedances.

(f) Include a written narrative conclusion regarding how well the monitored results compare to the allowable noise level and the predicted sound levels for the WIND FARM. Explain any unfavorable results or exceedances of the allowable noise level.

g. Amend the Special Use Permit. Any exceedance of the allowable noise level shall require an amendment to the WIND FARM SPECIAL USE permit. The amendment to the WIND FARM SPECIAL USE permit shall include any changes to WIND FARM operation that are necessary to comply with the allowable noise level. An application for any required amendment to the WIND FARM SPECIAL USE permit shall be received (with full application fees) within 180 days of the County Board approval of the post-construction noise study.

67. After construction of the WIND FARM the Zoning Administrator shall take appropriate enforcement action as necessary to investigate noise complaints in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any violation that is occurring, including but not limited to the following:
- a. The Zoning Administrator may seek authorization from the County Board to hire a noise consultant to determine whether the noise produced by the WIND FARM is ~~in a manner consistent with the Illinois Pollution Control Board (I.P.C.B.) regulations (35 Illinois Administrative Code Subtitle H: Noise Parts 900, 901, 910).~~ compliant with the
 - b. The Zoning Administrator may require the WIND FARM owner to cooperate fully with the noise consultant in the enforcement action including shutting down all wind turbines to allow documentation of ambient noise levels.
 - c. In the event that a violation of the I.P.C.B. Allowable Noise regulations Level is identified, the Zoning Administrator may require the WIND FARM owner to take whatever actions are necessary to stop the violation and comply with the noise regulations. The Zoning Administrator may seek direction from the Environment and Land Use Committee regarding the actions necessary to stop the violation.
 - d. Further, in the event that a violation of the I.P.C.B. Allowable Noise regulations Level is identified, the WIND FARM owner shall reimburse to the County the cost of the noise consultant.

5. Revise paragraph 9.3.3B.(6) as follows:

- (6) County Board WIND FARM SPECIAL USE Permit
 - (a) County Board WIND FARM SPECIAL USE Permit\$34,000 or \$760 per WIND FARM TURBINE TOWER, whichever is greater; plus

Attachment B. Proposed Text Amendment
AUGUST 29, 2022

(b) Initial payment for the full cost of a Post-construction WIND FARM Noise Study (same as the SUP fee).....\$34,000 or \$760 per WIND FARM TURBINE TOWER, whichever is greater, and plus any additional fees for the amount by which the costs billed to the COUNTY exceed the initial payment, or a refund of any unspent fee, due upon approval of the Noise Study.

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
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Urbana, Illinois 61802

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To: **Champaign County Environment & Land Use Committee**

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

Date: **August 29, 2022**

RE: **Recommendation for rezoning Case 059-AM-22**

Request: **Amend the Zoning Map to change the zoning district designation from the B-3 Highway Business District to the B-4 General Business Zoning District.**

Petitioner: **Dennis Toeppen**

STATUS

The Zoning Board of Appeals (ZBA) voted 7-0 to “RECOMMEND ENACTMENT” of this map amendment at its July 28, 2022 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality. The subject property is located within Hensley Township, which has a Planning Commission. Townships with Planning Commissions have protest rights in Map Amendment cases.

There is one approved Special Condition for the rezoning regarding acceptance of the Right to Farm Resolution 3425.

No negative comments were received from the public regarding the proposed development.

BACKGROUND

The petitioner would like to construct one warehouse with office area that would be leasable space. He does not have a tenant at this time. He plans a second phase that is dependent on buildout of Phase 1. The petitioner would like to rezone to B-4 General Business because there is a more extensive list of possible land uses that could occupy the building than what is available in the B-3 Highway Business Zoning District.

The petitioner believes that the subject property should not be zoned B-3 Highway Business because it does not have direct access to a highway. It is adjacent to the I-57/ Market Street interchange, but only has access on East Hensley Road just west of the interchange.

In 2006 and 2007, Case 555-AM-06 requested the same rezoning from B-3 to B-4 for the subject property. The ZBA and ELUC recommended approval with conditions, but there was a protest from Hensley Township Plan Commission that triggered a supermajority vote at the County Board. The rezoning was denied. Hensley Township’s concerns were the possibility of heavy vehicles on a weight-limited road, and that the subject property contained drainage tile that was the only drainage for an upstream property and they did not want the tile to be damaged by development.

In 2017, the petitioner replaced the drainage tile on the property with 15-inch PVC tile. This included remediation for the tile that Ameren broke in 2003 and improved drainage for the neighbor to the north.

PROPOSED SPECIAL CONDITION

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

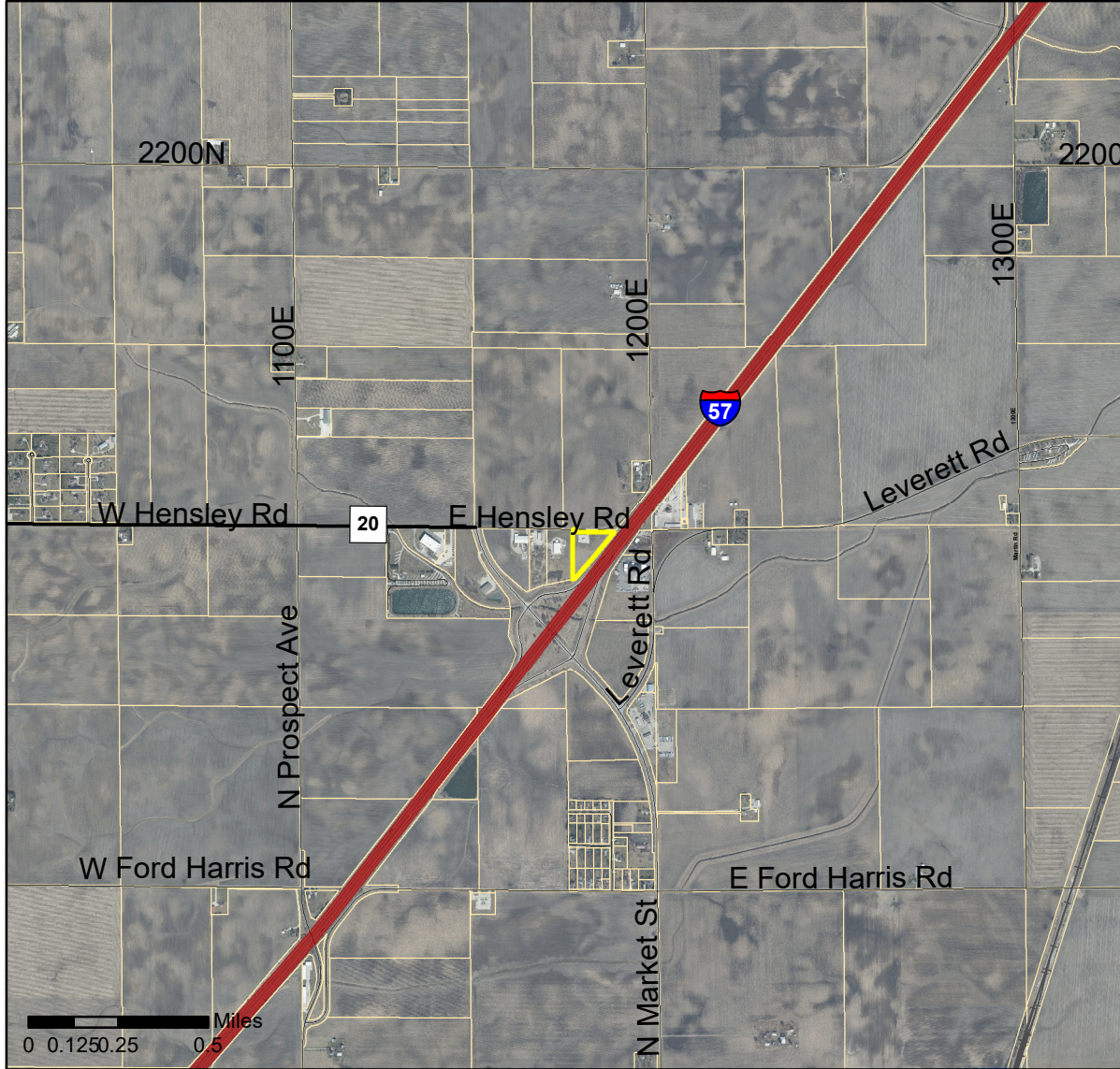
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received June 20, 2022
- C Copy of Right to Farm Resolution 3425
- D Summary Finding of Fact and Final Determination for Case 059-AM-22 as approved by the ZBA on July 28, 2022

Location Map

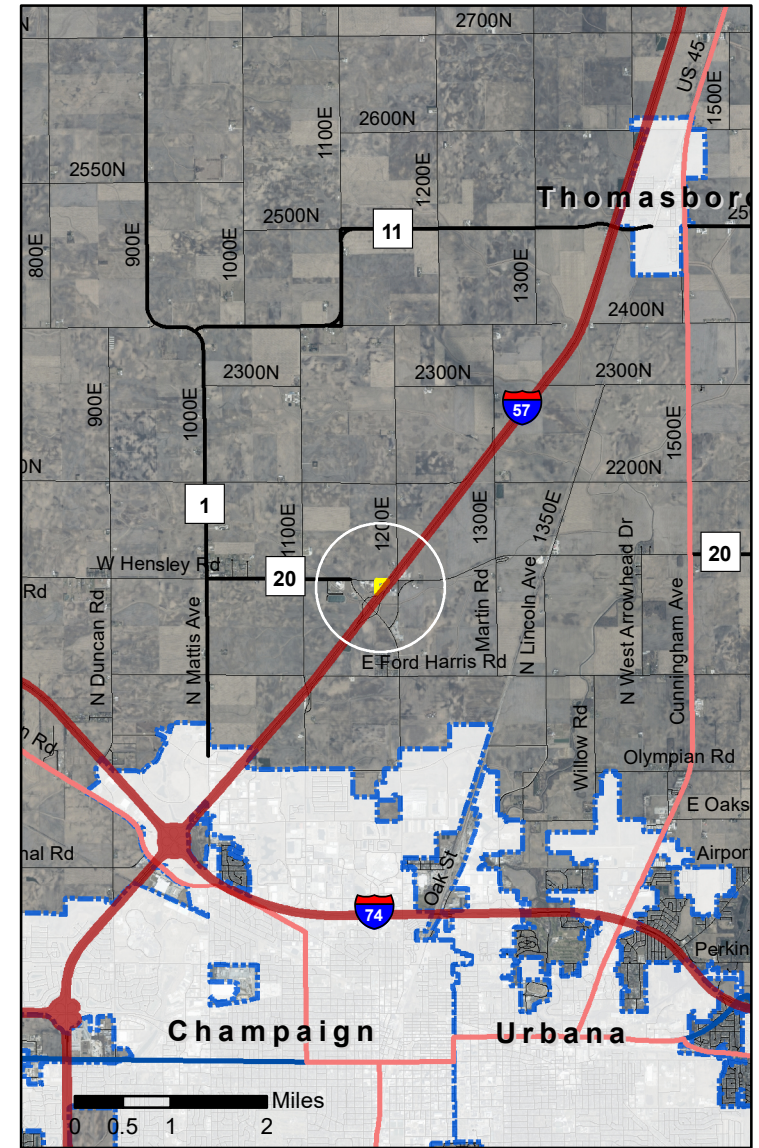
Case 059-AM-22
July 28, 2022

Subject Property



- Subject Property
- Municipal Boundary
- Parcels

Property location in Champaign County



Champaign County
Department of
**PLANNING &
ZONING**

Land Use Map

Case 059-AM-22
July 28, 2022



- | | | |
|------------------|-------------------------|------------|
| Subject Property | Agriculture/Residential | Commercial |
| Agriculture | Residential | Utilities |
| Tax Exempt | | |

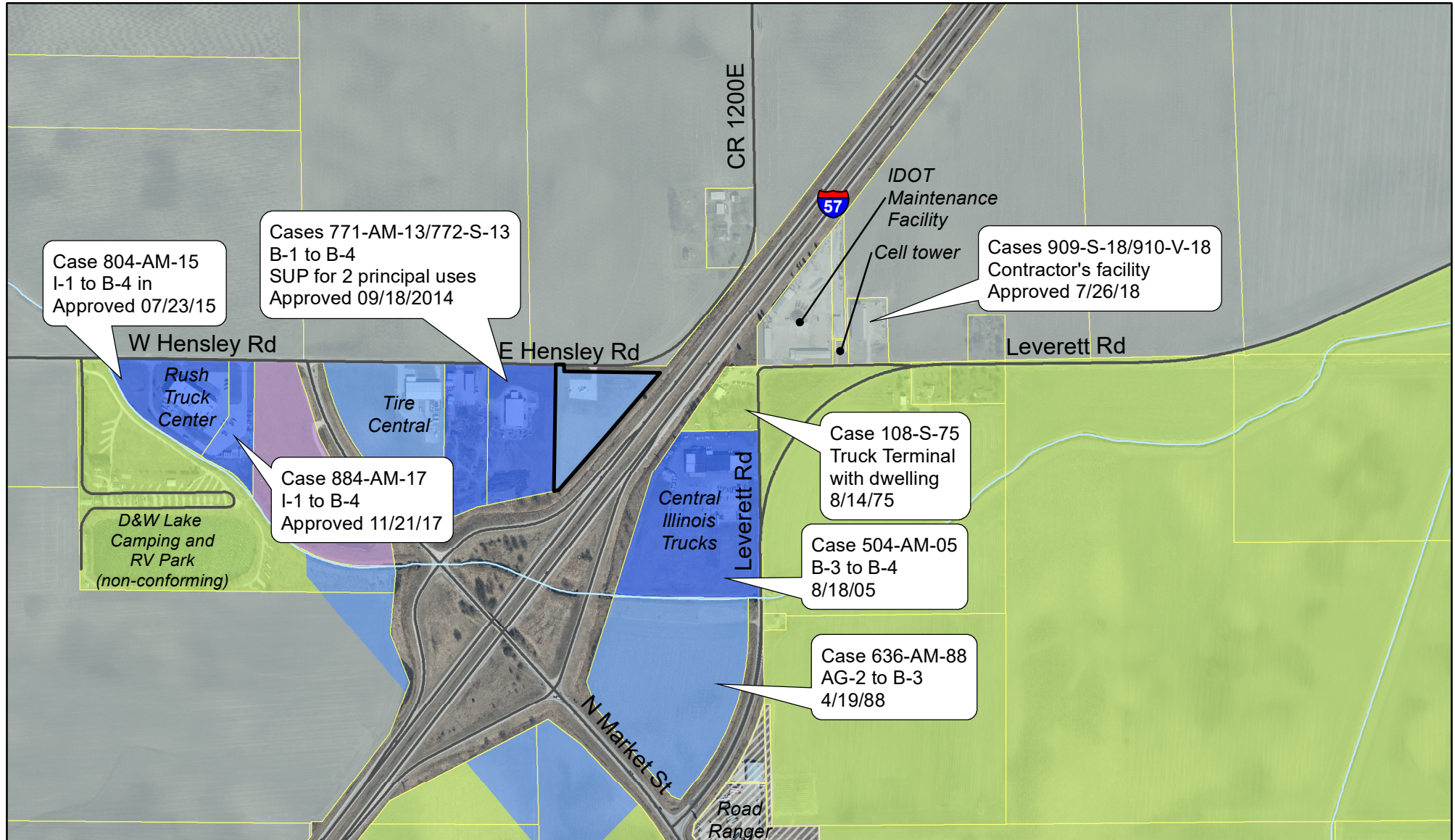
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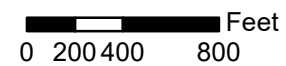
Champaign County
Department of
PLANNING &
ZONING

Zoning Map

Case 059-AM-22
July 28, 2022



- Subject Property
- Parcels
- AG-1 Agriculture
- AG-2 Agriculture
- B-4 General Business
- I-1 Light Industry
- B-3 Highway Business
- Annexation Agreement



RECEIVED

JUN 20 2022

CHAMPAIGN CO. P & Z DEPARTMENT

Exhibit 4
Phase One Detail

WATER WELL LOCATION

1. INSURE THAT THE WELL LOCATION HAS GOOD DRAINAGE AND IS HIGHER THAN THE SURROUNDING GROUND SURFACE. ALL POSSIBLE SOURCES OF CONTAMINATION SHOULD BE AT A LOWER ELEVATION THAN THE WELL, AND THE DISTANCES TO THESE CONTAMINATION SOURCES MUST BE IN ACCORDANCE WITH THE ILLINOIS WATER WELL CONSTRUCTION CODE (IWACC). SURFACE DRAINAGE SHOULD NOT ALLOW SURFACE WATER TO ACCUMULATE WITHIN A 15-FOOT RADIUS OF THE WELL. A WELL SHOULD BE AT LEAST 10 FEET FROM SEWERS AND 50 FEET FROM SEPTIC TANKS, OR 15 FEET FROM SEWAGE SEEPAGE FIELDS.

ALL WATER WELL PUMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS WATER WELL CONSTRUCTION CODE. IF THE PUMP IS LOCATED AWAY FROM THE WELL, THE 3" BRED PIPE LEADING TO THE PUMP FROM THE WELL SHALL BE ENCASED IN ANOTHER PIPE MAINTAINED AT SYSTEM PRESSURE. A DOWNFLOWED SMOOTH NOSE SAMPLING PAUCET SHALL BE INSTALLED, NOT LESS THAN 6 INCHES ABOVE THE FLOOR, IN A CONVENIENT LOCATION BETWEEN THE WATER WELL AND THE PRESSURE TANK OR AS NEAR TO THE WELL AS POSSIBLE.

NEW DRILLED WELLS

NEW DRILLED WELLS SHALL NOT BE LOCATED IN THE WELL CASES SHALL BE AT LEAST 8 INCHES ABOVE FINISHED GROUND LEVEL. PROTECTION SHOULD BE PROVIDED BY USE OF AN INSTALLED STOP COCK OR AN APPROVED PRESS ADAPTER. SET TECHNIQUE HAS, CASE WELL TURBINE, AND 8" REMISSIBLE JUNCTIONS ARE ALL APPROVED. ALL 1/2" INCH, PRESSURE, VENT, AND ELECTRIC LINES SHALL ENTER THE TOP OF THE CASING THROUGH A WATER-TIGHT SEAL, AND PUMPS SHALL BE IN A PACKING ISLAND AROUND THE PUMP AND AN ENCLOSED, TURNED-DOWN STOP AND A BELL-TYPE ONE PIECE BASE MADE AS A PART OF THE PUMP STAND OR ATTACHED TO THE PUMP COLUMN IN A WATER-TIGHT MANNER ARE APPROVED. PUMPS AND PRESSURE TANKS MAY BE LOCATED IN BASEMENTS, ALL WELLS, HOWEVER, MUST BE LOCATED OUTSIDE OF BASEMENT WALLS.

SEPTIC SYSTEM

1. PROVIDE AND INSTALL A COMPLETE AND OPERATING SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF PUBLIC HEALTH GUIDELINES AS DETERMINED BY CHAMPAIGN COUNTY HEALTH DEPARTMENT

DIVISION 02 - EXISTING CONDITIONS

02 00 UTILITIES

1. UTILITIES PRIOR TO CONSTRUCTION, LOCATE AND VERIFY THE LOCATION OF SERVICES FROM THE EXISTING CONSTRUCTION. UTILITIES LOCATIONS SHOWN ON THE DRAWINGS AND OTHERS NOT SHOWN SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

SITEWORK

- CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF SERVICES FROM THE EXISTING CONSTRUCTION. UTILITIES LOCATIONS SHOWN ON THE DRAWINGS AND OTHERS NOT SHOWN SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- TOPOGRAPHIC ELEVATIONS ARE INDICATED ON THE CIVIL ENGINEERING DRAWINGS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- AT ALL AREAS TO RECEIVE FOOTINGS FOUNDATIONS, SIDEWALKS, DRIVEWAYS, PATIOWAYS, GRASS OR GRADE, OR DRIVE ALLOTTORSON, AND ALL OTHERS, ORGANIC MATTER, SAND OR AGGREGATE SHALL BE REMOVED.
- ALL FILL AREAS SHALL BE CONTRACTED IN ALL AREAS TO RECEIVE GRASS OR GRADE, SIDEWALKS ETC. SHALL BE CONTRACTED TO 30% MINIMUM DRY DENSITY.
- ALL WATER AND DRAINAGE LINES SHALL BE INSTALLED AT A MINIMUM 48" BELOW FINISHED GRADE. FOLLOW THE ILLINOIS STATE PLUMBING CODE FOR ALL PLUMBING AND SANITARY SERVICE WORK.

EXCAVATIONS

ALL FOOTINGS SHALL BEAR ON 3,000 P.S.F. (MINIMUM) UNDISTURBED SOIL. REMOVE ALL EXCESS EXCAVATED MATERIALS FROM THE SITE AS DIRECTED. STRENGTHEN SOIL AND STOCKPILE. REPLACE A MINIMUM OF TOPSOIL IN LANDSCAPE AREAS. USE CARE TO NOT COMPACT FRESH PLACED TOPSOIL.

REMOVE ALL EXCESS TOP SOIL FROM SITE AS DIRECTED. REMOVE SOILS OF BEARING CAPACITY LESS THAN 3,000 P.S.F. FROM UNDER THE SLAB AREA AND REPLACE WITH CONTRACTED GRANULAR FILL. CONTRACTOR OF GRANULAR FILL FREE OF ORGANIC MATERIAL, SHALL BE SET IN 8" LAYERS ("MAXIMUM") AND COMPACTED TO 98% MODIFIED PROCTOR DENSITY ("98"). REMOVE ALL ORGANIC SOIL FROM UNDER PAVING AREAS AND PROVIDE GRANULAR FILL COMPACTED TO 98% "98".

EXCAVATION

THE SOILS AND ENGINEERING REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. FURTHERMORE, NO WARRANTY IS MADE BY THE OWNER WITH REGARD TO THE COMPLETENESS AND ACCURACY OF THE SUBSURFACE INVESTIGATION DATA, SOIL TEST DATA OR STATEMENTS AND INTERPRETATIONS GIVEN.

WATER LEVELS INDICATED ON THE BORING LOGS MAY BE SUBJECT TO SEASONAL AND OR ANNUAL VARIATIONS. A DEWATERING SYSTEM OF SUFFICIENT CAPACITY SHALL BE INSTALLED AND OPERATED TO MAINTAIN THE CONSTRUCTION AREA FREE OF WATER AT ALL TIMES. THE BEARING VALUE OF THE SOIL WAS DETERMINED BY FIELD EXPLORATION AND LABORATORY ANALYSIS. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING NET ALLOWABLE BEARING PRESSURES: SPREAD FOOTINGS, IF UTILIZED, 3,000 P.S.F. WALL FOOTINGS, 3,000 P.S.F.

IF THE SOIL IS FOUND TO BE OTHERWISE, NOTIFY THE OWNER OR ARCHITECT PRIOR TO POURING ANY CONCRETE FOUNDATION OR SLABS. ALL EXCAVATION BACKFILL AND FOUNDATION WORK SHALL BE CARRIED OUT UNDER THE SUPERVISION OF A LICENSED SOIL ENGINEER.

REMOVE ALL DEBRIS AND UNSUITABLE MATERIAL NOT IDENTIFIED WITHIN THE AREA OF CONSTRUCTION. THIS EXCAVATED MATERIAL SHALL BE RECYCLED WITH APPROVED FILL. THIS FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" IN LOOSE THICKNESS AND CONTRACTED TO A MINIMUM OF 98% MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH A.S.T.M. SPECIFICATION. TEST THE MATERIAL AT THE BOTTOM OF THE EXCAVATION SHALL BE INSPECTED AND CONTRACTED BY PROOF ROLLING PRIOR TO THE PLACEMENT OF NEW FILL. THE SOILS ENGINEER WILL BE SELECTED AND PAID FOR BY THE OWNER. NO CONCRETE SHALL BE PLACED ON THE FILL OR UNDISTURBED SOIL UNTIL THE MATERIAL HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER. STONE FILL SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3,000 P.S.F.

ARCHITECT

Owner
MR. DENNIS TOEPPEN

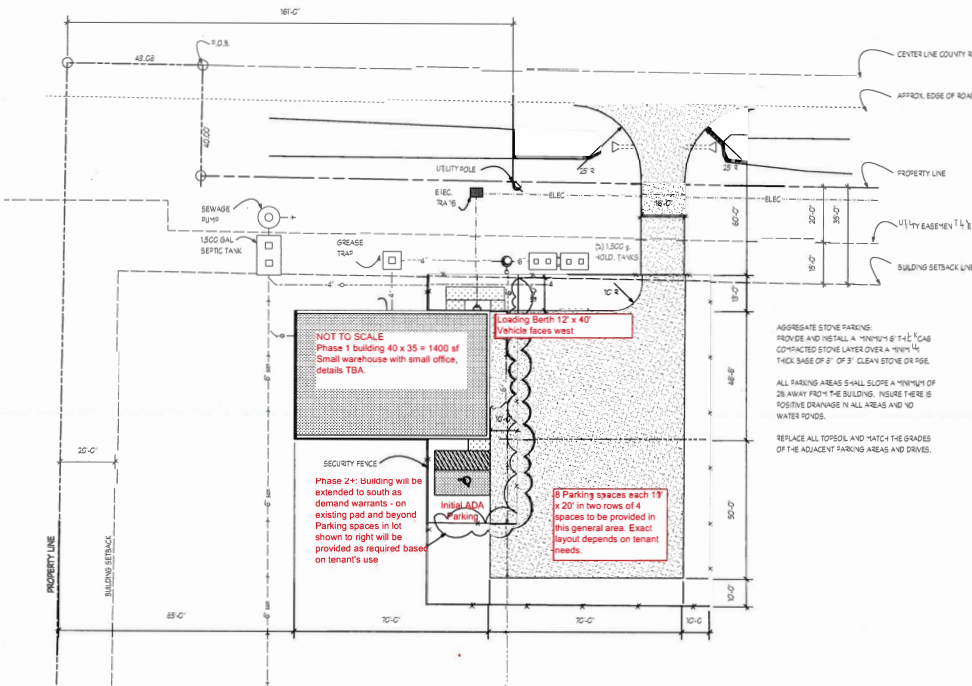
Project

Drawing

ENLARGED SITE PLAN

Scale

A2.0



Septic field to be located near east fenceline near north edge of property, where separation between surface and water table is maximized.

ENLARGED SITE PLAN
SCALE: 1" = 20' H

RESOLUTION NO. 3425

**A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY**

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.

3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

RESOLUTION NO. 3425

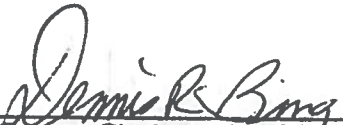
Page 2

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of May, A.D., 1994.



Chairman, County Board of the
County of Champaign, Illinois

ATTEST: 

County Clerk and Ex-Officio
Clerk of the County Board

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 059-AM-22*As approved by the ZBA on July 28, 2022***SUMMARY FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 28, 2022**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 4:
 - (1) It will **HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it will **HELP ACHIEVE** the following:
 - a. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 14.C.(2)).
 - b. Policy 4.1.4, guaranteeing landowners of a lawfully created lot, the by-right development allowance to establish a new single family dwelling or non-agricultural land use on each such lot, provided that current public health, safety and transportation standards are met (see Item 14.C.(3)).
 - c. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 14.C.(4)).
 - d. Policy 4.1.7 requiring a maximum lot size limit on new lots established as by right development on best prime farmland (see Item 14.C.(5)).
 - (2) It will **HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it will **HELP ACHIEVE** the following:
 - a. Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 14.B.(1)).
 - b. Policy 4.2.2 requiring discretionary development in a rural area to not negatively affect or be negatively affected by agricultural activities, and not interfere or negatively affect the operation of ag-related infrastructure (see Item 14.B.(2)).
 - c. Policy 4.2.3 requiring that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 14.B.(3)).
 - d. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 14.B.(4)).

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 059-AM-22*As approved by the ZBA on July 28, 2022*

- (3) It will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it will **HELP ACHIEVE** the following:
- a. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 14.A.(1)).
 - b. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.A.(2)).
 - c. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 14.A.(3)).
 - d. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture or is appropriate in a rural area (see Item 14.A.(4)).
- (4) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
- C. Regarding Goal 6:
- (1) It will **HELP ACHIEVE** Objective 6.1 regarding public health and safety because it will **HELP ACHIEVE** the following:
- a. Policy 6.1.2 requiring that proposed wastewater disposal and treatment systems of discretionary development will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality (see Item 16.B.(1)).
- (2) Based on achievement of the above Objective and Policy and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 6 Public Health and Public Safety.
- D. Regarding Goal 7:
- (1) It will **HELP ACHIEVE** Objective 7.1 considering traffic impact in land use decisions because it will **HELP ACHIEVE** the following:
- a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation (see Item 17.A.(1)).
- (2) Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 7 Transportation.
- E. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 3 Prosperity

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 059-AM-22

As approved by the ZBA on July 28, 2022

- Goal 5 Urban Land Use
- Goal 8 Natural Resources
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

- F. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the LaSalle and Sinclair factors because of the following:
- A. The gain to the public of the proposed rezoning is positive because the proposed amendment would allow for development that has not been realized with decades being zoned in B-3.
- B. The subject property is suitable for the proposed zoned purposes; nothing developed on the property under the current B-3 zoning, which has been in place since 1973.
- C. The proposed use generally conforms to the goals and policies of the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because of the following:
- A. The rezoning would achieve Purpose 2.0 (a) to secure adequate light, pure air, and safety from fire and other dangers because the proposed development is a small portion of the 5-acre lot.
- B. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because there would be no significant increase in traffic.
- C. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the development does not trigger the need for a storm water detention basin or storm water drainage plan.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 059-AM-22

As approved by the ZBA on July 28, 2022

FINAL DETERMINATION

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

The Zoning Ordinance Amendment requested in **Case 059-AM-22** should **BE ENACTED** by the County Board in the form attached hereto.

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

SIGNED:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

MONTHLY REPORT for MAY 2022¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in May and four were filed in May 2021. The average number of cases filed in May in the preceding five years was 2.6.

Two Zoning Board of Appeals (ZBA) meetings were held in May and three cases were completed. Two ZBA meetings were held in May 2021 and three cases were completed. The average number of cases completed in May in the preceding five years was 2.4.

By the end of May there were 6 cases pending. By the end of May 2021 there were 10 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 May 2022 & May 2021

Type of Case	May 2022 2 ZBA meetings		May 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	2	3	2**
SFHA Variance	0	0	0	0
Special Use	0	0	0	0
Map Amendment	0	0	0	0
Text Amendment	0	1	1	1
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	3	4	3**
Total cases filed (fiscal year)	15 cases		19 cases	
Total cases completed (fiscal year)	17 cases		13 cases**	
Cases pending*	6 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				
** One variance case was withdrawn in May 2021				

¹ Note that approved absences and sick days resulted in an average staffing level of 72.0% or the equivalent of 5.8 full time staff members (of the 8 authorized) present on average for each of the 21 workdays in May.

Subdivisions

No County subdivision was approved in May. One municipal subdivision plat was reviewed for compliance with County zoning in May.

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 May can be summarized as follows:

- 20 permits for 20 structures were approved in May compared to 11 permits for 9 structures in May 2021. The five-year average for permits in May in the preceding five years was 14.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including May 2022, 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).
- 4.0 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$4,048,933 was the reported value for the permits in May compared to a total of \$703,900 in May 2021. The five-year average reported value for authorized construction in May was \$1,369,238.
- 23 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including May 2022, 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, and September 2017).
- \$6,454 in fees were collected in May compared to a total of \$1,962 in May 2021. The five-year average for fees collected in May was \$3,476.
- 24 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2022, 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).

Planning & Zoning Monthly Report
MAY 2022

Table 2. Zoning Use Permits Approved in May 2022

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				3	0	930,000
Other				2	0	151,088
SINGLE FAMILY Resid.: New - Site Built	6	4,402	2,529,000	10	6,301	3,489,000
Manufactured						
Additions	2	386	215,000	11	1,363	979,485
Accessory to Resid.	8	1,372	353,654	23	4,879	1,249,453
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New				3	4,319	871,084
Other				1	673	90,000
INDUSTRIAL: New						
Other						
OTHER USES: New	1	0	942,679	1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	3	294	8,600	3	294	8,600
TOTAL APPROVED	20/20	6,454	4,048,933	56/60	17,829	8,711,389

*20 permits were issued for 20 structures in May 2022; 20 permits require inspection and Compl. Certif.

◇56 permits have been issued for 60 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).

15 Zoning Use Permit App.s were *received* in May 2022 and 15 were *approved*.

5 Zoning Use Permit Applications approved in May 2022 had been received in prior months.

Planning & Zoning Monthly Report
MAY 2022

- There were 11 lot split inquiries and 130 other zoning inquiries in May.
- Three sets of ZBA minutes were transcribed in May.

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

	May 2022	2022 to date
Zoning Cases. Approved by the ZBA, a Zoning Case May authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval May authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit May authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	5.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 68 Zoning Compliance Inspections were made in October.
- 68 Zoning Compliance Certificates were issued in May for a total of 385 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 May and can be summarized as follows:

Planning & Zoning Monthly Report
MAY 2022

- 3 new complaints were received in May compared to 5 new complaints received in May 2021. One complaint was referred to another agency in May and no complaint was referred to another agency in May 2021.
- 21 enforcement inspections were conducted in May compared to 25 inspections in May 2021.
- No contacts were made prior to written notification in May and no contacts were made in May 2021.
- 21 investigation inquiries were made in May. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 7 complaints were resolved in May and 2 complaints were resolved in May 2021.
- 91 complaints were left open (unresolved) at the end of May.
- Four new violations were added in May and four First Notices and no Final Notice was issued. In May 2021, no new violation was added and no 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 May and no case was referred in May 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- 17 violations and 7 complaints were resolved in May compared to 2 violations and 2 complaints that were resolved in May 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 405 complaints and violations remain open at the end of May compared to 471 open complaints and violations at the end of May 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in May 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 May.

APPENDICES

A Zoning Use Permit Activity In May 2022

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

C Zoning Compliance Certificates Issued in May 2022

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Table 4. Enforcement Activity During May 2022

	FY2021 TOTALS ¹	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 ¹
Complaints Received	75	5	1	8	9	3								26
Initial Complaints Referred to Others ²	3	0	0	0	1	1								2
Inspections	343	24	24	29	24	21 ⁷								122 ⁸
Phone Contact Prior to Notice	5	2	1	2	2	0								7
Complaints Resolved	50	6	1 ⁹	3 ⁹	4	7 ⁹								21 ¹⁰
Open Complaints³	86	85	85	90	95	91								91
New violations	11	2	0	1	1	4								8
First Notices Issued	11	2	0	1	1	4								8
Final Notices Issued	2	0	0	0	0	0								0
Referrals to SAO ⁴	2	1	0	0	1	0								2
Violations Resolved ⁵	98	1	3	0 ¹¹	1	17 ¹¹								22 ¹²
Open Violations⁶	328	329	326	327	327	314								314¹³
TOTAL Open Complaints & Violations	414	412	409	417	422	405								405

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.,
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 1 of the 21 inspections performed were for the new complaints received in May 2022.
8. 16 of the 122 inspections performed in 2022 have been for complaints received in 2022.
9. None of the complaints resolved in May 2022 were received in May 2022.
10. 5 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in May were for complaints that had been received in May 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 MAY 2022


Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
081-22-01 AG-1	A 2.91-acre tract of land part of the SE ¼ of the SE ¼ of Section 34, Condit Township; 998 County Road 2400 North, Champaign, Illinois PIN: 07-08-34-400-008	Travis and Deanna Eastin	3/22/2022 5/23/2022	Construct a ground-mounted Solar Array
115-22-01 R-1	Lot 114 of Wiltshire Estates 8 th Subdivision of Section 13, St. Joseph Township; 705 Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-329-015	Brad and Erin Atkinson	4/25/2022 4/27/2022	Installation of an above-ground pool
122-22-01 AG-1	Lot 101 of Trumbull Subdivision, part of the NE ¼ of Section 33, St. Joseph Township; 2092 County Road 1850 North, St. Joseph, Illinois PIN: 27-16-33-200-024	Ben and Sarah Trumbull	4/28/2022 5/2/2022	Construct a single-family home with an attached garage
124-22-01 AG-1	A tract of land part of the NE ¼ of the NW ¼ of Section 18, Champaign Township; 5801 C West Springfield Avenue, Champaign, Illinois PIN: 03-20-18-100-011 & 012	Phil DiSalvo and Ashley Cienceros	5/4/2022 5/5/2022	Construct a ground-mounted Solar Array
125-22-01 I-1	Lot 1, 2, and 3 of Stern's Industrial Subdivision of Dobbin Downs of Section 2, Champaign Township; 1314 West Anthony Drive, Champaign, Illinois PIN: 03-20-02-131-009	Jim Abbed and Howard Kemper, Owner	5/5/2022 5/6/2022	Change of Use to establish a Temporary Fireworks Sales Stand, June 20, 2022 – July 5, 2022

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

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
125-22-02 I-1	Lot 3 of Stahly Subdivision of Section 8, Champaign Township; 314 Tiffany Court, Champaign, Illinois PIN: 03-20-08-476-005	Ben McCurley and Stephen Koester, Owner	5/5/2022 5/6/2022	Change of Use to establish a Temporary Fireworks Sales Stand, June 20, 2022 – July 4, 2022
125-22-03 AG-1	A tract of land part of the SW ¼ of the NW ¼ of the SW ½ of Section 6, Scott Township; Address to be Assigned PIN: 23-19-06-300-008	Patrick and Amy Hoss	5/5/2022 5/11/2022	Construct a new single-family home with an attached garage
130-22-01 AG-1	A tract of land located in the E ½ of the NE ¼ of the NE ¼ of Section 5, Newcomb Township; 2989 County Road 200 East, Fisher, Illinois PIN: 06-07-05-200-005	Kimberly Meenen and Dwayne Bishop	5/10/2022 5/16/2022	Installation of an above-ground pool
130-22-02 AG-1	A tract of land part of the SW ¼ of Section 28, Ogden Township; 2732 County Road 1900 North, Ogden, Illinois PIN: 17-18-28-300-003	Mitchell and Laura Harris	5/9/2022 5/16/2022	Construct a new single-family shed home (2 nd Floor) with storage area below
131-22-01 R-1	Lot 241 of Parkhill's Lakeview Subdivision 2 nd Plat of Section 14, Mahomet Township; 502 Ridge Road, Mahomet, Illinois PIN: 15-13-14-226-002	Eric and Alaina Snodgrass	4/21/2022 5/16/2022	Construct a room addition to an existing single-family home with attached garage
132-22-01 CR	Lot 10 of Nature's Landing Subdivision of Section 25, Newcomb Township; 2556 Natures Lane, Mahomet, Illinois PIN: 16-07-25-251-011	Ian and Samantha Estes	5/12/2022 5/19/2022	Construct a detached garage/accessory storage shed

 Land Disturbance Erosion Control Permit also required
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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
132-22-02 AG-1	The Former CSX Railroad Line from County Road 2650 East to 2800 East of Section 8 and 9, Ogden Township; Former CSX Railroad Line, Ogden, Illinois PIN: 17-24-16-200-006, 17-24-16-100-001, 17-24-09-300-002, 17-24-17-200-029, 17-24-08-400-001	Champaign County Forest Preserve District	5/12/2022 5/19/2022	Kickapoo Rail Trail 050-S-22 051-V-22
136-22-01 CR	A tract of land part of the SW ¼ of Section 30, Mahomet Township; Address to be Assigned PIN: 15-13-30-301-002	Jeremy and Christine Henrichs	5/6/2022 5/20/2022	Construct a new single-family home with an attached garage and an accessory storage shed
138-22-01 CR	A tract of land located in the NW ¼ of Section 8, Urbana Township; 1302 North Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Morgan Brumleve and Champaign County Fair Association	5/18/2022 5/20/2022	Establish a Temporary Use for a Flea Market with up to 80 vendors at the Champaign County Fair Ground from August 10, 2022, to August 14, 2022
140-22-01 AG-1	A tract of land located in the NE ¼ of the SE ¼ of Section 25, St. Joseph Township; 1329 County Road 2400 East, St. Joseph, Illinois PIN: 28-22-25-400-008, 013, & 014	Frederick and Nanci Richards	5/20/2022 5/24/2022	Construct an accessory storage shed
143-22-01 CR	A tract of land located in the NE ½ of the SE ¼ of Section 1, Sidney Township; 2382 County Road 1150 North, Homer, Illinois PIN: 24-28-01-200-009	Julius Cook	5/23/2022 5/27/2022	Construct two additions and one covered porch to the existing single-family home

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

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2022

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
143-22-02 AG-2	Lot 2 of East Central Illinois Baptist Association Subdivision of Section 12, Mahomet Township; 1204 Rolling Hills Drive, Mahomet, Illinois PIN: 15-13-12-201-052	Church of the Cross and Ed Knittel	5/23/2022 5/31/2022	Construct a detached storage shed
143-22-03 AG-1	A tract of land located in the SW ¼ of the SE ¼ of Section 13, Pesotum Township; 1134 County Road 300 North, Pesotum, Illinois PIN: 18-32-13-300-015	Christian and Bobbie Butler	5/20/2022 5/25/2022	Construct a new single-family home with an attached garage
144-22-01 AG-1	A 10-acre tract of land located in the E ½ of the SE ¼ of Section 10, Philo Township; 1548 County Road 1000 North, Philo, Illinois PIN: 19-27-10-300-011	Donald and Mary Schlorff	5/03/2022 5/26/2022	Install a ground-mounted Solar Array Paid for unpermitted Shed and Gazebo
144-22-02 AG-1	A tract of land located in the N ½ of the SW ¼ of Section 24, Raymond Township; 238 County Road 2300 East, Broadlands, Illinois PIN: 21-34-24-300-007	Wesley and Kendra Taylor	3/23/2022 5/25/2022	Construct a single-family home with an attached garage 015-V-21

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
04/27/2022	227-19-01	Lot 8 of Phillips Woods Subdivision, Section 12, Urbana Township. 1656 Phillips Woods Ln, Urbana, Illinois PIN: 30-21-12-126-001	A storage shed with an elevated pier system
05/02/2022	227-00-05	Part of the SW ¼ of Section 4, Crittenden Township. 528 CR 1400E, Tolono, Illinois PIN: 08-33-04-300-004	A single family home with attached garage and a detached garage
05/02/2022	071-21-02	Lots 1 and 2 of Greenview Subdivision, Section 8, Urbana Township. 1405 N Division Ave, Urbana, Illinois PIN: 30-21-08-202-026 & 027	A detached garage for personal use only
05/02/2022	91-21-01	The East 319.1 feet of the West 273 feet of the North 679.48 feet in Turman Estates Plat, Section 11, Urbana Township 3314 E Anthony Dr, Urbana, Illinois PIN: 30-21-11-100-003	A detached garage
05/02/2022	53-21-01	The South 59 feet of Lot 52 of Fred C. Carroll's Subdivision, Section 9, Urbana Township 1209 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-018	A manufactured home
05/03/2022	102-19-01	Lot 1 of Slinger's Country Club Subdivision, Section 35, Rantoul Township. 2451 CR 1700E Thomasboro, Illinois PIN: 20-09-35-200-015	A single family home with attached garage
05/03/2022	344-20-02	Lot 1 of Quinlan Subdivision, Section 23, Ludlow Township 1604 CR 3200N, Rantoul, Illinois PIN: 14-03-23-300-002	A Change of Use to convert a shed to a single family home and an addition to the home
05/03/2022	189-20-01	A tract of land located in the West Half of the NE Quarter, Section 11, Harwood Township. 2269 CR 3500N, Ludlow, Illinois PIN: 11-04-11-200-004	A ground mounted solar array
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/03/2022	086-20-02	The SW Quarter of Section 7, Ludlow Township. 3424 CR 1200E, Paxton, Illinois PIN: 14-03-07-300-001	A ground mounted solar array
05/03/2022	362-21-02	Three tracts of land comprising 40 acres located in the NE Quarter, Section 34, Rantoul Township. 2481 CR 1600E, Thomasboro, Illinois. PIN: 20-09-34-200-011, 013, 015	A ground mounted solar array
05/03/2022	098-20-02	A tract of land located in the South Half of the North Half of the SW Quarter, Section 26, Rantoul Township. 2530 CR 1600E, Thomasboro, Illinois PIN: 20-09-26-300-007	A single family home
05/03/2022	142-20-01	A tract of land being the SW Quarter, Section 3, Harwood Township. 2146 CR 3500N, Ludlow, Illinois PIN: 11-04-03-300-001	A ground mounted solar array
05/03/2022	219-20-01	A tract of land located in the SW Corner of the SW Quarter, Section 21, Kerr Township 2704 CR 3200M, Penfield, Illinois. PIN: 13-06-21-300-013	A ground mounted solar array
05/03/2022	159-18-02	A tract of land located in the North Half of the NE Quarter, Section 5, Harwood Township 1975 CR 3600N, Ludlow, Illinois PIN: 11-04-05-200-003	A detached storage shed
05/03/2022	167-20-01	The Nicor Gas Company easement 30' south of CR 2100N in the NW Quarter of the NW Quarter, Section 32, Ludlow Township. 975' East of CR 1300E, South of 3100N PIN: 14-03-32-100-001	Two natural gas vaults 52" below grade and an access drive, both in the mapped floodplain
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/03/2022	086-20-01	A tract of land located in the NE Corner of the North Half of Section 18, Ludlow Township 3393 CR 1300E, Rantoul, Illinois PIN: 14-03-18-200-004	A ground mounted solar array
05/04/2022	039-21-01	A 63 acre parcel of land located in Part of the East Half of the NW Quarter and Part of the NE Quarter of Section 3, Champaign Township. 2309 W Bloomington Rd, Champaign, Illinois PIN: 03-20-03-200-007	A Change of Use to establish an automobile repair/body shop and to authorize two previously installed wall signs
05/04/2022	265-20-01	A 5 acre tract of land located in the NE Corner of the NW Quarter of the NW Quarter of Section 8, Champaign Township 4911 W Bradley Ave, Champaign, Illinois PIN: 03-20-08-101-007	A detached storage shed for personal storage
05/04/2022	142-20-03	Lot 1 of DeHaven's Second Subdivision, Section 3, Urbana Township. 2012 Brownfield Rd, Urbana, Illinois PIN: 30-21-03-304-027&028	A detached garage/storage shed
05/04/2022	055-20-01	Lot 202 of Houk Subdivision, Section 23, Urbana Township. 2001 S Cottonwood Rd, Urbana, Illinois. PIN: 30-21-23-400-019	A single family home with attached garage
05/04/2022	267-21-01	Lot 63, Cherry Hills Second Subdivision, Section 27, Champaign Township. 2609 Coppertree Rd, Champaign, Illinois. PIN: 03-20-27-106-001	A new porch
05/04/2022	133-20-02	Lot 21, Bircherest 3 rd Subdivision, Section 29, Urbana Township. 407 Oakbrook Circle, Urbana, Illinois PIN: 30-21-29-426-017	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 MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/04/2022	080-21-02	Lot 95, Windsor Park 3 rd Subdivision, Section 25, Champaign Township. 4 Kent Ct, Champaign, Illinois PIN: 03-20-25-102-009	A front porch addition to an existing single family home
05/04/2022	253-20-01	A tract of land located in the SE Corner of the SW Quarter of Section 23, Urbana Township. 3706 E Windsor Rd, Urbana, Illinois. PIN: 30-21-23-300-002	An addition to an existing single family home
05/04/2022	272-20-01	A tract of land in the South Half of the SW Quarter of Section 35, Urbana Township. 3808 E Old Church Rd, Urbana, Illinois PIN: 30-21-35-300-003	A ground mounted solar array
05/04/2022	193-21-02	A tract of land located in the East Half of the SE Quarter of Section 25, Urbana Township. 1341 CR 1800E, Urbana, Illinois PIN: 30-21-25-400-004	A detached storage shed for agriculture equipment storage only
05/04/2022	199-18-02	A tract of land being the South Half of the NE Quarter of Section 23, Urbana Township. 2001 Cottonwood Rd, Urbana, Illinois PIN: 30-21-23-200-002	A barn for agriculture use only
05/04/2022	272-20-02	A tract of land located in the SE Quarter of Section 7, Rantoul Township. 2835 CR 1300E, Rantoul Illinois PIN: 20-09-07-400-017	A ground mounted solar array and authorize additional square footage of a garage addition in ZUPA 136-14-03
05/09/2022	085-21-01	Lot 28 of Meadowlake Second Subdivision, Section 13, Mahomet Township. 210 S Meadowhill Ln, Mahomet Illinois PIN: 15-13-13-151-020	An addition to a single family home
05/09/2022	057-21-01	Lot 43, Rolling Hills Estates IV, Section 12, Mahomet Township 1213 Partridge Ct, Mahomet, Illinois. PIN: 15-13-12-120-009	An attached garage replacing one destroyed by fire
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/09/2022	344-20-01	Lots 1 and 2 of Rolling Hills Estates Subdivision, Section 12, Mahomet Township. 2310 Fogel Rd, Mahomet, Illinois PIN: 15-13-12-201-056	An addition to an existing single family home
05/09/2022	227-20-01	Lot 3 of Brock Subdivision, Section 25, Newcomb Township 585 CR 2600N, Mahomet, Illinois PIN: 16-07-25-226-003	A detached garage
05/09/2022	218-20-01	Lot 6 of Nature's Landing Subdivision, Section 25, Newcomb Township. 2571 Natures Ln, Mahomet, Illinois PIN: 16-07-25-251-007	A single family home with attached garage
05/09/2022	140-20-02	A tract in the SE Quarter of the SW Quarter, Section 26, Newcomb Township. 2507 CR 450E, Mahomet, Illinois PIN: 16-07-26-376-011	A single family home with attached garage
05/09/2022	064-20-01	A tract of land located in the SW Corner of the NE Quarter, Section 22, Newcomb Township. 376 CR 2650N, Mahomet, Illinois PIN: 16-07-22-200-020	Two additions to an existing home, a detached storage shed and a pond less than 1 acre in area
05/09/2022	260-20-01	A tract of land located in the Pt of the North Half of Section 8, Mahomet Township. 139 CR 2300N, Mahomet, Illinois PIN: 15-13-08-100-011	A single family home
05/09/2022	049-21-01	Outlot 4, Spring Lake Subdivision, Section 17, Mahomet Township. 1508 W South Shore Dr, Mahomet Illinois PIN: 15-13-17-451-003	A detached storage shed
05/10/2022	175-21-01	Lot 2, CTZ Estates, Section 26, Newcomb Township. 2553 CR 450E, Mahomet, Illinois PIN: 16-07-26-100-026	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 MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/10/2022	062-21-01	The West 150' of Lot 9, Wildwood Acres Subdivision, Section 36, Newcomb Township. 506 CR 2490N, Mahomet, Illinois PIN: 16-07-36-102-003	A single family home with attached garage
05/10/2022	244-20-01	A tract of land in the NW Quarter of the NW Quarter of Section 35, Newcomb Township. 401A CR 2500N, Mahomet, Illinois PIN: 16-07-35-100-018	Two additions to an existing single family home; 1 detached storage shed; a previously constructed detached storage shed and a previously constructed above ground swimming pool
05/10/2022	310-20-01	A tract being the North Half of the NW Quarter of the SE Quarter of Section 36 Newcomb Township. 2440CR 550E, Dewey, Illinois. PIN: 16-07-36-400-011	A single family home with attached garage
05/10/2022	258-20-01	Lots 203 and 204 of Summerfield East Subdivision, Section 36, Newcomb Township. 2480 CR 550E, Dewey, Illinois PIN: 16-07-36-200-023&024	A cattle barn and previously installed in-ground swimming pool
05/10/2022	133-20-01A	Lot 204 of a Replat of Lot 4 of Summerfield Subdivision, Section 36, Newcomb Township. 2495 CR 550E, Dewey, Illinois PIN: 16-07-36-126-010	A single family home with attached garage and a solar array – does not include detached garage noted on site plan
05/10/2022	167-20-01	Tract 3 of a Plat of Survey of Part of the NE Quarter of Section 26, Newcomb Township. 2569 CR 450E, Mahomet, Illinois Pt of 16-07-26-100-023&-024	A single family home with attached garage
05/10/2022	356-20-02	Lot 3 of Cedar Creek Estates, Section 26, Newcomb Township. 2585 CR 450E, Mahomet, Illinois PIN: 16-07-26-100-019	A single family home with attached 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 MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/10/2022	057-21-02	A tract of land located in the SW Corner of the West Half of the SE Quarter of Section 23, Newcomb Township. 454 CR 2600N, Mahomet, Illinois. PIN: 16-07-23-400-026	A single family home with attached garage and a detached storage shed
05/10/2022	009-20-01	A 51 acre tract of land located in the East Half of the NE Quarter of Section 22, Newcomb Township. 2660 Private Access 374E, Mahomet, Illinois. PIN: 16-07-22-200-024	A single family home with attached garage and a detached storage shed
05/10/2022	203-21-01	A tract of land located in the SW Corner of the SE Quarter of the SE Quarter of Section 11, Newcomb Township. 478 CR 2800N, Fisher, Illinois PIN: 16-07-11-400-010	A detached garage
05/10/2022	147-20-01	A tract of land located in the West Half of the SW Quarter of Section 7, Newcomb Township. 2810 CR 0E, Fisher, Illinois. PIN: 16-07-07-300-004	A ground mounted solar array
05/10/2022	038-19-01	A tract of land being the North 36.42 acres of the NE Quarter of Section 6, Brown Township. 3587 CR 100E, Foosland, Illinois PIN: 02-01-06-200-002	A semi van trailer (wheels removed) on the property as a storage shed for agriculture equipment
*05/12/2022	267-13-01	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 building for seed storage
*05/12/2022	200-10-01	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 previously constructed detached storage building for seed storage
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/17/2022	078-21-02	A tract of land located in the South Half of the NW Quarter of Section 2, Pesotum Township 568 CR 1000E, Tolono, Illinois PIN: 18-32-02-100-004	A single family home
05/17/2022	175-20-01	A tract of land located in the NE Corner of the West Half of the NW Quarter of Section 24, Sadorus Township. 523 CR 300N, Sadorus, Illinois PIN: 22-31-24-100-005	An addition to an existing single family home and an above ground swimming pool
05/17/2022	232-21-01	A tract of land located in the West Half of the NE Quarter of Section 15, Colfax Township. 369 CR 1000E, Ivesdale, Illinois PIN: 05-25-15-200-005	An addition to an existing detached shed and a previously placed above ground swimming pool and a detached storage shed
05/17/2022	200-21-01	Tract of a Plat of Survey of Part of the SE Quarter of Section 26, Sadorus Township. 472 CR 100N, Sadorus, Illinois PIN: 22-31-26-400-014	A single family home with attached garage
05/17/2022	175-20-03	Two tracts of land comprising 1.61 acres in the South Half of the NW Quarter of the NW Quarter of Section 9, Tolono Township 1076 CR 800E, Champaign, Illinois. PIN: 29-26-09-100-007 & 009	A reconstructed home destroyed by fire and an in-ground swimming pool
05/17/2022	285-21-01	A tract of land located in the SW Corner of the NE Quarter of Section 15, Colfax Township 950 CR 300E, Ivesdale, Illinois PIN: 05-25-15-100-003	A detached storage shed and a previously installed above ground swimming pool
05/17/2022	220-20-01	A tract of land being part of the NW Quarter of the NE Quarter of Section 9, Pesotum Township 855 CR 500N, Tolono, Illinois PIN: 18-32-09-200-005	An addition to an existing detached storage shed
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/17/2022	272-21-01	The North 215 feet of Lots 1 and 2 of Bretzlaff Subdivision per plat recorded as Doc #73R7387, Section 29, Tolono Township 769 CR 800N, Tolono, Illinois PIN: 29-26-29-200-022	A detached accessory building and previously constructed shed
05/19/2022	364-19-01	The South Half of the SE Quarter of Section 3, Harwood Township 2172 CR 3500N, Ludlow, Illinois PIN: 11-04-30-400-004	A ground mounted solar array
05/19/2022	151-11-03	A tract of land located in the SW Quarter of Section 21, Champaign Township. 2000 Byrnebruk Dr, Champaign, Illinois. PIN: 03-20-21-300-011	A new poolhouse/snack bar, new swimming pool and convert the existing snackbar to a pump house
05/20/2022	100-19-02	A tract of land located in the NW Quarter of Section 6, Urbana Township. 1414 Anthony Drive, Urbana, Illinois PIN: 30-21-06-100-011	A new sign face on an existing billboard
05/20/2022	133-20-04	Lots 1 and 2 of Triumph Industrial Park Subdivision, Section 33, Somer Township 1510 Triumph Dr, Urbana, Illinois. PIN: 25-15-33-401-005	A Change of Use to establish a Farm Equipment Sales and Service business, and to place 4 wall signs on an existing building, and erect 1 freestanding sign and 1 directional sign
05/20/2022	191-20-02	A 2.09 acre tract of land located in the NW Quarter of Section 2, Somer Township. 2370 CR 1600E, Thomasboro, Illinois PIN: 25-15-02-300-004	An addition to an existing single family home
05/20/2022	098-20-03	Two tracts of land comprising 3 acres located in the South Half of the NW Quarter of Section 11, Somer Township. 2262 CR 1600E, Urbana, Illinois. PIN: 25-15-11-100-013 & Pt of 014	A detached storage shed for agricultural equipment
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2022

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/20/2022	301-20-01	The West Half of the NE Quarter of Section 27, Somer Township 2609 E Ford Harris Rd, Urbana, Illinois. PIN: 25-15-27-200-001	Demolition of two existing homes, returning the ground to a level surface
05/20/2022	351-21-01	3 tracts comprising 120 acres in the NE Quarter of Section 26, Somer Township. 4913 N Cottonwood Rd, Urbana, Illinois PIN: 25-15-26-200-005, 006, 007	A ground mounted solar array
*Zoning Compliance Inspection based on the current aerial photography			