

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

County of Champaign, Urbana, Illinois
Thursday, August 10, 2023 - 6:30 p.m.

Shields-Carter Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Eric Thorsland – Chair
Aaron Esry – Vice-Chair
Jim Goss
Kyle Patterson

Emily Rodriguez
Jilmala Rogers
Chris Stohr

Agenda	Page #'s
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. May 4, 2023 – Regular Meeting	1 - 5
V. Public Participation	
VI. Communications	
VII. New Business: Items to be Recommended to the County Board	
A. Zoning Case 094-AM-23. A request by Kenwood Sullivan, 3262 Greenwood Drive, Dewey IL 61840, to amend the Zoning Map to allow for the development of three single family residential lots in the AG-1 Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District in conjunction with related County Board Special Use Permit Case 095-S-23 on one 5.13-acre tract and one 10.27-acre tract in the Northwest Quarter of the Southeast Quarter of Section 21, Township 22 North, Range 8 East of the Third Principal Meridian in East Bend Township, and commonly known as the farmland located northeast of Greenwood Lake Subdivision, Dewey.	6 - 26
B. Zoning Case 095-S-23. A request by Kenwood Sullivan, 3262 Greenwood Drive, Dewey, IL 61840, to authorize a County Board Special Use Permit for a Rural Residential Overlay (RRO) Zoning District for three single family residential lots in conjunction with related map amendment Case 094-AM-23 that is also required for an RRO, on one 5.13-acre tract and one 10.27-acre tract in the Northwest Quarter of the Southeast Quarter of Section 21, Township 22 North, Range 8 East of the Third Principal Meridian in East Bend Township, and commonly known as the farmland located northeast of Greenwood Lake Subdivision, Dewey.	6 - 26
C. Zoning Case 096-AM-23. A request by Evergreen Cremation Services Inc. with the following officers and shareholders: Vincent Sims, President, and Cheryl Sims, 2806 Susan Stone Dr, Urbana; Les Cotton, Chairman, and Emily Cotton, 302 Harlan Wise Drive, St. Joseph; Justin Blake, Chairman, and Heidi Blake, 2199 Parrish Dr, St. Joseph, to amend the Zoning Map to change the zoning district designation from the I-1	27 - 38

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
August 10, 2023 Agenda**

Light Industry Zoning District to the AG-2 Agriculture Zoning District in order to establish and operate the proposed Special Use in related Zoning Case 097-S-23 (already approved by the ZBA), on Lot 3 of Stahly Subdivision in the Southeast Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 8 East of the Third Principal Meridian in Champaign Township with an address of 314 Tiffany Court, Champaign.

- VIII. Other Business
 - A. Monthly Reports
 - i. March 2023 39 - 49
 - ii. April 2023 50 - 61
 - iii. May 2023 62 - 74
 - iv. June 2023 75 - 87
- IX. Chair’s Report
- X. Designation of Items to be Placed on the Consent Agenda
- XI. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, May 4, 2023
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)	
Jim Goss	
Kyle Patterson	
Emily Rodriguez	
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

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

Others Present: None

MINUTES

I. Call to Order

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

II. Roll Call

Roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

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

IV. Approval of Minutes

A. April 6, 2023 – Regular Meeting

MOTION by Mr. Goss to approve the minutes of the April 6, 2023 regular meeting, seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

34 V. Public Participation

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Pat Fitzgerald, Champaign, attorney on behalf of Prairie Solar I (BayWa r.e.) – here to answer questions on the Decommissioning and Site Reclamation Plan, Road Use Agreements, Noise Study and Vegetative Screening that were special conditions imposed when the project was approved. Listened to the concerns in 2019 to concerns about use of best prime farmland. The original plan was for 150 MW on 1609 acres. The current plan is 135 MW on 750 acres. Solar arrays can generate more energy today than with the tech available in 2019.

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Jim White, Mayor of Homer – voiced concerns about Medanos Solar Farm going in adjacent to the Village of Homer. The Village has concerns with setbacks, and with longevity of green scaping around the solar farm. There are no benefits for the Village.

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Kiera Gavin, Chicago, Rep for Medanos Solar – this is a 5 MW project on 46 acres. They have made significant site plan changes since the beginning of this project. There was concern with a drainage issue and they have addressed that issue. Noise was also an issue, and that issue is addressed in the plan.

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Suzanne Smith, Homer – made comments on the Medanos decommissioning plan. There are 17,400 units that will go into this field. There is no where in Illinois that accepts used solar panels. The closest is in Cleveland. There are toxins and hazardous elements in the solar panels and hopes it is handled well.

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VI. Communications

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Chris Stohr reminded the committee of the upcoming Residential Electronics Recycling drive. Sign-ups are now available.

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

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A. Online registration open for May 20, 2023, Residential Electronics Collection Event at Parkland College

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64

Information only. Mr. Stohr just spoke on the event.

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66

B. Illinois Environmental Protection Agency Notice of Application for a Construction Permit IL23040002 for a diesel emergency generator at the University of Illinois Advanced Computational Building at 1011 West Springfield Avenue, Urbana IL

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Information only, no discussion.

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C. Notice of Champaign County inclusion in Class Action Settlement in City of Long Beach, et al. v. Monsanto Company and receipt of funds.

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Received a check for \$27,000 as our part of the settlement. We did not know we were included in this. The funds are intended to pay for sampling and mitigation at the members sole discretion. It's not often the County receives funds to spend at sole discretion. Funds have been put into a deferred revenue account. Champaign and Urbana also received funds as part of the settlement. Ms. Rodriguez asked that the handout the committee received be posted online. Mr. Stohr said that PCBs are in the environment and a concern for public health.

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82 **D. Illinois Environmental Protection Agency Notice of Proposed Renewal of the Clean Air Act Permit for**
83 **the Peoples Gas Light and Coke Company Manlove Gas Storage Field**

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85 Information only, no discussion.

86
87 **VIII. New Business: Items to be Recommended to the County Board**

88
89 **A. Zoning Case 074-S-22.** A request by Medanos Solar LLC, PO Box 14055, Chicago, IL 60614, a subsidiary
90 of Cultivate Power, LLC, owned by Brian Matthay, 2819 Buchanan St, San Francisco, CA 94123 and
91 Noah HYTE, 321 Beloit Ave, Los Angeles, CA 90049; via agent Kiera Gavin, and participating landowner
92 Terry Wolf, 1409 W Bridalveil Pl, Oro Valley, AZ 85737, to authorize a Community PV Solar Farm with a
93 total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 and AG-
94 2 Agriculture Zoning Districts, on a 48.64-acre tract in the Southeast Quarter of the Southwest Quarter
95 and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre tract in the east half of
96 Section 4, Township 18 North, Range 14 West of the Second Principal Meridian in South Homer
97 Township, and commonly known as farmland owned by Terry Wolf on the north side of CR 1100N
98 (County Highway 15) northeast of the Village of Homer, Illinois and including the following waivers of
99 standard conditions:

100
101 Part A: A waiver for a distance of 0 feet between a PV Solar Farm and a municipal boundary in lieu of
102 the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)a. of the Zoning
103 Ordinance.

104
105 Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost
106 estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the
107 Special Use Permit by the Board, per Section 6.1.1 A.3. of the Zoning Ordinance.

108
109 Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver
110 therefrom with the relevant local highway authority prior to consideration of the Special Use
111 Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

112
113 Part D: A waiver for not completing consultation with the State Historic Preservation Officer of the
114 Illinois Department of Natural Resources prior to consideration of the Special Use Permit by
115 the Board, per Section 6.1.5 K. of the Zoning Ordinance.

116
117 This is the same information as last month. Mr. Goss reiterated his complaint and disdain for this case. Mr.
118 Wolf can do with his land what he wants, but this is within one-half mile of the Village of Homer and he
119 doesn't want to set a precedent with this case. He will be voting no. Mr. Thorsland noted that ZBA
120 recommended this be denied by a 3 to 4 vote. He went through the Findings of Fact that ZBA puts out.
121 There are lots of special conditions imposed. Mr. Esry stated that he would be voting no as Homer doesn't
122 want it. Commended the solar farm for all the changes they have made to accommodate the Village of
123 Homer, but doesn't fault Homer for trying to get the best out of a bad situation. Mr. Patterson stated he
124 would be supporting this.

125
126 A roll call vote was requested.

127
128 **MOTION** to approve and forward Zoning Case 074-S-22 to the County Board was made by Mr. Patterson;
129 seconded by Ms. Rogers. Upon roll call vote, the **MOTION CARRIED** by a vote of five yeas to two nays.
130 (Yeas = Patterson, Rodriguez, Rogers, Stohr and Thorsland. Nays = Esry and Goss)

131 **B. Decommissioning and Site Reclamation Plan for Zoning Case 074-S-22.** A request by Medanos Solar
132 LLC, PO Box 14055, Chicago, IL 60614, a subsidiary of Cultivate Power, LLC, owned by Brian Matthay,
133 2819 Buchanan St, San Francisco, CA 94123 and Noah Hyte, 321 Beloit Ave, Los Angeles, CA 90049; via
134 agent Kiera Gavin, and participating landowner Terry Wolf, 1409 W Bridalveil Pl, Oro Valley, AZ 85737,
135 to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 074-
136 S-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the
137 AG-1 and AG-2 Agriculture Zoning Districts, on a 48.64-acre tract in the Southeast Quarter of the
138 Southwest Quarter and the Southwest Quarter of the Southeast Quarter and part of a 197.02-acre
139 tract in the east half of Section 4, Township 18 North, Range 14 West of the Second Principal Meridian
140 in South Homer Township, and commonly known as farmland owned by Terry Wolf on the north side
141 of CR 1100N (County Highway 15) northeast of the Village of Homer, Illinois.

142
143 The cost of the DSRP is in line with the other DSRP's that have been approved. It falls between the
144 Rantoul solar array and the Windsor Road solar array.
145

146 **MOTION** to approve the Decommissioning and Site Reclamation Plan for Zoning Case 074-S-22 was
147 Made by Mr. Patterson and seconded by Ms. Rodriguez. Upon roll call vote, the **MOTION CARRIED** by
148 a vote of five yeas to two nays. (Yeas = Patterson, Rodriguez, Rogers, Stohr and Thorsland. Nays =
149 Esry and Goss)
150

151 **C. Zoning Case 035-AM-21.** A request by Jeffrey Jenkins d.b.a Walnut Grove MHC to amend the Zoning
152 Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the R-5
153 Manufactured Home Park Zoning District in order to operate the proposed Special Use with waivers in
154 related Zoning Case 036-S-21 for a proposed 8 lot expansion of a non-conforming manufactured home
155 park on a 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township
156 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as
157 Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.
158

159 There was brief discussion on this case regarding the number of ZBA meetings that were held on this
160 case and Mr. Stohr had a question regarding if there is landscaping around the mobile home court to
161 help mitigate drift from farm chemicals and also if they were served by individual wells. There is
162 buffering and some trees on the east side. Mr. Jenkins said there is one 5-hp well that serves the
163 whole mobile home court. The original owner had plans to expand and had installed 3600-gallon
164 storage and 6-inch water line.
165

166 **MOTION** by Ms. Rogers and second by Ms. Rodriguez to approve Zoning Case 035-AM-21. Upon voice
167 vote, the **MOTION CARRIED** unanimously.
168

169 **D. Approval of documents fulfilling special conditions for Zoning Case 898-S-18**
170 **(BayWa r.e.).** A request by Prairie Solar 1, LLC, a PV solar farm that was previously approved in Case
171 898-S-18 in Ordinance No.2019-1 on January 24, 2019, and that is wholly owned by BayWa r.e.
172 Development, LLC, via agent Brandon Reinhardt, Associate Director of Development for BayWa r.e.
173 Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine, CA 92612, to authorize the following
174 documents pursuant to special conditions in Case 898-S-18:
175

- 176 **1. A Decommissioning and Site Reclamation Plan**
- 177
- 178 **2. Road use agreements with the Champaign County Highway Department, Sidney Township,**
179 **and the Village of Homer**

- 180 3. **A revised noise analysis with a proposed revision of the special condition requiring noise**
181 **reduction kits on the inverters**
182
183 4. **Vegetative screening around the relevant portions of the fenced area.**
184

185 Mr. Hall stated that they not approving the road use agreements but acknowledging that they have
186 been executed. The Decommissioning and Site Reclamation Plan is 135 MW on 750 acres, making
187 this much larger than the committee has seen so far. The prices don't appear to be out of line, but
188 there is nothing to compare them to. As to the noise analysis, this was a big thing when this was
189 first proposed. In the original Special Use Permit approval, the petitioner agreed to accept a noise
190 limit of 39 dBA, much lower than the IL PCB limits. They also agreed to use sound reduction kits.
191 Newer technology and a reduced project area have resulted in the use of fewer, quieter inverters.
192 As designed now, it will achieve less than 39 dBA without the noise reduction kits. There is also a
193 revised special condition to approve. There is an updated Vegetative Screening Plan from when the
194 agenda packet was sent out.
195

196 The revised special condition I reads as follows: "A Zoning Compliance Certificate shall be required
197 For the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning
198 Compliance Certificate shall require the following: A noise study to verify that the noise level
199 without the sound reduction kits for all inverters is less than 39 dBA noise level at all existing
200 residential lots within 1500 feet of the project site or sound reduction kits shall be required. ELUC
201 shall review the noise study and determine if the sound reduction kits are, in fact, required and, if so,
202 whether an additional noise study is necessary. This will be part of the motion that is made on this
203 case.
204

205 **MOTION** to approve the documents fulfilling special conditions for Zoning Case 898-S-18 including
206 Those four items and with the change to part I of the special conditions made by Mr. Patterson and
207 Seconded by Ms. Rogers. Upon voice vote, the **MOTION CARRIED** unanimously.
208

209 **E. Annual Facility Inspection Report for the period 4/1/22 – 3/31/23 for Champaign County's National**
210 **Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4)**
211 **Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)**
212

213 Mr. Hall thanked Trevor Partin for preparing this report and this is due to the IEPA on June 1.
214

215 **MOTION** to approve the Annual Facility Inspection Report was made by Mr. Esry and seconded by Mr.
216 Patterson. Upon voice vote, the **MOTION CARRIED** unanimously.
217

218 **IX. Other Business**
219

220 There was no other business
221

222 **X. Chair's Report**
223

224 There was no Chair's Report
225

226 **XI. Designation of Items to be Placed on the Consent Agenda**
227

228 Items to be placed on the Consent Agenda include: VIII. C., D. (all four parts) and E.
229

230 **XII. Adjournment**
231

232 The meeting was adjourned at 7:36 p.m.

Champaign County
Department of



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

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

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

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

Date: **July 31, 2023**

RE: **Recommendation for Rural Residential Overlay Cases 094-AM-23
and 095-S-23**

Request: **Case 094-AM-23**
**Amend the Zoning Map to allow for the development of three single
family residential lots in the AG-1 Agriculture Zoning District by
adding the Rural Residential Overlay (RRO) Zoning District in
conjunction with related County Board Special Use Permit Case
095-S-23.**

Case 095-S-23
**Authorize a Special Use Permit for a Rural Residential Overlay
(RRO) Zoning District for three single family residential lots in
conjunction with related map amendment Case 094-AM-23 that is
also required for an RRO.**

Petitioner: **Kenwood Sullivan**

At its June 15, 2023 meeting, the Zoning Board of Appeals (ZBA) voted 7-0 to “RECOMMEND ENACTMENT” of the Rural Residential Overlay (RRO) in Cases 094-AM-23 and 095-S-23. The ZBA found that the RRO and rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan. ZBA recommends special conditions for both cases.

BACKGROUND

In general, the Champaign County Zoning Ordinance requires that the creation of more than three lots in the rural districts after January 1, 1998, each of which is less than 35 acres, requires a rezoning and a Special Use Permit to authorize a Rural Residential Overlay (RRO). A previous lot split occurred after January 1, 1998, so the creation of three new lots triggers the RRO.

On October 20, 2011, Ordinance 892 was approved, which added the requirement of obtaining both a Map Amendment and a Special Use Permit for RRO approvals. The ZBA added the Special Use Permit requirement so that special conditions could be applied to an RRO, which are generally not used in Map Amendments.

THE PROPOSED DEVELOPMENT

The proposed development consists of three lots divided out of two existing properties. Attachment B is the Preliminary Plat of Survey. No plat of subdivision will be required because the lot sizes are five acres or greater. The lots access an existing street and no new street construction is required. Lot 100 is a flag lot with a 30 feet wide access strip that extends along the east side of Lot 102.

The Preliminary Plat of Survey includes a 50 feet wide “lake maintenance easement” around the portion of Greenwood Lake that is included in the property.

Attachment C is an annotated aerial photo showing the three lots with ground contours. The lots drain towards the portion of Greenwood Lake that is on the common lot line between the three lots.

Attachment D is an annotated aerial photo showing the three lots overlaid with the soils map. The septic suitability of the soils was reviewed in item 23. of the Combined Summary of Evidence, Findings of Fact, and Final Determinations that was Attachment G to the Preliminary Memorandum for the ZBA.

Attachment F is item 23. excerpted from the Summary of Evidence. Each of the proposed lots includes some soil that has a septic suitability rating of either Medium, High, or Very High.

Attachment E is the required written explanation of surface drainage by an Illinois Professional Engineer (Precision Engineering).

EXTRATERRITORIAL JURISDICTION

The subject property is not within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases, but do not have protest rights on County Board Special Use Permits.

The subject property is located within East Bend Township, which does not have a Plan Commission. Townships with Plan Commissions have protest rights in Map Amendment cases but do not have protest rights on County Board Special Use Permits.

RRO FACTORS

Paragraph 5.4.3.C.1 of the Zoning Ordinance requires the Zoning Board of Appeals to make two specific findings for an RRO approval:

- (1) That the proposed site is or is not suitable for the development of the specified maximum number of residences; and
- (2) That the proposed residential development will or will not be compatible with surrounding agriculture.

Paragraph 5.4.3 C.2 of the Zoning Ordinance requires the Zoning Board of Appeals to consider the following factors in making the required findings:

- A. Adequacy and safety of roads providing access to the site;
- B. Effects on nearby farmland and farm operations;
- C. Effects of nearby farm operations on the proposed residential development;
- D. The Land Evaluation and Site Assessment (LESA) score of the subject site.
- E. Effects on drainage both upstream and downstream;
- F. The suitability of the site for onsite wastewater systems;
- G. The availability of water supply to the site;
- H. The availability of public services to the site;
- I. The flood hazard status of the site;
- J. Effects on wetlands, historic/archeological sites, natural or scenic areas or wildlife habitat;
- K. The presence of nearby natural or manmade hazards;
- L. The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated; and

P&Z Staff did a preliminary analysis of these factors, which can be found in the draft Finding of Fact/Summary of Evidence dated June 15, 2023. In summary, the analysis shows that compared to “common conditions” found at rural sites in Champaign County, the subject property is similar to the following:

- A. “Ideal or Nearly Ideal” conditions for three factors:
 - (1) RRO Factor G: Availability of water supply
 - (2) RRO Factor J: Effects on sensitive natural areas
 - (3) RRO Factor K: Natural or manmade hazards

- B. “Much Better Than Typical” conditions for three factors:
 - (1) RRO Factor C: Effects of nearby farms
 - (2) RRO Factor D: LESA score
 - (3) RRO Factor E: Effects on drainage

- C. “More or Less Typical” conditions for five factors:
 - (1) RRO Factor A: Adequacy and Safety of Roads
 - (2) RRO Factor B: Effects on farms
 - (4) RRO Factor H: Emergency services
 - (5) RRO Factor I: Flood hazard status
 - (6) RRO Factor L: Land converted from agricultural uses

- D. “Much Worse Than Typical conditions for one factor:
 - (1) RRO Factor F: Septic suitability

- E. “Worst or Nearly Worst” conditions for no factors.

LAND EVALUATION AND SITE ASSESSMENT (LESA) RATING

Land Evaluation and Site Assessment (LESA) analysis was completed for the subject property. The Champaign County, Illinois LESA system is a method of evaluating the viability of farmland for agricultural uses. The LESA system results in a score consisting of a Land Evaluation portion and a Site Assessment portion. The score indicates the degree of protection for agricultural uses on that particular site as follows:

- An overall score of 251 to 300 indicates a very high rating for protection.
- An overall score of 226 to 250 indicates a high rating for protection.
- An overall score of 151 to 225 indicates a moderate rating for protection.
- An overall score of 150 or lower indicates a low rating for protection.

The LESA component and total scores are as follows:

- The Land Evaluation score for the proposed RRO is 76 out of 100 possible.
- The Site Assessment score for the proposed RRO is 107 out of 200 possible.
- The total LESA score is 183 and indicates a “moderate” rating for protection of agriculture, which is the second lowest rating.

Overall, the subject property and proposed RRO are comparable to “much better than typical” conditions for Champaign County in terms of common conditions for the LESA score because the entire property is not best prime farmland and the property received a moderate rating for protection in the LESA evaluation.

NO COMMENTS RECEIVED

No comments were received from the public or relevant jurisdictions.

PROPOSED SPECIAL CONDITIONS

The following special condition is proposed for the Map Amendment:

- 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 (see attached).**

The special condition stated above is required to ensure the following:

Conformance with Land Resource Management Plan Policy 4.2.3.

The following special conditions are proposed for the Special Use:

- A. **The Special Use is subject to the approval of Case 094-AM-23.**

The special condition stated above is required to ensure the following:

That the Special Use is consistent with the intent of the Zoning Ordinance and ZBA recommendations.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That any future exterior lighting installations meet the requirements established for Special Uses in the Zoning Ordinance.

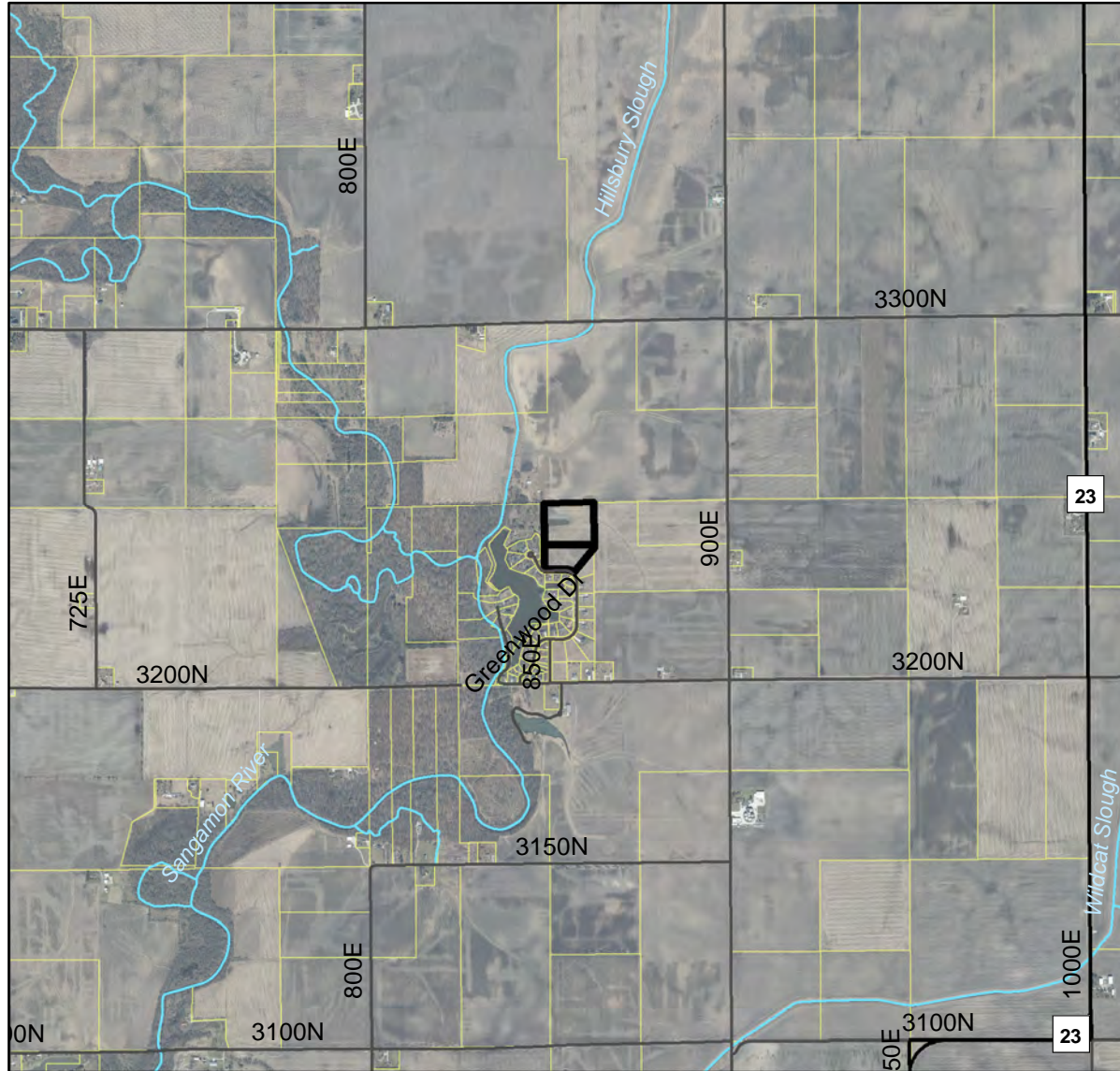
ATTACHMENTS





- A Case Maps (Location, Land Use, Zoning)
- B Preliminary Plat of Survey received May 24, 2023
- C 2020 aerial with 2020 elevation contours
- D Soils Map
- E Letter from Precision Engineering received May 24, 2023
- F Excerpt from Summary of Evidence approved June 15, 2023
- G Copy of Right to Farm Resolution 3425
- H Approved Summary Findings of Fact for RRO Cases 094-AM-23 and 095-S-23 as approved by ZBA on June 15, 2023

Location Map

Cases 094-AM-23 & 095-S-23 RRO
June 15, 2023

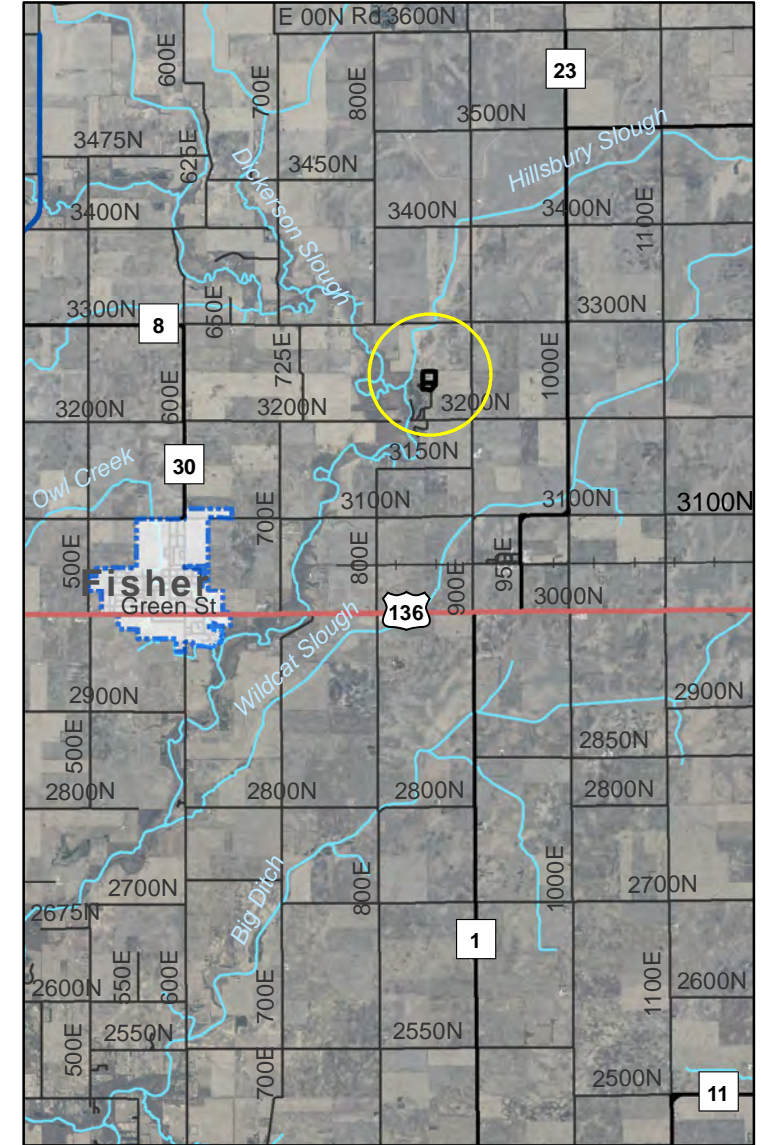
Subject Property



-  Subject Properties
-  Streams
-  Municipal Boundary
-  Parcels

0 0.1250.25 0.5 Miles

Property location in Champaign County



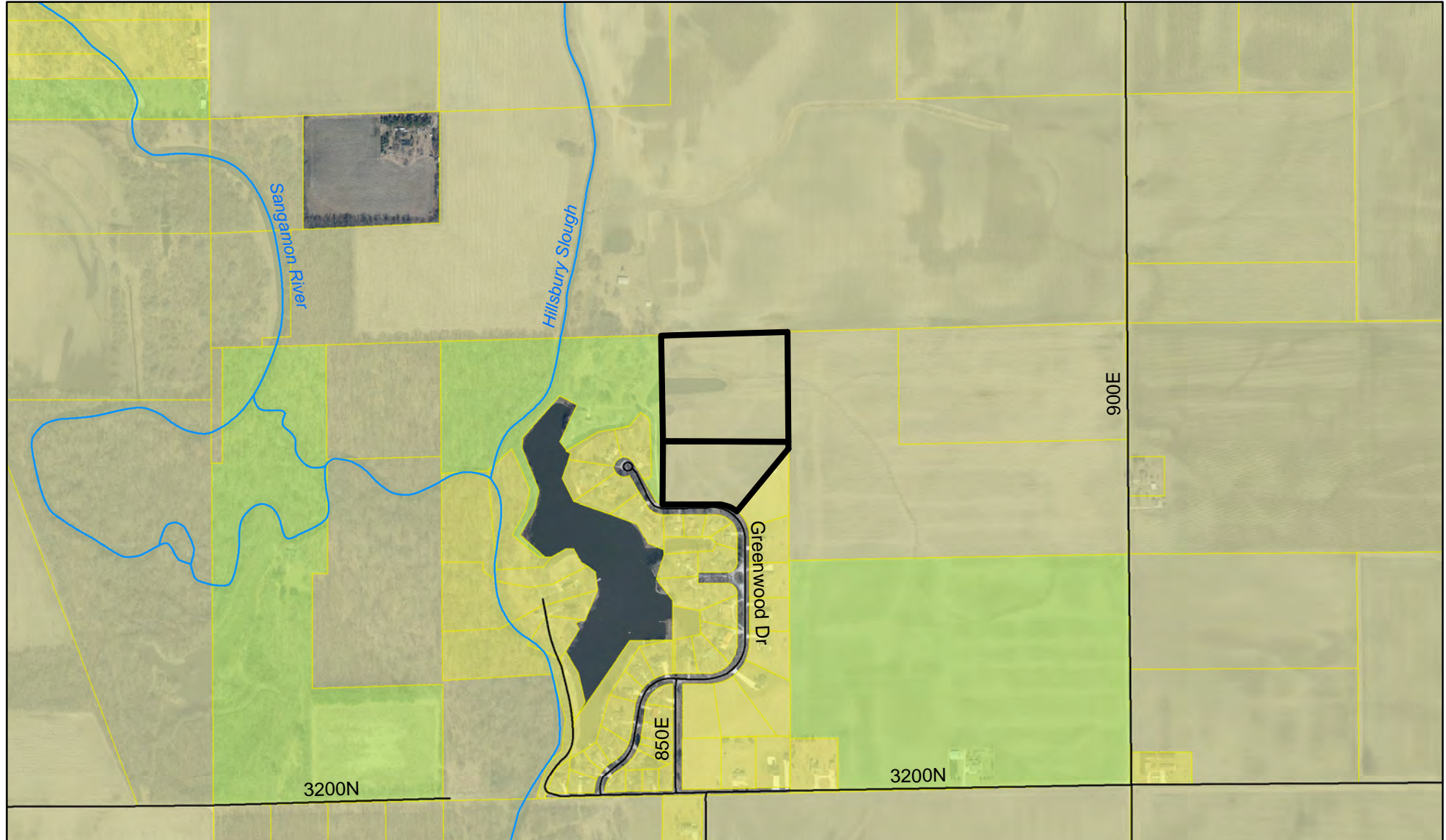
0 0.5 1 2 Miles



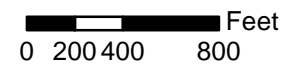
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PLANNING &
ZONING

Land Use Map

Cases 094-AM-23 & 095-S-23 RRO
June 15, 2023

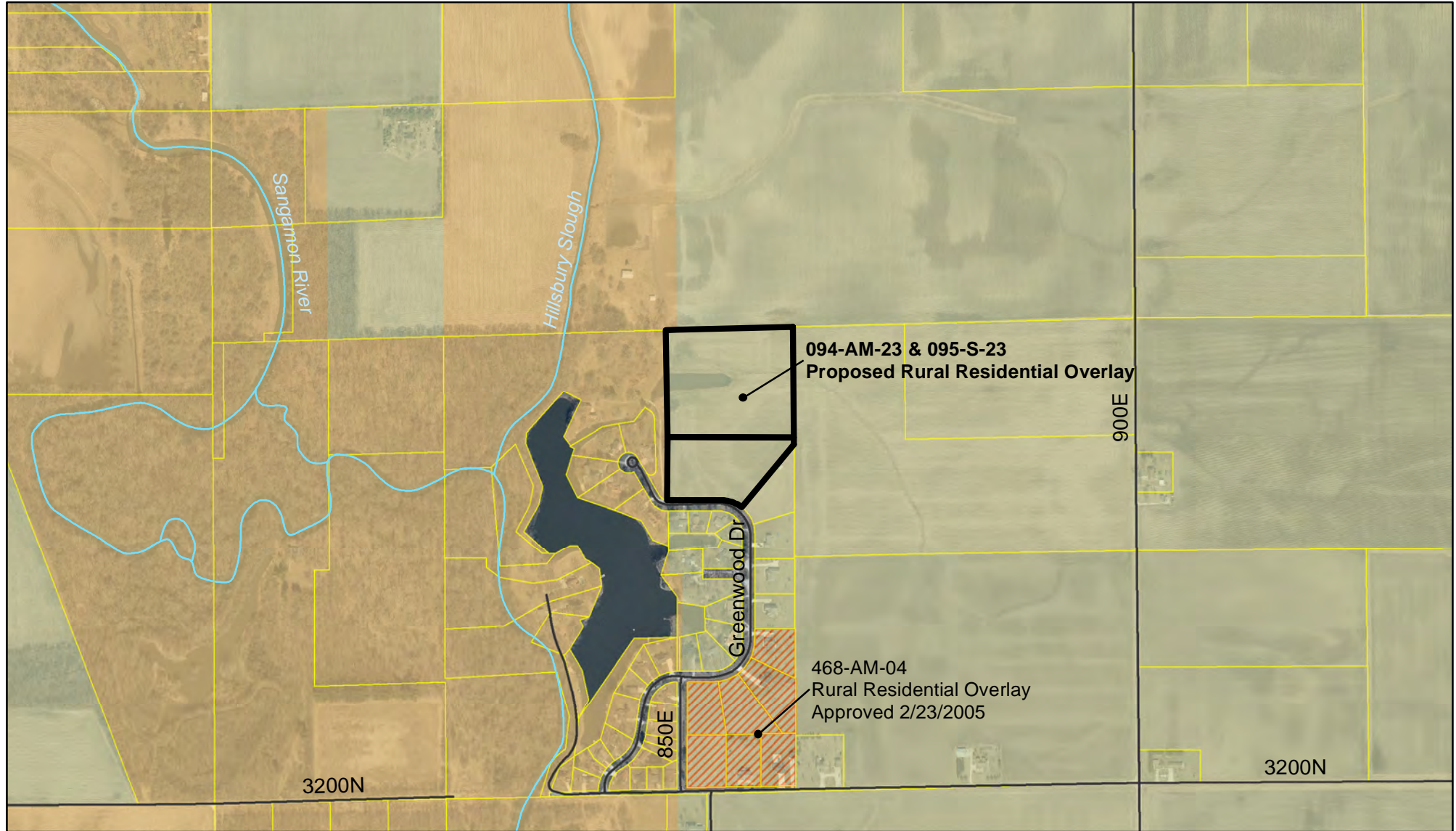


- Subject Properties
- Parcels
- Agriculture
- Ag/Residential
- Residential



Zoning Map

Cases 094-AM-23 & 095-S-23 RRO
June 15, 2023



- Subject Properties
- Parcels
- AG-1 Agriculture
- CR Conservation Recreation
- AG-1, Rural Residential Overlay

0 200 400 800 Feet



Champaign County
Department of
**PLANNING &
ZONING**

LEGAL DESCRIPTIONS

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 07 MINUTES 02 SECONDS WEST (S89°07'02"W) A DISTANCE OF 50.01 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S0°13'39"W 612.90 FEET PARALLEL WITH AND 50.00 FEET WEST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE S89°46'31"E 722.76 FEET; THENCE N0°00'00"E 626.82 FEET PARALLEL WITH AND 1966.27 FEET WEST OF; AS MEASURED AT RIGHT ANGLES; THE EAST LINE OF SAID SOUTHWEST QUARTER; AND THENCE S89°07'02"W 670.39 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE PLACE OF BEGINNING; ENCOMPASSING 10.267 ACRES, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

THE GRANTOR HEREIN RESERVED THE FOLLOWING EASEMENT FOR THE USE AND BENEFIT OF GREENWOOD LAKE ASSOCIATION:

A) THE PROPERTY INCLUDED IN THE WITHIN EASEMENT INCORPORATES A PORTION OF GREENWOOD LAKE, BOUNDED BY A LAKE MAINTENANCE AREA, ALL BEING LEGALLY DESCRIBED AS FOLLOWS:

POB - PARCEL 1
POC - LAKE MAINTENANCE AREA
NW COR. SE QTR. SEC 21,
T 22 N, R 8 E, 3RD PM

SEG	BEARING	DIST
A	S 0°13'39" W	113'
B	N 72°00' E	49'
C	N 88°00' E	55'
D	N 87°40' E	166'
E	N 82°00' E	57'
F	N 74°20' E	53'
G	N 15°40' E	28'
H	N 10°00' W	22'
I	N 68°40' W	37'
J	N 73°00' W	40'
K	N 88°20' W	152'
L	S 88°20' W	40'
M	N 89°40' W	51'
N	S 80°33'40" W	63.42'

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89 DEGREES 07 MINUTES 02 SECONDS WEST (S89°07'02"W) A DISTANCE OF 50.01 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S0°13'39"W 200.05 FEET PARALLEL WITH AND 50.00 FEET WEST OF; AS MEASURED AT RIGHT ANGLES; THE WEST LINE OF SAID SOUTHEAST QUARTER TO A TRUE PLACE OF BEGINNING; THENCE CONTINUING S0°13'39"W 214.58 FEET PARALLEL WITH SAID WEST LINE; THENCE N72°00'E 58.44 FEET; THENCE N88°00'E 48.12 FEET; THENCE N87°40'E 166.62 FEET; THENCE N82°00'E 62.82 FEET; THENCE N74°20'E 84.46 FEET; THENCE N15°40'E 67.49 FEET; THENCE N10°00'W 160.19 FEET; THENCE S88°20'W 40.58 FEET; THENCE S89°40'W 55.21 FEET; AND THENCE S80°33'40"W 58.71 FEET TO THE PLACE OF BEGINNING; ENCOMPASSING 1.872 ACRES, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

B) SAID EASEMENT IS INTENDED FOR THE USE AND BENEFIT OF GREENWOOD LAKE ASSOCIATION AND ITS MEMBERS WHO MAY USE SAID PREMISES TO MAXIMIZE THE WATER QUALITY OF SAID POND WHICH IS ONE OF THE SOURCES OF WATER FOR GREENWOOD LAKE. SAID ASSOCIATION SHALL HAVE THE RIGHT OF ACCESS THERETO, INCLUDING THE RIGHT TO DREDGE, CLEAN AND MAINTAIN, DEEPEN, RELOCATE AQUATIC PLANTING, AND TO TAKE SUCH OTHER ACTION WHICH IS APPROPRIATE TO PRESERVE AND IMPROVE THE QUALITY AND PURITY OF SAID WATER. IN THE EVENT SAID ASSOCIATION USES THE EASEMENT DESCRIBED ABOVE FOR ANY USES DESCRIBED IN THIS PARAGRAPH, AFTER SAID USE IS COMPLETED AND IN EACH INSTANCE OF SAID USE, SAID ASSOCIATION SHALL RESTORE GRANTEE'S PROPERTY TO ITS ORIGINAL CONDITION PRIOR TO USE OF THE EASEMENT.

C) THE GRANTEES AND THEIR SUCCESSOR AGREE THAT THE PRESENT FLOW OF SURFACE WATER, OR WATER FLOW FROM THE PRESENT DRAIN TILE WHICH FEED SAID LAKE WILL NOT BE DIVERTED, AND AGREE TO COOPERATE WITH GREENWOOD LAKE ASSOCIATION FOR THE APPROPRIATE INSTALLATION AND MAINTENANCE OF ADDITIONAL SUB-SURFACE TILING, THEREBY CONTINUING THE PRESENT WATER DRAINAGE TO SAID LAKE.

PARCEL 2

BEGINNING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 NORTH OF THE BASE LINE, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN A DISTANCE OF 613.86 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°46'31" WEST 50.00 FEET; THENCE SOUTH 0°13'39" WEST 363.50 FEET PARALLEL WITH AND 50.00 FEET WEST OF; AS MEASURED AT RIGHT ANGLES; THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°46'31" EAST 305.33 FEET ALONG THE NORTH LINE OF GREENWOOD DRIVE; THENCE SOUTHEASTERLY 130.64 FEET ALONG A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 190.00 FEET AND A CHORD BEARING SOUTH 70°04'39" EAST; THENCE NORTH 39°37'13" EAST 468.01 FEET; THENCE NORTH 0°00'00" EAST 45.00 FEET PARALLEL WITH AND 1966.27 FEET WEST OF; AS MEASURED AT RIGHT ANGLES; THE EAST LINE OF SAID SOUTHEAST QUARTER; AND THENCE NORTH 89°46'31" WEST 672.76 FEET TO THE PLACE OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

I, KYLE A. SCHULTZE, BEING ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3920, DO HEREBY CERTIFY THAT UNDER MY DIRECT SUPERVISION I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN OF THE TRACTS OF LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT AS A PART OF THE SURVEY I HAVE FOUND OR SET SURVEYING MONUMENTS AS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED THIS 21ST DAY OF MARCH, 2023.

KYLE A. SCHULTZE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3920
LICENSE EXPIRES 11/30/2024



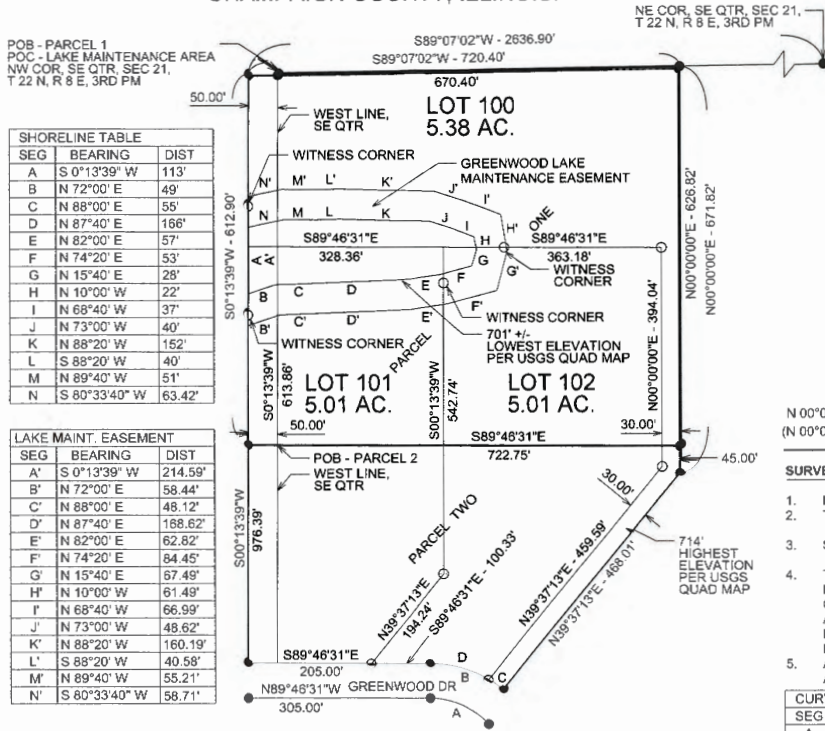
SIGNED AND SEALED THIS 21ST DAY OF MARCH, 2023.

MARK A. MILLER
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062.056290
LICENSE EXPIRES 11/30/2023



PRELIMINARY PLAT OF SURVEY

PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION TWENTY ONE, TOWNSHIP TWENTY TWO NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.



SHORELINE TABLE

SEG	BEARING	DIST
A	S 0°13'39" W	113'
B	N 72°00' E	49'
C	N 88°00' E	55'
D	N 87°40' E	166'
E	N 82°00' E	57'
F	N 74°20' E	53'
G	N 15°40' E	28'
H	N 10°00' W	22'
I	N 68°40' W	37'
J	N 73°00' W	40'
K	N 88°20' W	152'
L	S 88°20' W	40'
M	N 89°40' W	51'
N	S 80°33'40" W	63.42'

LAKE MAINT. EASEMENT

SEG	BEARING	DIST
A'	S 0°13'39" W	214.59'
B'	N 72°00' E	58.44'
C'	N 88°00' E	48.12'
D'	N 87°40' E	168.62'
E'	N 82°00' E	62.82'
F'	N 74°20' E	84.45'
G'	N 15°40' E	67.49'
H'	N 10°00' W	61.49'
I'	N 68°40' W	66.99'
J'	N 73°00' W	48.62'
K'	N 88°20' W	160.19'
L'	S 88°20' W	40.58'
M'	N 89°40' W	55.21'
N'	S 80°33'40" W	58.71'

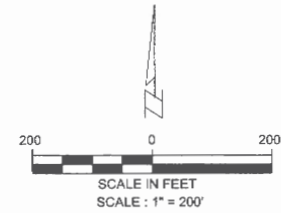
DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

RECEIVED

MAY 24 2023

CHAMPAIGN CO. P & Z DEPARTMENT



N 00°00'00" E ~ 100.00'
(N 00°00'00" E ~ 100.00')

SURVEYOR'S NOTES

1. FIELD WORK WAS COMPLETED ON MARCH 15, 2023.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
4. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
5. ALL MEASURED BEARINGS ON THE FACE OF THE PLAT ARE ON AN ASSUMED DATUM.

CURVE TABLE

SEG	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
A	S 65°58'08" E	104.95'	108.03'	130.00'
B	S 70°04'39" E	128.08'	130.64'	190.00'
C	N 65°58'08" W	30.09'	30.13'	190.00'
D	S 74°37'12" E	99.34'	100.51'	190.00'



REV. DATE:	REVISION MADE:	<p>PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.260.4751 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585</p>	
DATE:	03/21/2023		SCALE: AS SHOWN
FIELD BOOK:			DRAWN BY: KAS
CHECKED BY:	KAS		
PRELIMINARY PLAT			FILE # 38823001
KENWOOD SULLIVAN SURVEY PART OF SEC. 21, T.22 N., R. E., 3RD P.M. EAST LYNN, ILLINOIS			SHEET 1 OF 1

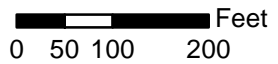
2020 aerial with contours

Cases 094-AM-23 & 095-S-23 RRO

June 15, 2023



-  Parcels
-  Proposed Lots
-  Contours 2020

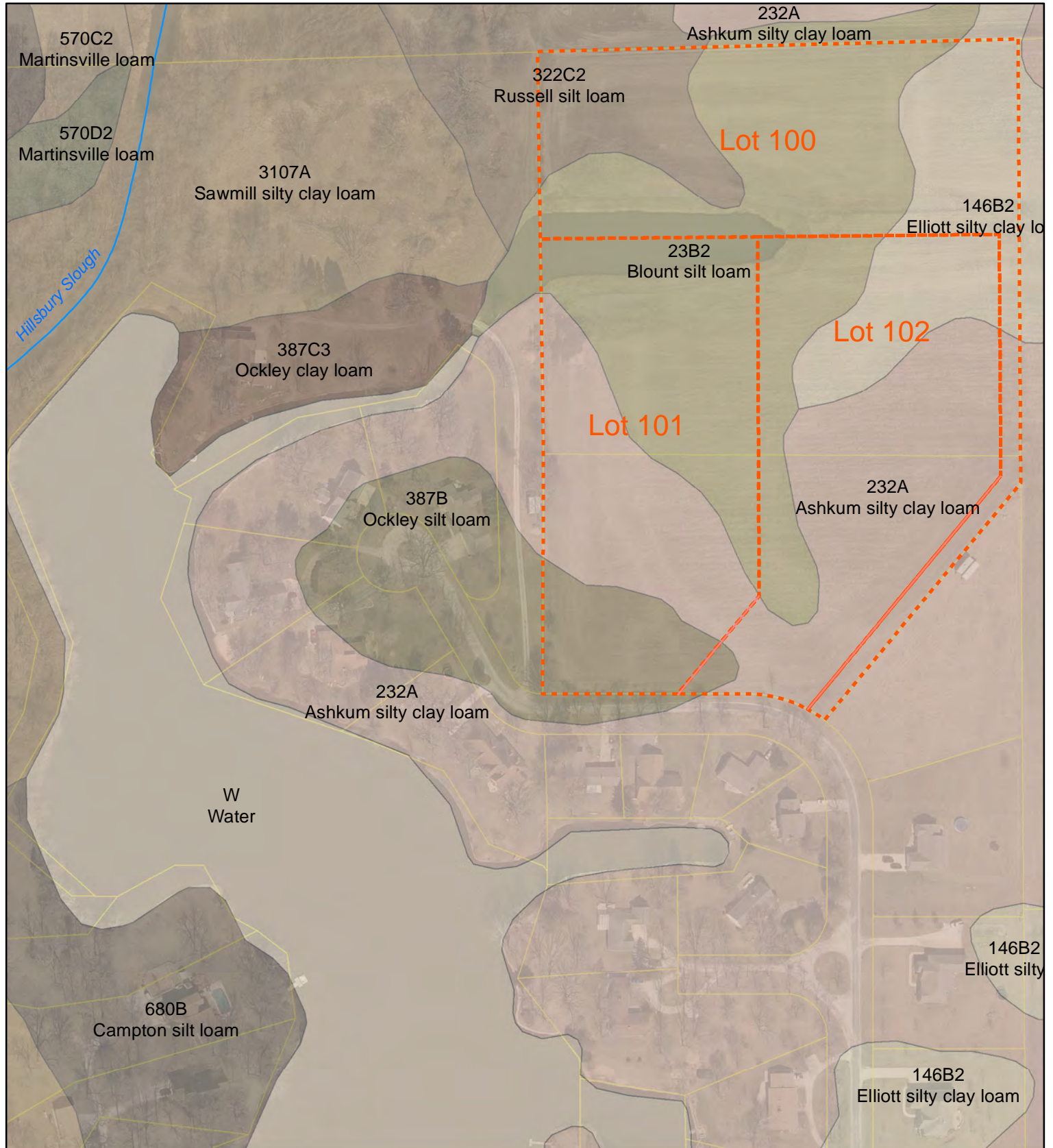


Champaign County
Department of
**PLANNING &
ZONING**

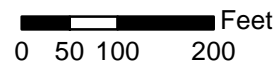
2020 aerial with soils

Cases 094-AM-23 & 095-S-23 RRO

June 15, 2023



- Parcels
- Proposed Lots



Champaign County
Department of
**PLANNING &
ZONING**



RECEIVED

MA 2 42023

CHAMPAIGN CO. P & Z DEPARTMENT

Precision Engineering Group, Inc.
PO Box 784
Champaign, IL 61824

05/23/2023

Champaign County Board
Brookens Administrative Center
1776 East Washington St.
Urbana, IL 61802-4581

To Whom It May Concern,

Mr. Sullivan's property consists of 15.4 acres and has an average slope of approximately 2% from the outside property lines toward the interior finger of Greenwood Lake, as shown on the attached Plat of Survey. The lake then drains into the Sangamon River. Significant ponding of water is not a concern due to consistent slopes and lack of low spots. The additional runoff created by roof area, sump pumps, etc. of these three lots and the homes that will occupy them is negligible when considering the large lot sizes for the water to naturally percolate into the soil. Due to the size of the lake, any potential excess water would have very minimal effect on the water level and the impact on other properties surrounding the lake.

Sincerely,

Mark Miller, P.E.
President
Precision Engineering Group, Inc.



PRELIMINARY DRAFT**Cases 094-AM-23 & 095-S-23**

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RRO FACTOR C.2.F: THE SUITABILITY OF THE SITE FOR ONSITE WASTEWATER SYSTEMS

23. Regarding the suitability of the site for onsite wastewater systems:
- A. There are no existing septic systems.
 - B. The pamphlet *Soil Potential Ratings for Septic Tank Absorption Fields Champaign County, Illinois*, is a report that indicates the relative potential of the various soils in Champaign County for use with subsurface soil absorption wastewater systems (septic tank leach fields). The pamphlet contains worksheets for 60 different soils that have potential ratings (indices) that range from 103 (very highest suitability) to 3 (the lowest suitability). The worksheets for the relevant soil types on the subject property can be summarized as follows:
 - (1) Blount silt loam, 0-2% slopes, map unit 23A, has a Low suitability for septic tank leach fields, with a soil potential index of 37. Blount has severe wetness problems due to a water table high enough to cause flooding (1 foot above to 3 feet deep) and slow percolation. The typical corrective measure is subsurface drainage to lower groundwater levels or fill and a curtain drain. Blount soil makes up about 34.7% (5.35 acres) of the proposed lots.
 - (2) Ashkum silty clay loam, map unit 232A, has a Low suitability for septic tank leach fields with a soil potential index of 49. Ashkum has severe wetness problems due to flooding and slow percolation. The typical corrective measure is to add two feet of soil fill, have a large absorption field, and subsurface drainage. Ashkum soil makes up about 33.3% (5.13 acres) of the subject property.
 - (3) Elliott silty clay loam, map unit 146B2, has a Medium suitability for septic tank leach fields with a soil potential index of 79. Elliott has severe wetness problems due to slow percolation. The typical corrective measure is to have a large absorption field, subsurface drainage or fill and curtain drain. Elliott soil makes up about 14.4% (2.21 acres) of the subject property.
 - (4) Ockley silt loam, map unit 387B, has a Very High suitability for septic tank leach fields with a soil potential index of 103. Ockley has severe wetness problems due to poor filtration. The typical corrective measure is to have a small absorption field. Ockley soil makes up about 5.9% (.91 acres) of the subject property.
 - (5) Russell silt loam, map unit 322C2, has a High suitability for septic tank leach fields with a soil potential index of 91. Russell has severe wetness problems due to slow percolation. The typical corrective measure is to have a large absorption field and serial distribution. Russell soil makes up about 7% (1.09 acres) of the subject property.
 - C. The proposed lot is comparable to “much worse than typical” conditions for Champaign County because 68% of the soils on the buildable area of the subject property have Low suitability, compared to the approximately 51% of the entire County that has a Low Potential.

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

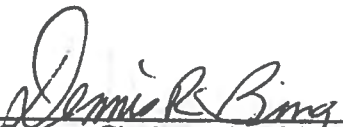
Page 2

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 FOR REZONING CASE 094-AM-23

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 15, 2023**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed RRO map amendment **IS** suitable for the development of the specified maximum number of residences because: Compared to “common conditions” found at rural sites in Champaign County, the subject property is similar to the following (see individual RRO factor evidence starting at Item 18):
 - A. “Ideal or Nearly Ideal” conditions for three factors:
 - (1) RRO Factor G: Availability of water supply
 - (2) RRO Factor J: Effects on sensitive natural areas
 - (3) RRO Factor K: Natural or manmade hazards
 - B. “Much Better Than Typical” conditions for three factors:
 - (1) RRO Factor C: Effects of nearby farms
 - (2) RRO Factor D: LESA score
 - (3) RRO Factor E: Effects on drainage
 - C. “More or Less Typical” conditions for five factors:
 - (1) RRO Factor A: Adequacy and Safety of Roads
 - (2) RRO Factor B: Effects on farms
 - (4) RRO Factor H: Emergency services
 - (5) RRO Factor I: Flood hazard status
 - (6) RRO Factor L: Land converted from agricultural uses
 - D. “Much Worse Than Typical conditions for one factor:
 - (1) RRO Factor F: Septic suitability
 - E. “Worst or Nearly Worst” conditions for no factors.
2. The proposed RRO map amendment **WILL** be compatible with surrounding agriculture because:
 - A. Overall, the subject property and proposed RRO are comparable to “more or less typical” conditions for Champaign County in terms of effects on nearby farmland and farm operations, because driveways for the proposed lots will abut an existing subdivision street, and there should be no significant changes to drainage.
 - B. A special condition has been added regarding the Right to Farm Resolution.
3. 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 4.1.6 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 34.A.(1)).

- b. Policy 4.1.8 requiring the County to consider the LESA rating for farmland protection when making land use decisions regarding discretionary development (see Item 34.A.(2)).
- (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 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 34.B.(1)).
 - b. 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 34.B.(2)).
 - c. 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 34.B.(3)).
- (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 4.3.1 requiring a discretionary development to be suited overall (see Item 34.C.(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 34.C.(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 34.C.(3)).
- (4) It will **HELP ACHIEVE** Objective 4.7 requiring the right to farm because a special condition has been added regarding Right to Farm Resolution 3425 (see Item 34.D).
- (5) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
- B. Regarding Goal 6:
- (1) The proposed RRO will **HELP ACHIEVE** Objective 6.1 because it will **HELP ACHIEVE** or will **NOT IMPEDE** the following:
- a. Policy 6.1.1 requiring the County to establish lot requirements that provide ample and appropriate areas for wastewater and septic systems (see Item 36.A.(1)).
 - b. Policy 6.1.2 requiring that the County will ensure that the 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 36.A.(2)).

- (2) Based on achievement of the above Objective and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 6 Public Health and Safety.

C. Regarding Goal 8:

- (1) The proposed RRO will **HELP ACHIEVE** Objective 8.1 because it will **HELP ACHIEVE** the following:
 - a. Policy 8.1.1 requiring adequate supply of water for a proposed discretionary development (see Item 38.A.(1)).
- (2) The proposed RRO will **HELP ACHIEVE** Objective 8.2 because it will **HELP ACHIEVE** the following:
 - a. Policy 8.2.1 requiring adequate supply of water for a proposed discretionary development (see Item 38.B.(1)).
- (3) Based on achievement of the above Objective and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 8 Natural Resources.

D. The proposed RRO will **NOT IMPEDE** the following LRMP goal(s):

- Goal 1 Planning and Public Involvement
- Goal 2 Governmental Coordination
- Goal 3 Prosperity
- Goal 5 Urban Land Use
- Goal 7 Transportation
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

E. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.

4. The proposed Zoning Ordinance map amendment **IS** consistent with the LaSalle and Sinclair factors because of the following:
 - A. The proposed RRO **IS** consistent with the LaSalle factor regarding the existing uses and zoning of nearby property because the RRO is proposed for residential use and surrounding land is residential in use or in agricultural production.
 - B. The proposed RRO **IS** consistent with the LaSalle factor regarding the extent to which property values are diminished by the particular zoning restrictions because without the proposed RRO, the proposed residential lots could not be created, which would have a reduced property value compared to agricultural land in production.
 - C. The proposed RRO **IS** consistent with the LaSalle factor regarding the extent to which the destruction of property values of the plaintiff promotes the health, safety, morals, and general welfare of the public because:
 - (1) There has been no evidence submitted regarding property values.
 - (2) If the petitioners are denied the RRO map amendment and special use permit, the property can still be used for agricultural production.
 - D. The proposed RRO **IS** consistent with the LaSalle factor regarding the relative gain to the public as compared to the hardship imposed on the individual property owner because:

- (1) The relative gain to the public is insignificant, while not permitting the RRO would not allow the subject property owner to realize a greater economic value that establishing residential lots would create and would not allow the petitioner to reduce their property maintenance area.
- E. The proposed RRO **IS** consistent with the LaSalle factor regarding the suitability of the subject property for the zoned purposes because:
 - (1) The proposed RRO adds three residential lots. Additional lots would require a future application for an RRO.
 - (2) The RRO does not require additional public infrastructure or services.
 - (3) The RRO does not conflict with surrounding agricultural activities or agricultural infrastructure.
 - F. The proposed RRO **IS** consistent with the LaSalle factor regarding the length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property:
 - (1) The subject property has been in agricultural production in the AG-1 Agriculture Zoning District for decades.
 - G. The proposed RRO **IS** consistent with the **Sinclair** factor regarding the need and demand for the use:
 - (1) The petitioner perceives demand for residential lots in this area.
 - H. The proposed RRO **IS** consistent with the **Sinclair** factor regarding the extent to which the use conforms to the municipality’s comprehensive planning.
 - (1) The ZBA has recommended that the proposed RRO will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
5. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
- A. The proposed RRO should have no significant effect on the value of nearby properties (Purpose 2.0 (b) - see Item 42.B.)
 - B. The proposed RRO will not increase traffic volumes significantly (Purpose 2.0(c) - see Item 42.C.).
 - C. The proposed RRO **WILL** reduce hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters (Purpose 2.0 (d) - see Item 42.D.).
 - D. Establishing the RRO will **NOT IMPEDE** the protection the most productive agricultural lands from haphazard and unplanned intrusions of urban uses ((Purpose 2.0 (n) – see Item 42.I).
 - E. The proposed RRO **WILL NOT AFFECT** protect natural features such as forested areas and watercourses (Purpose 2.0 (o) – see Item 42.J).
 - F. The proposed RRO **WILL** minimize the cost of development of public utilities and public transportation facilities (Purpose 2.0 (p) – see Item 42.K).

- G. The proposed RRO **WILL** encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities (Purpose 2.0 (q) – see Item 42.L).
- H. The proposed RRO **WILL NOT** hinder the development of renewable energy sources (Purpose 2.0(r) – see Item 42.M).

6. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR MAP AMENDMENTS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}**

- 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 special condition stated above is required to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

FINDINGS OF FACT FOR RRO SPECIAL USE PERMIT CASE 095-S-23

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **095-S-23** held on **June 15, 2023**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because: the petitioner believes there is demand in this area for residential lots.
2. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility.
 - b. Emergency services availability is **ADEQUATE** because: the subject property is located approximately 5.9 road miles from the Sangamon Valley Fire Protection District station in Fisher; the Fire Chief has been notified of this request for an RRO, and no comments have been received.
 - c. The Special Use **WILL** be compatible with adjacent uses because: there are other large-lot residential properties in the area.
 - d. Surface and subsurface drainage will be **ADEQUATE** because: surface drainage patterns should not be altered by development of the proposed lots.
 - e. Public safety will be **ADEQUATE** because: there is sufficient capacity on the adjacent roadway for three additional residential lots.
 - f. The provisions for parking will be **ADEQUATE**.

The Board may include other relevant considerations as necessary or desirable in each case.
 The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be **ADEQUATE**.
4. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN**, is so designed, located, and proposed to be operated so that it

WILL NOT be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.

- d. The requested Special Use Permit, **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located.

5. The requested Special Use **IS NOT** an existing nonconforming use.

6. **THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

- A. **The Special Use is subject to the approval of Case 094-AM-23.**

The special condition stated above is required to ensure the following:

That the Special Use is consistent with the intent of the Zoning Ordinance and ZBA recommendations.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That any future exterior lighting installations meet the requirements established for Special Uses in the Zoning Ordinance.

Champaign County
Department of



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

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

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

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

Date: **July 31, 2023**

RE: **Recommendation for rezoning case 096-AM-23**

Request: **Amend the Zoning Map to change the zoning district designation from the I-1 Light Industry Zoning District to the AG-2 Agriculture Zoning District in order to establish and operate the proposed crematory as a Special Use in related Zoning Case 097-S-23.**

Petitioner: **Evergreen Cremation Services**

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND ENACTMENT” of this map amendment at its July 6, 2023 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

Related Special Use Permit case 097-S-23 was approved at the July 6, 2023 ZBA meeting to establish a crematory at the subject property, contingent upon the requested rezoning.

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

There is one approved special condition for the rezoning listed below.

BACKGROUND

The petitioner would like to establish a crematory on the 1.69-acre subject property, using the existing building. A crematory is not allowed in the current I-1 Light Industry Zoning District, so a Map Amendment to AG-2 Agriculture will be needed.

COMMENTS RECEIVED

Two residents submitted comments regarding the proposed rezoning and related Special Use Permit. One resident requested denial of the rezoning and Special Use Permit due to air quality concerns – see Attachment C. Another resident who lives and works directly north of the subject property testified on July 6th about numerous concerns regarding the crematory land use and thought that the requested rezoning to AG-2 Agriculture was not logical at this location. Their concerns related to air quality, dust, heavy metals, odor, and disease that might come from the crematory.

PROPOSED SPECIAL CONDITION

- A. **Should a text amendment allowing a crematory in I-1 Light Industry Zoning District be approved in the future, the zoning for the subject property shall revert to the I-1 District.**

The special condition stated above is required to ensure the following:

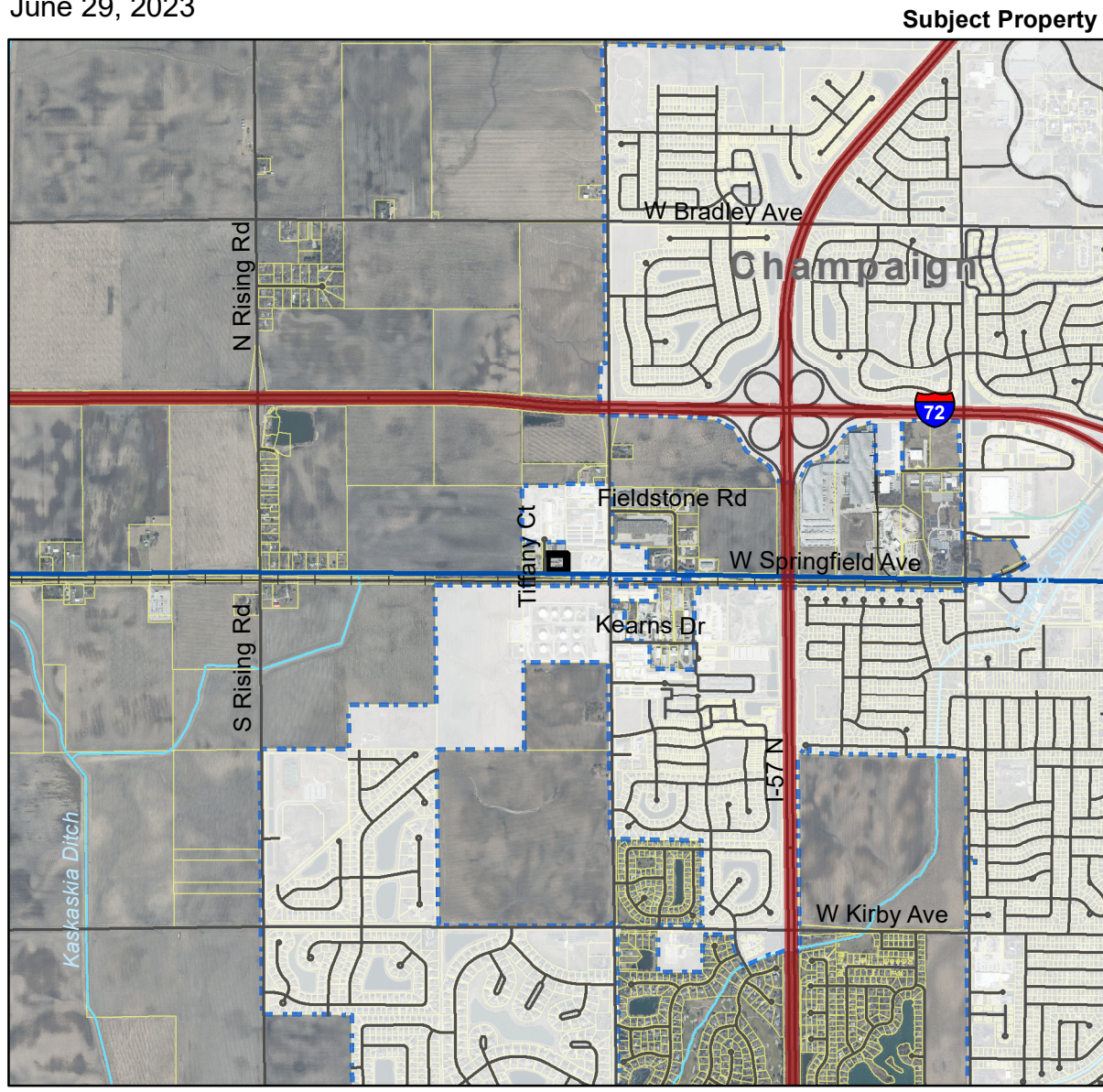
That zoning for the subject property reflects the general intent of the Zoning Districts.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received March 28, 2023
- C Email from Mary Myhr received June 27, 2023
- D Summary Finding of Fact and Final Determination for Case 096-AM-23 as approved by the ZBA on July 6, 2023

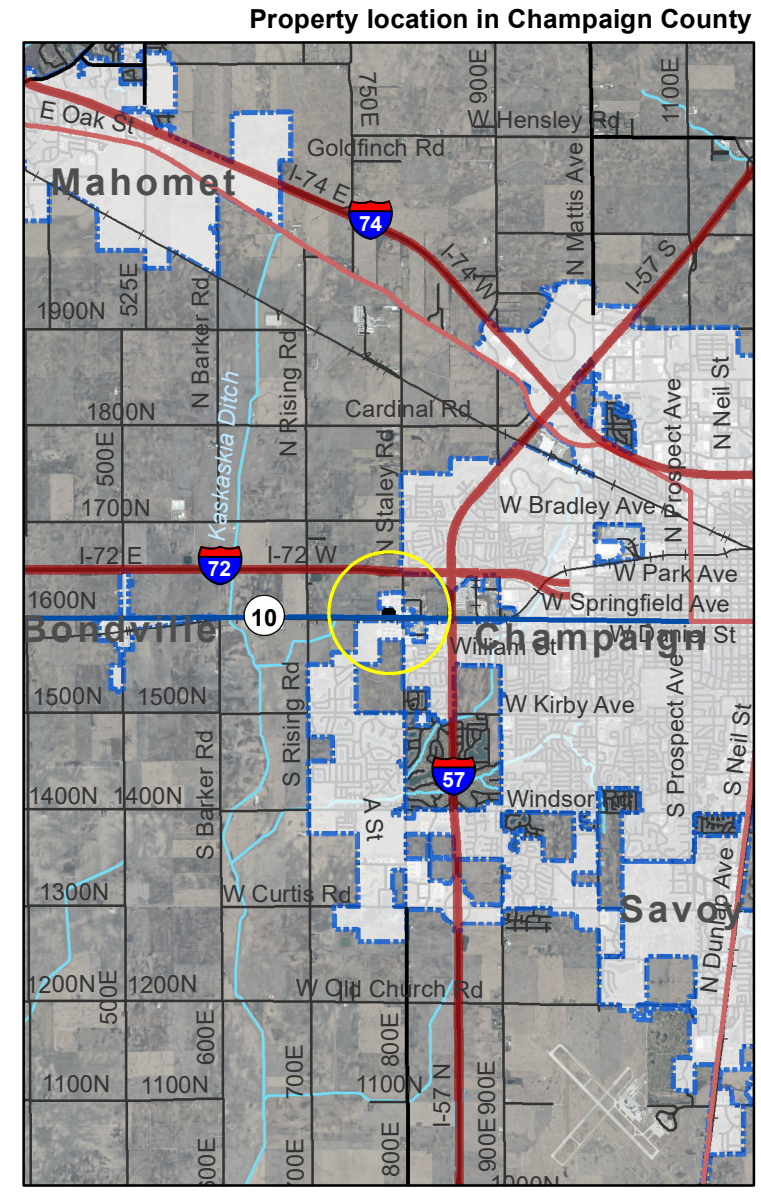
Location Map

Cases 096-AM-23 & 097-S-23
June 29, 2023



- Subject Property
- Municipal Boundary
- Parcels
- Streams

0 0.1250.25 0.5 Miles



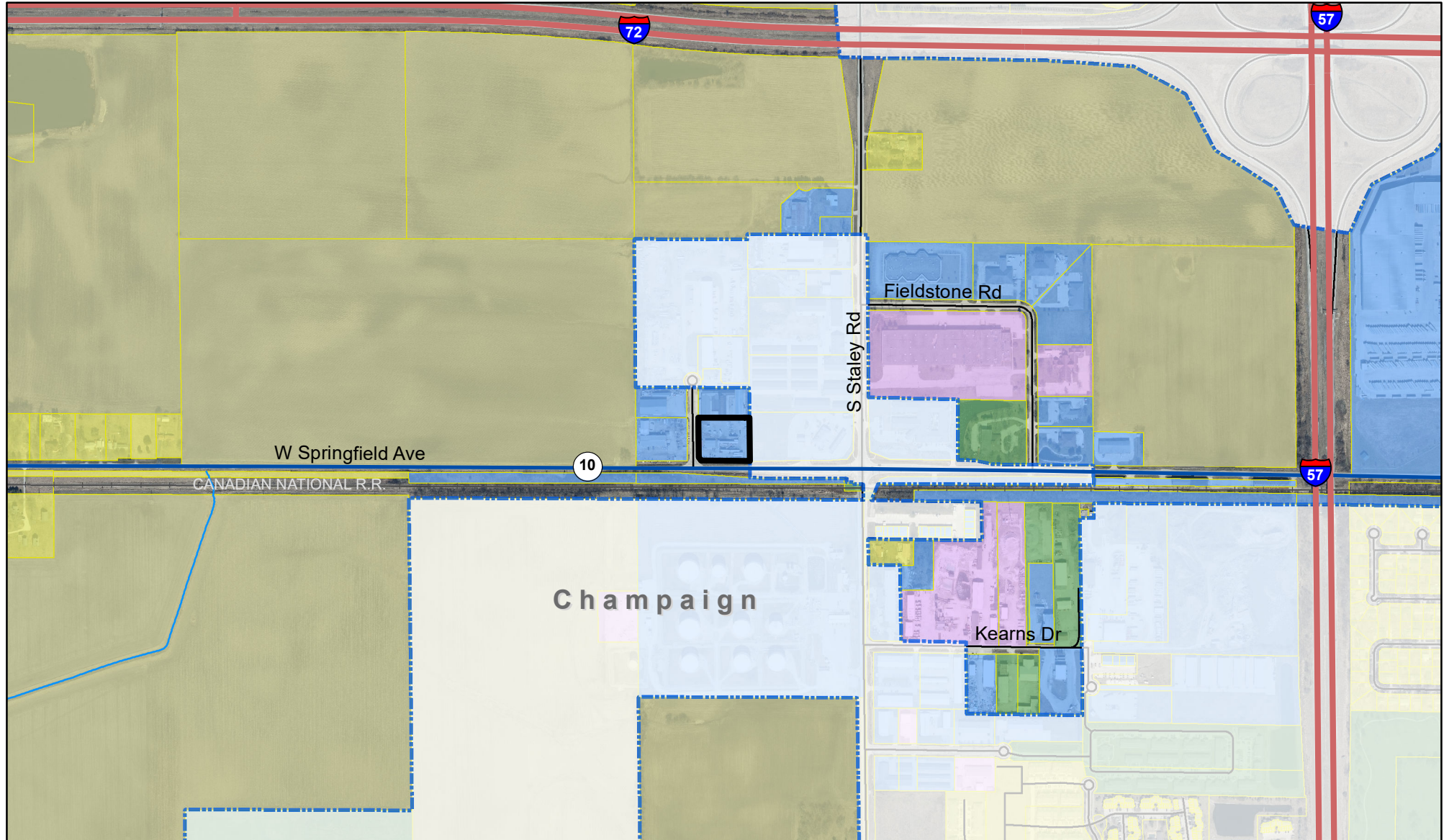
0 0.5 1 2 Miles











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ZONING**


Land Use Map

Cases 096-AM-23 & 097-S-23
June 29, 2023



- | | | |
|---|--|--|
|  Subject Property |  Agriculture |  Commercial |
|  Parcels |  Ag/Residential |  Industrial |
| |  Residential |  Tax Exempt |

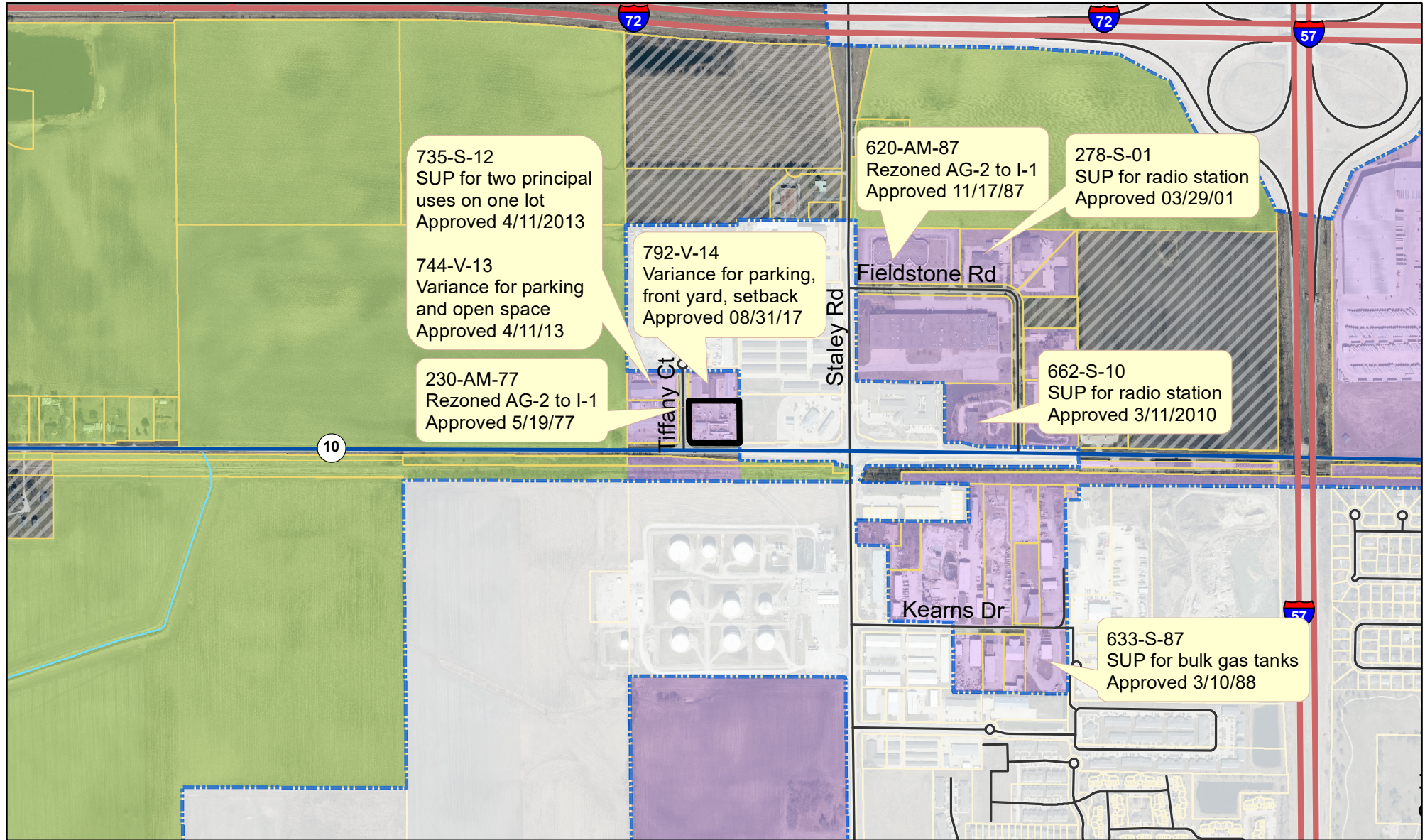
0 200 400 800 Feet



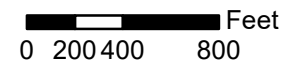
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Zoning Map

Cases 096-AM-23 & 097-S-23
June 29, 2023



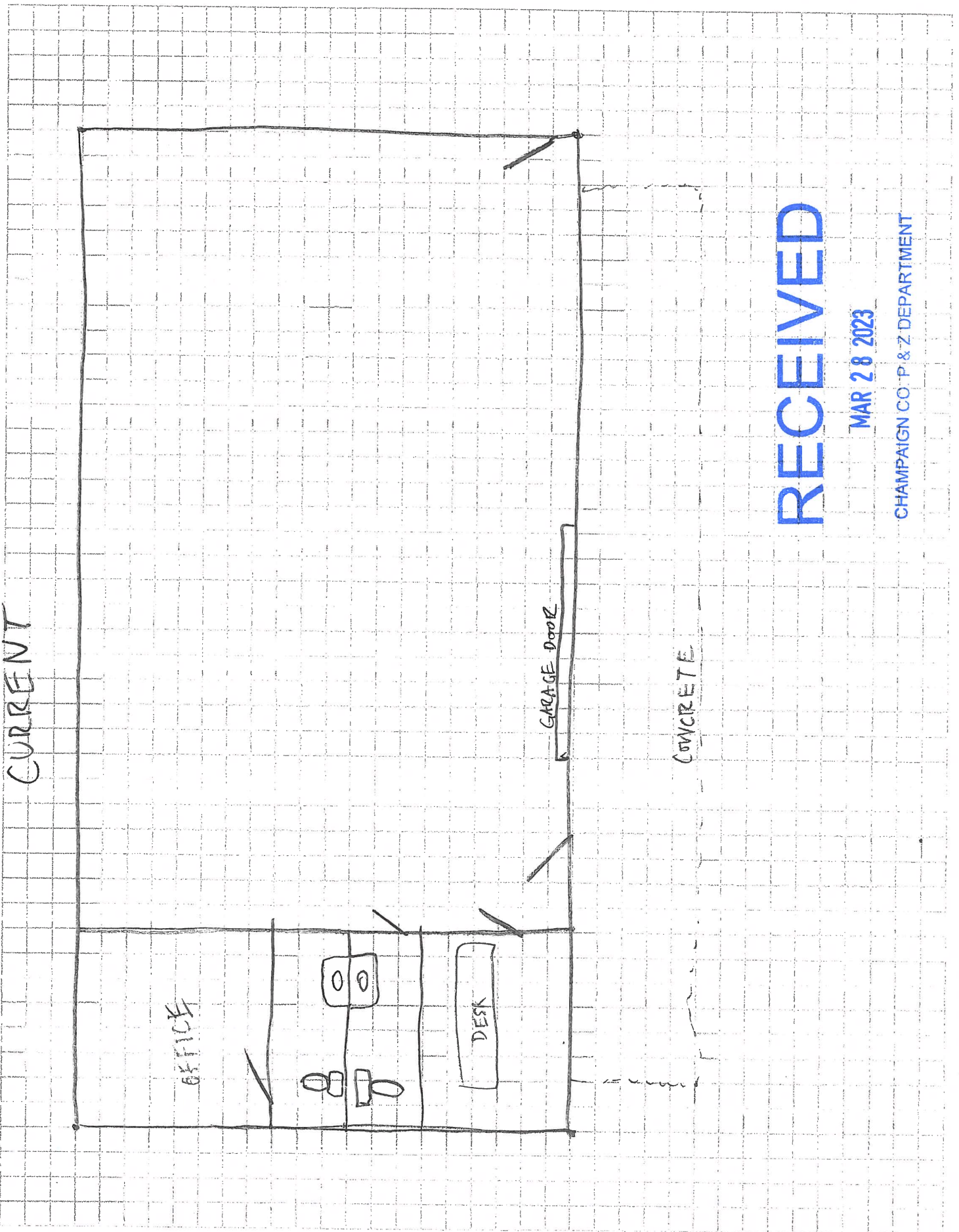
- Subject Property
- Parcels
- Annexation Agreement
- AG-2 Agriculture
- I-1 Light Industry



Champaign County
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PLANNING &
ZONING

03-20-08-476-005 Required yards and setbacks



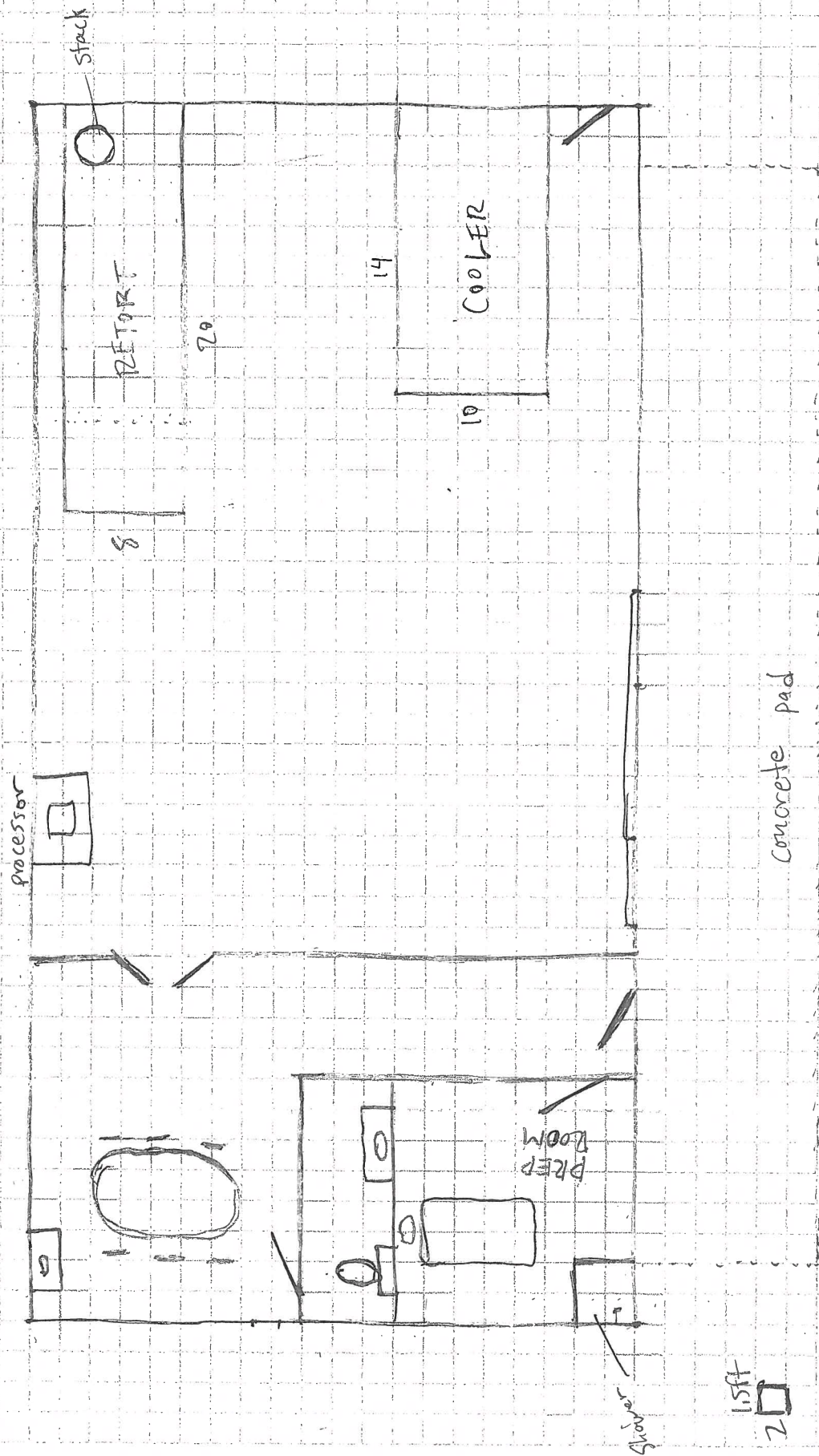


RECEIVED

MAR 28 2023

CHAMPAIGN CO. P & Z DEPARTMENT

FUTURE PLANS



RECEIVED

MAR 28 2023

CHAMPAIGN CO. P. & Z. DEPARTMENT

Susan Burgstrom

From: Stephanie N. Berry
Sent: Tuesday, June 27, 2023 2:36 PM
To: John Hall
Cc: Susan Burgstrom
Subject: FW: Evergreen Cremation Services variance request - Please deny

From: Mary Myhr <maryannmyhr@hotmail.com>
Sent: Tuesday, June 27, 2023 2:35 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Evergreen Cremation Services variance request - Please deny

CAUTION: External email, be careful when opening.

To: Director John Hall and the Zoning and Planning Board for Champaign County, IL

Please do not allow a crematorium to be built at 314 Tiffany Court, Champaign Il. That location is too close to several residential areas. There is also an elementary school a mile from the site and a future school to be built less than a mile from the site. There is already an outdoor sports complex for that school called The Field of Dreams. Since air quality is definitely an issue the Evergreen Place Assisted Living facility is only 0.3 miles from that location. These facilities include children and adults at risk for respiratory illnesses.

According to the National Institutes of Health "Crematoriums are sources of air pollution including mercury emission and may cause plausibly subtle chronic health effects due to long-term low-dose exposure." This is from an article from the National Library of Medicine, June 10,2020.

One last note, they are asking for variances that are way less than the required 10 acres and 100 foot setback. Please do not allow this facility to be built.

Sincerely,
Mary Myhr
2106 Talans Dr
Champaign Il 61822

Sent from [Mail](#) for Windows

RECEIVED

JUN 27 2023

CHAMPAIGN CO. P & Z DEPARTMENT

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 096-AM-23*As approved by the ZBA on July 6, 2023***SUMMARY FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 6, 2023**, 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 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioners to establish a business for which there is significant demand.
 - (2) Based on achievement of the above 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 3 Prosperity.
 - C. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 4 Agriculture
 - Goal 5 Urban Land Use
 - Goal 6 Public Health and Public Safety
 - Goal 7 Transportation
 - Goal 8 Natural Resources
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
 - D. 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. This area has a mix of land uses and the subject property has been a storage and parking area for many years.
 - B. It is impossible to establish property values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
 - C. The gain to the public of the proposed rezoning is positive because it will allow a business to establish for which there is significant demand in Champaign County.
 - D. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 096-AM-23

As approved by the ZBA on July 6, 2023

- A. Establishing the AG-2 District at this location **WILL** help classify, regulate, and restrict the location of the uses authorized in the AG-2 District (Purpose 2.0 (i), see Item 21.G.).
 - B. The proposed rezoning and proposed Special Use **WILL NOT** hinder the development of renewable energy sources (Purpose 2.0(r), see Item 21.M).
4. The following is a proposed special condition of approval:
- A. **Should a text amendment allowing a crematory in I-1 Light Industry Zoning District be approved in the future, the zoning for the subject property shall revert to the I-1 District.**

The special condition stated above is required to ensure the following:

That zoning for the subject property reflects the general intent of the Zoning Districts.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 096-AM-23

As approved by the ZBA on July 6, 2023

FINAL DETERMINATION

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

The Zoning Ordinance Amendment requested in **Case 096-AM-23 BE ENACTED** by the County Board in the form attached hereto.

SUBJECT TO THE FOLLOWING SPECIAL CONDITION:

- A. **Should a text amendment allowing a crematory in I-1 Light Industry Zoning District be approved in the future, the zoning for the subject property shall revert to the I-1 District.**

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

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

MONTHLY REPORT for MARCH 2023¹

Champaign County
Department of

**PLANNING &
ZONING**

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

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Eight zoning cases were filed in March and five were filed in March 2022. The average number of cases filed in March in the preceding five years was 2.8.

Three Zoning Board of Appeals (ZBA) meeting were held in March and nine cases were completed. Three ZBA meetings were held in March 2022 and four cases were completed. The average number of cases completed in March in the preceding five years was 2.8.

By the end of March there were 12 cases pending. By the end of March 2022 there were 10 cases pending.

Table 1. Zoning Case Activity in March 2023 & March 2022

Type of Case	March 2023 3 ZBA meeting		March 2022 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	4	4	1
SFHA Variance	0	0	0	0
Special Use	3	4	1	1
Map Amendment	2	1	0	0
Text Amendment	0	0	0	2
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	8	9	5	4
Total cases filed (fiscal year)	13 cases		11 cases	
Total cases completed (fiscal year)	13 cases		10 cases	
Cases pending*	12 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 69.0% or the equivalent of 5.5 full time staff members (of the 8 authorized) present on average for each of the 23 workdays in March.

Subdivisions

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

Zoning Use Permits

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

- 15 permits for 17 structures were approved in March compared to 12 permits for 12 structures in March 2022. The five-year average for permits in March in the preceding five years was 13.
- 22 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2023, July 2022, 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, and January 2019).
- 6.4 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$7,740,629 was the reported value for the permits in March compared to a total of \$1,666,035 in March 2022. The five-year average reported value for authorized construction in March was \$2,338,584.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$10,813 in fees were collected in March compared to a total of \$1,432 in March 2022. The five-year average for fees collected in March was \$3,265.
- 22 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2023, September 2022, July 2022, June 2022, 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, and October 2018).

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MARCH 2023

Table 2. Zoning Use Permits Approved in March 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	\$ Fee	\$ Value	#	\$ Fee	\$ Value
AGRICULTURAL: Residential	1	0	550,000	1	0	550,000
Other	4	0	314,977	8	0	759,956
SINGLE FAMILY Resid.: New - Site Built	3	1,083	610,000	4	1,236	735,000
Manufactured Additions						
Accessory to Resid.	6	697	265,652	10	2,095	468,452
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	6.4 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New				1	833	200,000
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New	1	9,033	6,000,000	1	9,033	6,000,000
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS						
TOTAL APPROVED	15/17	10,813	7,740,629	25/29	13,197	8,713,408

* 15 permits were issued for 17 structures in March 2023; 15 permits require inspect. and Compl. Certif.

◇ 25 permits have been issued for 29 structures since 1/1/23.

NOTE: Home occupations and Other permits (change of use, temporary use) total 0 since 1/1/23, (this number is not included in the total number of structures).

7 Zoning Use Permit App. were *received* in March 2023 and 7 were *approved*.

8 Zoning Use Permit App. *approved* in March 2023 had been *received* in prior months.

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MARCH 2023

- There were 11 lot split inquiries and 202 other zoning inquiries in March.
- Two sets of ZBA minutes were transcribed in March.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2023

	March 2023	2023 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can 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 can 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 can 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	0.00 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

- 15 Zoning Compliance Inspections were made in March for a total of 111 Zoning Compliance Inspections so far in 2023.
- 5 Zoning Compliance Certificates were issued in March for a total 26 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 compliance certificates for an average of 2.7 certificates per week.

Zoning and Nuisance Enforcement

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

Planning & Zoning Monthly Report
MARCH 2023

- 14 new complaints were received in March compared to 8 new complaints received in March 2022. No complaint was referred to another agency in March and no complaint was referred to another agency in March 2022.
- 61 enforcement inspections were conducted in March compared to 29 inspections in March 2022.
- One contact was made prior to written notification in March and two contacts were made in March 2022.
- 62 investigation inquiries were made in March. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
- 11 complaints were resolved in March and three complaints were resolved in March 2022.
- 100 complaints were left open (unresolved) at the end of March.
- Three new violations were added in March and three First Notices and no Final Notice were issued. In March 2022, one new violation was added and one First Notice and no Final Notice was issued. The budget anticipated a total of 10 First Notices for 2023.
- No case was referred to the State’s Attorney’s Office in March and no case was referred in March 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- Three violations and 11 complaints were resolved in March compared to no violations and three complaints that were resolved in March 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 370 complaints and violations remain open at the end of March compared to 417 open complaints and violations at the end of March 2022.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in March included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
 3. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in March.

APPENDICES

A Zoning Use Permit Activity In March 2023

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

C Zoning Compliance Certificates Issued in March 2023

Planning & Zoning Monthly Report
MARCH 2023

Table 4. Enforcement Activity During March 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14										23
Initial Complaints Referred to Others ²	2	0	0	0										0
Inspections	314	14	37	61 ⁷										112 ⁸
Phone Contact Prior to Notice	18	2	0	1										3
Complaints Resolved	60	7	1	11 ⁹										19 ¹⁰
Open Complaints³	96	94	97	100										100
New violations	16	0	0	3										3
First Notices Issued	16	0	0	3										3
Final Notices Issued	1	0	0	0										0
Referrals to SAO ⁴	2	0	0	0										0
Violations Resolved ⁵	69	1	1	3 ¹¹										5 ¹²
Open Violations⁶	272	271	270	270										270¹³
TOTAL Open Complaints & Violations	368	365	367	370										370


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. 14 of the 61 inspections performed were for the new complaints received in March 2023.
8. 35 of the 112 inspections performed in 2023 have been for complaints received in 2023.
9. Four of the complaints resolved in March 2023 were received in March 2023.
10. Five of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in March were for complaints that had been received in March 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

Planning & Zoning Monthly Report
MARCH 2022

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
026-23-01 AG-2	Lot 18B of a Replat of Lot 18 of Westbrook Estates Subdivision of Section 08, Mahomet Township; 1501 West Brookside Lane, Mahomet, Illinois. PIN: 15-13-08-403-006	Luke and Michelle Davis	01/26/2023 03/21/2023	Construct a single-family home with an attached garage.
052-23-02 AG-1	A 117-acre tract of land in the NE ¼ of the SW ¼ of Section 33, Stanton Township; 2049B County Road 1850 North, St. Joseph, Illinois. PIN: 27-16-33-300-010	Daniel Ehmen	02/21/2023 03/01/2023	Construct a detached storage shed for agriculture use.
052-23-03 AG-1	Lot 2 of Herriott Horizon Second Subdivision of Section 26, Mahomet Township; 1909 County Road 425 East, Champaign Illinois. PIN: 15-13-26-300-014	Benjamin and Laura Herriott	02/21/2023 03/06/2023	Construct a detached garage.
053-23-01 AG-1	The NW ¼ of Section 34, Scott Township; 357 County Road 1300 North, Champaign, Illinois. PIN: 23-19-34-200-001, 003, 004 & 005	Kathy Mullins	02/22/2023 03/01/2023	Install a ground-mounted Solar Array.
053-23-02 R-4	Lot 121 of Glenshire Subdivision No. 1 of Section 16, Champaign Township; 4010 Danbury Drive, Champaign, Illinois. PIN: 03-20-16-353-019	Edward and Rebecca Lewis	02/22/2023 03/09/2023	Construct a single-family home with an attached garage.

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

Planning & Zoning Monthly Report
MARCH 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
055-23-01 CR	A 1.07-acre tract of land part of the NW ¼ of the SW ¼ of Section 24, Sadorus Township; 239 County Road 525 East, Pesotum, Illinois. PIN: 22-31-24-300-012	Michael and Saiko Rosenberger	02/24/2023 03/02/2023	Install a ground-mounted Solar Array.
058-23-01 AG-1	An 80-acre tract located in the W ½ of the NW ¼ of Section 34, Colfax Township; 323 County Road 700 North, Sadorus, Illinois. PIN: 05-25-34-100-002, 004, & 005	Steve Steirwalt	02/27/2023 03/14/2023	Install a ground-mounted Solar Array.
060-23-01 AG-1	A 1.53-acre tract of land located in the NE corner of the NE ¼ of Section 30, Mahomet Township; 73 County Road 2000 North, Mahomet, Illinois. PIN: 15-13-30-200-007	Anthony Mills	03/01/2023 03/03/2023	Install a ground-mounted Solar Array.
065-23-01 AG-2	Tract 1 and 2 that make part of the SW ¼ of Section 10, Rantoul Township; 2844 County Road 1500 East, Rantoul, Illinois. PIN: 20-09-10-300-007	IAG Investments, LLC d.b.a Donato Solar - Rantoul	03/06/2023 03/08/2023	Construct a ±5 MW Solar Array (The Data Center is not authorized in this permit). Cases: 063-S-22, 06-S-22, & 065-V-22
072-23-01 AG-1	The SW ¼ of Section 25, Somer Township; 1724 County Road 1900 North, Urbana, Illinois. PIN: 25-15-25-300-003	Ruth Christians	03/13/2023 03/20/2023	Construct a single-family home with an attached garage.

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

Planning & Zoning Monthly Report
MARCH 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MARCH 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
073-23-02 AG-1	A 1.86 tract of land part of the NE ¼ of the NE ¼ of Section 03, Scott Township; 1775 County Road 400 East, Champaign, Illinois. PIN: 23-19-03-200-013	James Morrow	03/14/2023 03/24/2023	Install a ground-mounted Solar Array and authorize an existing detached storage sheds and yard shed (3 structures).
074-23-01 CR	A 17-acre tract part of the S ½ of the NE ¼ of the NE ¼ and the N ½ of the SE ¼ of the NE ¼ of Section 28, Kerr Township; 3177 County Road 2800 East, Penfield, Illinois. PIN: 13-06-28-200-010	Nathan Schaffer	03/15/2023 03/20/2023	Construct a single-family home.
075-23-01	Withdrawn			
076-23-01 AG-1	A 2.96-acre tract of land part of the NE ¼ of the SE ¼ of Section 28, Philo Township; 731 County Road 1500 East, Tolono, Illinois. PIN: 19-27-28-400-002	Brent Plotner	03/17/2023 03/20/2023	Install a ground-mounted Solar Array.
080-23-01 AG-2	Lot 2 of Denhart's First Subdivision of Section 13, St. Joseph Township; 1204 East Peters Drive, St. Joseph, Illinois. PIN: 28-22-13-152-002	Robert and Elaine Parrish	03/21/2023 03/23/2023	Construct a detached storage shed.
082-23-01 R-1	Lot 93 of Rolling Hills Estates V Subdivision of Section 12, Mahomet, Township; 2403 East Robin Road, Mahomet, Illinois. PIN: 15-13-12-201-023	Matthew Steele and Shannon Philbeck	03/23/2023 03/24/2023	Construct a detached yard shed.

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

Planning & Zoning Monthly Report
MARCH 2023

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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
02/06/2023	144-22-02	A tract of land located in the North Half of the SW Quarter of Section 24, Raymond Township 238 CR 2300E, Broadlands, Illinois. PIN: 21-34-24-300-007 & 010	A single-family home with attached garage and a detached storage shed
02/28/2023	228-21-04	Lots 4 & 5 of L & O Industrial Park Subdivision, Section 16, Champaign Township. 4003 Kearns Dr, Champaign, Illinois PIN: 03-20-16-151-010 & 011	A Change of Use to establish a kennel, Champaign County Humane Society, and to construct a vestibule addition to an existing building.
02/28/2023	036-16-02	Lots 4 & 5 of L & O Industrial Park Subdivision, Section 16, Champaign Township. 4003 Kearns Dr, Champaign, Illinois PIN: 03-20-16-151-010 & 011	An office/warehouse addition to an existing office building and to authorize a previously constructed addition.
02/28/2023	209-22-02	Lot 17 in Maynard Lake III Subdivision, Section 21, Champaign Township. 1905 Moraine Dr. Champaign, Illinois PIN: 03-20-21-276-015	A sunroom addition to a single-family home.
03/08/2023	242-22-02	Lot 4 of Lincolnshire Fields North Subdivision, Section 21, Champaign Township. 2009 Trout Valley Rd, Champaign, Illinois. PIN: 03-20-21-178-007	An attached garage addition to a single-family home

*Zoning Compliance Inspection based on the current aerial photography

MONTHLY REPORT for APRIL 2023¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Eight zoning cases were filed in April and five were filed in April 2022. The average number of cases filed in April in the preceding five years was 2.8.

One Zoning Board of Appeals (ZBA) meeting was held in April and three cases were completed. Two ZBA meetings were held in April 2022 and four cases were completed. The average number of cases completed in April in the preceding five years was 0.8.

By the end of April there were 14 cases pending. By the end of April 2022 there were 9 cases pending.

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

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

Table 1. Zoning Case Activity in April 2023 & April 2022

Type of Case	April 2023 1 ZBA meeting		April 2022 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	1	3	3
SFHA Variance	0	0	0	0
Special Use	2	1	0	1
Map Amendment	0	1	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	5	3	3	4
Total cases filed (fiscal year)	18 cases		14 cases	
Total cases completed (fiscal year)	16 cases		14 cases	
Cases pending*	14 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 70.0% or the equivalent of 5.6 full time staff members (of the 8 authorized) present on average for each of the 19 workdays in April.

Subdivisions

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

Zoning Use Permits

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

- 15 permits for 17 structures were approved in April compared to 16 permits for 23 structures in April 2022. The five-year average for permits in April in the preceding five years was 18.
- 22 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including April 2023, July 2022, 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, and January 2019).
- 7.5 days was the average turnaround (review) time for complete initial residential permit applications in April.
- \$1,324,187 was the reported value for the permits in April compared to a total of \$1,560,087 in April 2022. The five-year average reported value for authorized construction in April was \$1,856,289.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$3,610 in fees were collected in April compared to a total of \$4,086 in April 2022. The five-year average for fees collected in April was \$3,793.
- 22 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2023, September 2022, July 2022, June 2022, 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, and October 2018).

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Table 2. Zoning Use Permits Approved in April 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				1	0	550,000
Other	2	0	169,225	10	0	929,181
SINGLE FAMILY Resid.: New - Site Built	2	1,734	605,000	6	2,970	1,340,000
Manufactured						
Additions	2	450	130,000	2	450	130,000
Accessory to Resid.	8	1,361	419,962	18	3,585	888,414
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	7.5 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New				1	833	200,000
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New				1	9,033	6,000,000
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	65	0	1	65	0
TOTAL APPROVED	15/17	3,610	1,324,187	40/46	16,807	10,037,595

* 15 permits were issued for 17 structures in April 2023; 15 permits require inspect. and Compl. Certif.

◇ 40 permits have been issued for 46 structures since 1/1/23.

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

7 Zoning Use Permit App. were *received* in April 2023 and 7 were *approved*.

8 Zoning Use Permit App. *approved* in April 2023 had been *received* in prior months.

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- There were 4 lot split inquiries and 207 other zoning inquiries in April.
- Two sets of ZBA minutes were transcribed in April.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2023

	April 2023	2023 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can 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 can 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 can 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	0.00 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

- 22 Zoning Compliance Inspections were made in April for a total of 133 Zoning Compliance Inspections so far in 2023.
- 6 Zoning Compliance Certificates were issued in April for a total 32 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 compliance certificates for an average of 2.7 certificates per week.

Zoning and Nuisance Enforcement

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

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- 9 new complaints were received in April compared to 9 new complaints received in April 2022. No complaint was referred to another agency in April and no complaint was referred to another agency in April 2022.
- 20 enforcement inspections were conducted in April compared to 24 inspections in April 2022.
- Two contacts were made prior to written notification in April and two contacts were made in April 2022.
- 22 investigation inquiries were made in April. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
- Four complaints were resolved in April and four complaints were resolved in April 2022.
- 105 complaints were left open (unresolved) at the end of April.
- One new violation was added in April and one First Notice and one Final Notice were issued. In April 2022, one new violation was added and one First Notice and no Final Notice was issued. The budget anticipated a total of 10 First Notices for 2023.
- No case was referred to the State’s Attorney’s Office in April and one case was referred in April 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- Two violations and 4 complaints were resolved in April compared to one violation and four complaints that were resolved in April 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 374 complaints and violations remain open at the end of April compared to 422 open complaints and violations at the end of April 2022.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in April included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
 3. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in April.

APPENDICES

A Zoning Use Permit Activity In April 2023

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

C Zoning Compliance Certificates Issued in April 2023

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Table 4. Enforcement Activity During April 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14	9									32
Initial Complaints Referred to Others ²	2	0	0	0	0									0
Inspections	314	14	37	61	20 ⁷									132 ⁸
Phone Contact Prior to Notice	18	2	0	1	2									5
Complaints Resolved	60	7	1	11	4 ⁹									23 ¹⁰
Open Complaints³	96	94	97	100	105									105
New violations	16	0	0	3	1									4
First Notices Issued	16	0	0	3	1									4
Final Notices Issued	1	0	0	0	0									0
Referrals to SAO ⁴	2	0	0	0	0									0
Violations Resolved ⁵	69	1	1	3	2 ¹¹									7 ¹²
Open Violations⁶	272	271	270	270	269									269¹³
TOTAL Open Complaints & Violations	368	365	367	370	374									374

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. Four of the 20 inspections performed were for the new complaints received in April 2023.
8. 39 of the 132 inspections performed in 2023 have been for complaints received in 2023.
9. One of the complaints resolved in April 2023 were received in April 2023.
10. Six of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in April were for complaints that had been received in April 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
045-23-02FP CR	Lot 33 of Meadows Subdivision of Section 36, Newcomb Township; 2506 Appaloosa Lane, Mahomet, Illinois. PIN: 16-07-36-303-002	Marty and Tonya Nunn	02/14/2023 04/21/2023	Authorize two existing yard sheds <u>(2 structures)</u> . FPD Permit
076-23-02 AG-1	Lot 3 of M. & R. Drews Subdivision of Section 21, Hensley Township; 5207A North Duncan Road, Champaign, Illinois. PIN: 12-14-21-200-019	Steve Gilbert	03/17/2023 04/05/2023	Install a ground-mounted solar array and authorize an existing yard shed <u>(2 structures)</u> .
083-23-02 CR	Lot 1 and Outlot 1A of the Minor Plat of CTZ Estates Subdivision of Section 26, Newcomb Township. PIN: 16-07-26-100-025 & 028	Premier Homes of Illinois (John and Brandy Caywood)	03/24/2023 04/19/2023	Construct a single-family home with an attached garage.
083-23-03 R-1	Lots 61 and 62 of Lake Park Subdivision No. 3 of Section 36, Champaign Township; 61 Chestnut Court, Champaign, Illinois. PIN: 03-20-36-281-008 & 009	Mark Ritz	03/24/2023 04/11/2023	Install a ground-mounted Solar Array.

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

Planning & Zoning Monthly Report
APRIL 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
088-23-01 CR	Tract 4 containing 5.01 acres being a part of the W ½ of Section 20, Mahomet Township; 2050 County Road 125 East, Mahomet, Illinois. PIN: 15-13-20-300-013	David and Kari Couch	03/29/2023 04/13/2023	Construct an addition to a single-family home and authorize an existing detached garage (<u>2 structures</u>).
090-23-01 AG-1	A 3.45-acre tract of land part of the S ½ of the NE ¼ of Section 18, Crittenden Township; 367 County Road 1300 East, Tolono, Illinois. PIN: 08-33-18-200-008	William N. Blackwell II	03/31/2023 04/06/2023	Construct a new single-family home with attached garage (shed house).
090-23-02 AG-1	Lots 14 and 15 of Shiloh Farms Subdivision of Section 15, Newcomb Township; 2711 County Road 350 East, Mahomet, Illinois. PIN: 16-07-15-351-002 & 003	Kane and Stacey Beaumont	03/31/2023 04/06/2023	Install an above-ground pool.
095-23-01 AG-1	A 2-acre tract of land part of the SW ¼ of Section 29, Harwood Township; 3120 County Road 1900 East, Rantoul, Illinois. PIN: 11-04-29-300-003	Ronald and Michelle Goin	04/05/2023 04/11/2023	Construct a detached storage shed.

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

Planning & Zoning Monthly Report
APRIL 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
096-23-01 AG-1	A 1.5-acre tract of land located in the SE corner of the NE ¼ of Section 32, St. Joseph Township; 1996 County Road 1250 North, St. Joseph, Illinois. PIN: 28-22-32-200-009	Kevin Thurman	04/06/2023 04/11/2023	Construct a detached storage shed for agricultural use.
096-23-02 AG-1	A 1.22-acre tract of land located in the NE corner of the NE ¼ of Section 09, Ogden Township; 2797 County Road 1700 North, Ogden, Illinois. PIN: 17-24-09-200-017	Michael and Tammy Heath	04/06/2023 04/21/2023	Construct two additions and an attached garage to a single-family home.
100-23-01	Withdrawn			
104-23-02 CR	Lot 5 of Phillips Woods Subdivision of Section 12, Urbana Township; 1651 Phillips Woods Lane, Urbana, Illinois. PIN: 30-21-12-127-004	Ronald Schanlaub	04/14/2023 04/17/2023	Install a ground-mounted solar array.
107-23-01 R-1	The East 4 acres of Lot 7 of a re-subdivision of Lots 23, 24, 25, and 26 of a Subdivision of the W ½ of the SW ¼ of Section 03, Urbana Township; 2009-2011 Brownfield Road, Urbana, Illinois. PIN: 30-21-03-303-017	Muslin American WAQF, Inc.	04/17/2023 04/19/2023	Establish a Change of Use to operate a school.

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

Planning & Zoning Monthly Report
APRIL 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN APRIL 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
111-23-01 AG-1	The NW ¼ and the N ½ of the SW ¼ of Section 06, Ayers Township; 526 County Road 2400 East, Broadlands, Illinois. PIN: 01-35-06-100-001	Kathryn Luth	04/21/2023 04/26/2023	Replace an existing grain bin.
111-23-02 R-1	Lot 1 of D. W. Pearson Midway Acres Subdivision of Section 29, Hensley Township; 4205 Linsey Road, Champaign, Illinois. PIN: 12-14-29-176-007	Neal and Karolyn Stoller	04/21/2023 04/24/2023	Install a ground-mounted solar array.
114-23-01 R-1	Lot 2 of Barcus Subdivision in Section 17, Stanton Township; 2104 County Road 1900 East, Urbana, Illinois. PIN: 27-16-117-351-005	Lee and Sara Waters	04/24/2023 04/26/2023	Install an in-ground pool.

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

Planning & Zoning Monthly Report
APRIL 2023

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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

Planning & Zoning Monthly Report
APRIL 2023

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN APRIL 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
04/12/2023	003-23-01	The West 269.722 feet of the East 377.610 feet of Lots 1,2,3 and 4 of the Subdivision of the Estate of James W Boyd, deceased, Section 3, Urbana Township. 3104 E Perkins Rd, Urbana, Illinois PIN: 30-21-03-477-020	A ground-mounted solar array
04/28/2023	060-23-01	A tract of land in part of the NE corner of the NE Quarter of Section 30, Mahomet Township. 73 CR 2000N, Mahomet, Illinois PIN: 15-13-30-200-007	A ground-mounted solar array
04/28/2023	052-23-03	Lot 2 of Herriott Horizon Second Subdivision, Section 26, Mahomet Township. 1909 CR 425E, Champaign, Illinois PIN: 15-13-26-300-014	A detached garage
04/28/2023	053-23-01	A tract of land located in the NW Quarter of Section 34, Scott Township. 357 CR 1300N, Champaign, Illinois PIN: 23-19-34-200-011, 003, 004 & 005	A ground mounted solar array
04/28/2023	111-22-03	Lot 11 of Trailside 1 st Subdivision, Section 13, Mahomet Township. 902 Surrey Ct, Mahomet, Illinois PIN: 15-13-13-379-009	A garage addition to the existing attached garage
04/28/2023	082-23-01	Lot 93 in Rolling Hills Estates V Subdivision, Section 12, Mahomet Township. 2403 E Robin Rd, Mahomet, Illinois PIN: 15-13-12-201-023	A detached storage shed
*Zoning Compliance Inspection based on the current aerial photography			

MONTHLY REPORT for MAY 2023¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in May and none were filed in May 2022. The average number of cases filed in May in the preceding five years was 2.4.

Two Zoning Board of Appeals (ZBA) meetings were held in May and one case was completed. Two ZBA meetings were held in May 2022 and three cases were completed. The average number of cases completed in May in the preceding five years was 2.2.

By the end of May there were 17 cases pending. By the end of May 2022 there were 6 cases pending.

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

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

Table 1. Zoning Case Activity in May 2023 & May 2022

Type of Case	May 2023 2 ZBA meetings		May 2022 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	0	0	2
SFHA Variance	0	0	0	0
Special Use	1	0	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	1
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	1	0	3
Total cases filed (fiscal year)	22 cases		15 cases	
Total cases completed (fiscal year)	17 cases		17 cases	
Cases pending*	17 cases		6 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 62.0% or the equivalent of 5.0 full time staff members (of the 8 authorized) present on average for each of the 22 workdays in May.

Subdivisions

No County subdivision was approved in May. No 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:

- 17 permits for 20 structures were approved in May compared to 20 permits for 20 structures in May 2022. The five-year average for permits in May in the preceding five years was 14.
- 23 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including May 2023, April 2023, July 2022, 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, and January 2019).
- 10.8 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$1,287,340 was the reported value for the permits in May compared to a total of \$4,048,933 in May 2022. The five-year average reported value for authorized construction in May was \$1,758,033.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, May 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$4,379 in fees were collected in May compared to a total of \$6,454 in May 2022. The five-year average for fees collected in May was \$3,697.
- 23 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2023, March 2023, September 2022, July 2022, June 2022, 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, and October 2018).

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Table 2. Zoning Use Permits Approved in May 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				1	0	550,000
Other	2	0	134,600	12	0	1,063,781
SINGLE FAMILY Resid.: New - Site Built	1	1,106	161,000	7	4,076	1,501,000
Manufactured						
Additions	5	813	563,561	7	1,263	693,561
Accessory to Resid.	5	1,863	328,500	23	5,319	1,216,914
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	10.8 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New	1	336	47,780	3	10,202	6,247,780
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	3	261	51,899	4	326	51,899
TOTAL APPROVED	17/20	4,379	1,287,340	57/66	21,186	11,324,935

* 17 permits were issued for 20 structures in May 2023; 17 permits require inspect. and Compl. Certif.

◇ 57 permits have been issued for 66 structures since 1/1/23.

NOTE: Home occupations and Other permits (change of use, temporary use) total 4 since 1/1/23, (this number is not included in the total number of structures).

8 Zoning Use Permit App. were *received* in May 2023 and 8 were *approved*.

9 Zoning Use Permit App. *approved* in May 2023 had been *received* in prior months.

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- There were 5 lot split inquiries and 193 other zoning inquiries in May.
- Two 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 2023

	May 2023	2023 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can 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 can 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 can 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	0.00 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

- 38 Zoning Compliance Inspections were made in May for a total of 171 Zoning Compliance Inspections so far in 2023.
- 15 Zoning Compliance Certificates were issued in May for a total 47 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 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:

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- 8 new complaints were received in May compared to 3 new complaints received in May 2022. No complaint was referred to another agency in May and one complaint was referred to another agency in May 2022.
 - 39 enforcement inspections were conducted in May compared to 21 inspections in May 2022.
 - One contact was made prior to written notification in May and no contacts were made in May 2022.
 - 40 investigation inquiries were made in May. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
 - Five complaints were resolved in May and seven complaints were resolved in May 2022.
 - 108 complaints were left open (unresolved) at the end of May.
 - One new violation was added in May and one First Notice and no Final Notice were issued. In May 2022, four new violations were added and four First Notices and no Final Notice were issued. The budget anticipated a total of 10 First Notices for 2023.
 - No case was referred to the State’s Attorney’s Office in May and none were referred in May 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- One violation and five complaints were resolved in May compared to seven violations and 17 complaints that were resolved in May 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 377 complaints and violations remain open at the end of May compared to 405 open complaints and violations at the end of May 2022.
 - 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 2023

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

C Zoning Compliance Certificates Issued in May 2023

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Table 4. Enforcement Activity During May 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14	9	8								40
Initial Complaints Referred to Others ²	2	0	0	0	0	0								0
Inspections	314	14	37	61	20	39 ⁷								171 ⁸
Phone Contact Prior to Notice	18	2	0	1	2	1								6
Complaints Resolved	60	7	1	11	4	5 ⁹								28 ¹⁰
Open Complaints³	96	94	97	100	105	108								108
New violations	16	0	0	3	1	1								5
First Notices Issued	16	0	0	3	1	1								5
Final Notices Issued	1	0	0	0	0	0								0
Referrals to SAO ⁴	2	0	0	0	0	0								0
Violations Resolved ⁵	69	1	1	3	2	1 ¹¹								8 ¹²
Open Violations⁶	272	271	270	270	269	269								269¹³
TOTAL Open Complaints & Violations	368	365	367	370	374	377								377


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. Four of the 39 inspections performed were for the new complaints received in May 2023.
8. 43 of the 171 inspections performed in 2023 have been for complaints received in 2023.
9. One of the complaints resolved in May 2023 were received in May 2023.
10. Seven of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in May were for complaints that had been received in May 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
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 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
054-23-01FP R-1	Lot 14 of Timber Hills Subdivision of Section 05, Urbana Township; 2001 Hagan Boulevard, Urbana, Illinois. P.I.N.: 30-21-05-426-017	Janice Kimpel	02/23/2023 05/16/2023	Construct 2 additions and an attached garage to a single-family home. Case 093-AV-23
083-23-01 CR	Lot 3 of Phillip Woods Subdivision of Section 12, Urbana Township; 1752 County Road 1650 North, Urbana, Illinois. P.I.N.: 30-21-12-201-003	Allen and Lindsey Parrish	03/23/2023 05/19/2023	Construct an addition to a single-family home.
104-23-01 CR	A 5-acre tract of land located in the E ½ of the NW ¼ of the NE ¼ of the NW ¼ of Section 34, St. Joseph Township; 1288 County Road 2125 East, St. Joseph, Illinois P.I.N.: 28-22-34-126-001	Tyson and Brooke Farney	04/14/2023 05/12/2023	Construct a detached accessory storage shed and <u>authorize an existing yard shed (2 structures).</u>
110-23-01 AG-1	A 9.46-acre tract of land located in the SE corner of Section 06, Condit Township; 2903 County Road 700 East, Fisher, Illinois. P.I.N.: 07-08-06-400-007	Julio Crispin and Joy Young	04/20/2023 05/26/2023	Construct a single-family home with an attached garage (shed house). *This permit does not include the unauthorized Solar Array. The Solar Array may be added to the permit if the ZBA approves <u>Case 104-V-23.</u>

 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 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
115-23-01 B-4	A 1.5-acre tract of land located in the NW corner of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3615 & 3617 North Cunningham Avenue, Urbana, Illinois. P.I.N.: 25-15-33-276-007	Glen Judy III / Shots N' Slots, LLC	04/25/2023 05/12/2023	Change the Use to establish a bar with gaming areas, <i>Shots N' Slots</i> . Case 723-AM-12
115-23-02 AG-1	A 2.33-acre tract of land located in the SE ¼ of the NE ¼ of Section 22, St. Joseph Township; 2035 County Road 2200 East, St. Joseph, Illinois 61873 P.I.N.: 27-16-22-400-006 & 009	Brad and Staci Anderson	04/25/2023 05/26/2023	<u>Authorize an existing pool shed house and above ground pool (2 structures).</u> Case 102-AV-23
116-23-01 R-1	Lot 25 of Western Hills II Subdivision of Section 09, Mahomet Township; 804 Clover Lane, Mahomet, Illinois. P.I.N.: 15-13-09-378-013	Kelly and Sheryl Crull	04/26/2023 05/01/2023	Construct an addition and covered porch to an existing single-family home.
118-23-01 AG-1	A 1.30-acre tract of land part of the SW ¼ of the NW ¼ of Section 08, Tolono Township; 1064 County Road 700 East, Champaign, Illinois. P.I.N.: 29-26-08-100-009	Dwain Shuler and Vicky Broos Trustee	04/28/2023 05/05/2023	Construct a rear dormer addition upstairs and replace a section of the existing covered porch to a single-family home.
121-23-01 R-1	Lot 1 of Replat of Lot 1 of Flessner Subdivision of Section 03, Urbana Township; 3008 East Perkins Road, Urbana, Illinois. P.I.N.: 30-21-03-477-019	James Goudie	05/01/2023 05/18/2023	Moving 3-yard sheds onto property from 166 Randolph Street, Mahomet, Illinois (<u>3 structures</u>).

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

Planning & Zoning Monthly Report
MAY 2023

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
122-23-01 AG-1	A 1.5-acre tract of land part of the NW ¼ of the NE ¼ of Section 36, Tolono Township; 1155 County Road 700 North, Tolono, Illinois. P.I.N.: 29-26-36-200-005	Doug Maxwell	05/02/2023 05/16/2023	Construct a detached garage. *Under Annexation Agreement with the Village of Tolono.
122-23-02 AG-1 & CR	An 8.15-acre tract of land of the NW ¼ of Section 22, <u>and</u> part of the SW ¼ of Section 15, Newcomb Township; 2707 County Road 350 East, Mahomet. P.I.N.: 16-07-15-351-004	Thomas Ealy	03/14/2023 05/05/2023	Construct an in-ground pool <u>and</u> pool-house with a covered porch (<u>2 structures</u>).
122-23-03 CR	A 7.38-acre tract of land part of the W ½ of the SE ¼ of Section 13, St. Joseph Township; 2349 County Road 1550 North, St. Joseph, Illinois. P.I.N.: 28-22-13-400-014	Scott and Lisa Perkins	05/02/2023 05/04/2023	Construct a detached garage.
122-23-04 I-1	Lot 3 of Stahly Subdivision of Section 08, Champaign Township; 314 Tiffany Court, Champaign, Illinois. P.I.N.: 03-20-08-476-005	Benjamin McCurley / Stephen Koester, Owner	05/02/2023 05/03/2023	Change the Use to establish a Temporary Fireworks Sales Stand from June 21, 2023 to July 5, 2023.
125-23-01 R-1	Lot 49 of Spring Lake Subdivision of Section 17, Mahomet Township; 506 South Spring Lake Road, Mahomet, Illinois. P.I.N.: 15-13-17-326-006	Robert and Susan Stout	05/05/2023 05/23/2023	Construct an attached screened-in porch to an existing single-family home <u>and authorize an existing yard shed (2 structures)</u> .

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 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
128-23-01 AG-1	A 158.9-acre tract of land located in the NE ¼ of Section 23, Compromise Township; 2269 County Road 2700 North, Gifford, Illinois P.I.N.: 06-10-23-200-009, 011, 012, 013, & 014	Leon and Barbara Flesner	05/08/2023 05/09/2023	Construct a detached shed for agricultural use.
128-23-02 AG-2	A 12.53-acre tract of land part of the SW ¼ of Section 10, Rantoul Township; 2844 County Road 1500 East, Rantoul, Illinois. P.I.N.: 20-09-10-300-007	IAG Investments, LLC d.b.a. Donato Solar	05/08/2023 05/09/2023	Construct a Data Center. Cases 062-AM-22, 063-S-22, 064-S-22, & 065-V-22
135-23-01 I-1	Lots 1, 2, and 3 of Stern's Industrial Subdivision of Dobbin Downs. P.I.N.: 03-20-02-131-009, 010, & 011	Jim and Lisa Abbed / Howard Kemper, Owner	05/15/2023 05/17/2023	Change the Use to establish a Temporary Fireworks Sales Stand from June 20, 2023 to July 5, 2023.

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

Planning & Zoning Monthly Report
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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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/03/2023	290-22-01	Lot 5 of Far Hills of Lincolnshire Fields West Subdivision, Section 21, Champaign, Township. 4105 Farhills Dr, Champaign, Illinois PIN: 03-20-21-353-005	An addition to an existing single-family home
05/03/2023	202-22-01	Lot 138 of Maynard Lake 6 th Subdivision, Section 21, Champaign Township. 1815 Coventry Dr, Champaign, Illinois PIN: 03-20-21-252-013	A single-family home with an attached garage
05/04/2023	325-22-01	A tract of land located 211.8 feet north of the SE corner of the SE Quarter of the NE Quarter, Section 31, Ludlow Township 3055 CR 1300E, Rantoul, Illinois PIN: 14-03-31-276-010	A detached storage shed for personal use
05/04/2023	227-20-02	A tract of land in the West Half of the NW Quarter, Section 33, Rantoul Township. 1471 CR 2500N, Thomasboro, Illinois PIN: 20-09-33-200-004	A detached garage
05/04/2023	199-22-05	A tract of land in the SE Quarter of the SW Quarter of the SE Quarter, Section 26, Hardwood Township. 2272 CR 3100N, Gifford, Illinois. PIN: 11-04-25-400-002	A 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
05/04/2023	068-22-01	A five-acre tract of land in the NW corner of the SE Quarter of Section 30, Harwood Township. 3172 CR 1800E, Rantoul, Illinois PIN: 11-04-30-100-003	An addition to an existing single-family home
05/04/2023	087-22-01	A tract of land commencing 125 feet south of the NE corner of the NE Quarter, Section 35, Compromise Township. 2447 CR 2300E, St. Joseph, Illinois PIN: 06-10-35-400-005	A detached accessory storage shed
*Zoning Compliance Inspection based on the current aerial photography			

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/04/2023	009-23-02	The North 40 acres of the NW Quarter of Section 14, Stanton Township. 2223 CR 2200N, St. Joseph, Illinois. PIN: 27-16-14-100-005	A ground-mounted solar array
05/04/2023	236-22-01	A tract of land beginning at the SE corner of the North Half of the SE Quarter, Section 33, Compromise Township. 2429 CR 2100E, Thomasboro, Illinois PIN: 06-10-33-400-004	An addition to a single-family home
05/04/2023	199-22-06	A tract of land located in the NW corner of the NW Quarter, Section 20, Ludlow Township 1301 CR 3300N, Rantoul, Illinois PIN: 14-03-20-100-001	A 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
05/04/2023	166-22-03	A tract of land in part of the West Half of the NW Quarter, Section 9, Compromise Township. 2731 CR 2900N, Penfield, Illinois PIN: 06-12-09-100-003	A ground-mounted solar array
05/04/2023	211-13-02	Lots 4,5,6,7 & 8 of Block 4 of S.H. Busey's 1 st Addition to the Town of Penfield, Section 4, Compromise Township. 209 Main St, Penfield, Illinois PIN: 06-12-04-307-012 & 013	Two storage sheds and to authorize construction of a shed previously constructed without a permit
05/04/2023	254-20-02	The East Half of the NW Quarter, Section 34, Compromise Township. 2139 CR 2500N, Thomasboro, Illinois PIN: 06-10-34-100-004	A ground-mounted solar array
05/05/2023	245-22-01	A tract of land located in the NW Quarter of the NE Quarter of Section 2, Sidney Township 2269 CR 1200N, Sidney, Illinois PIN: 24-28-02-201-014	A single-family home with attached garage
05/15/2023	341-22-02	A tract of land in part of the SW corner of the SE Quarter, Section 33, Philo Township. 1456 CR 600N, Tolono, Illinois PIN: 19-27-33-400-012	A detached accessory shed for agricultural use

*Zoning Compliance Inspection based on the current aerial photography

MONTHLY REPORT for JUNE 2023¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in June and six were filed in June 2022. The average number of cases filed in June in the preceding five years was 2.4.

One Zoning Board of Appeals (ZBA) meeting was held in June and three cases were completed. Two ZBA meetings were held in June 2022 and two cases were completed. The average number of cases completed in June in the preceding five years was 2.8.

By the end of June there were 15 cases pending. By the end of June 2022 there were 10 cases pending.

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Table 1. Zoning Case Activity in June 2023 & June 2022

Type of Case	June 2023 1 ZBA meeting		June 2022 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	2	2
SFHA Variance	0	0	0	0
Special Use	0	2	1	0
Map Amendment	0	1	1	0
Text Amendment	0	0	1	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	3	6	2
Total cases filed (fiscal year)	23 cases		21 cases	
Total cases completed (fiscal year)	20 cases		19 cases	
Cases pending*	15 cases		10 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 58.7% or the equivalent of 4.7 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in June.

Subdivisions

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

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 June can be summarized as follows:

- 19 permits for 18 structures were approved in June compared to 19 permits for 21 structures in June 2022. The five-year average for permits in June in the preceding five years was 19.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including June 2023, May 2023, April 2023, July 2022, 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, and January 2019).
- 6.4 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$1,721,692 was the reported value for the permits in June compared to a total of \$4,007,703 in June 2022. The five-year average reported value for authorized construction in June was \$2,219,761.
- 22 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2023, August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, May 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, December 2019, October 2019, July 2019, April 2019, and January 2019).
- \$3,326 in fees were collected in June compared to a total of \$4,919 in June 2022. The five-year average for fees collected in June was \$4,156.
- 23 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2023, March 2023, September 2022, July 2022, June 2022, 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, and October 2018).

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Table 2. Zoning Use Permits Approved in June 2023

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	625,000	2	0	1,175,000
Other	3	0	305,269	15	0	1,369,050
SINGLE FAMILY Resid.: New - Site Built				7	4,076	1,501,000
Manufactured						
Additions	2	594	387,163	9	1,857	1,080,724
Accessory to Resid.	7	1,003	226,335	30	6,322	1,443,249
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	15.9 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood						
COMMERCIAL: New				3	10,202	6,247,780
Other	1	1,533	135,000	1	1,533	135,000
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	5	196	43,025	9	522	94,924
TOTAL APPROVED	19/18	3,326	1,721,692	76/84	24,512	13,046,727

* 19 permits were issued for 18 structures in June 2023; 14 permits require inspect. and Compl. Certif.

◇ 76 permits have been issued for 84 structures since 1/1/23.

NOTE: Home occupations and Other permits (change of use, temporary use) total 9 since 1/1/23, (this number is not included in the total number of structures).

5 Zoning Use Permit App. were *received* in June 2023 and 5 were *approved*.

14 Zoning Use Permit App. *approved* in June 2023 had been *received* in prior months.

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- There were 6 lot split inquiries and 233 other zoning inquiries in June.
- Two sets of ZBA minutes were transcribed in June.

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 2023

	June 2023	2023 to date
Zoning Cases. Approved by the ZBA, a Zoning Case can 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 can 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 can 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	0.00 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

- 15 Zoning Compliance Inspections were made in June for a total of 186 Zoning Compliance Inspections so far in 2023.
- 7 Zoning Compliance Certificates were issued in June for a total 54 Certificates so far in 2023. Some were based on aerial photography. The 2023 budget anticipated a total of 166 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 June and can be summarized as follows:

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- 10 new complaints were received in June compared to 10 new complaints received in June 2022. No complaint was referred to another agency in June and no complaint was referred to another agency in June 2022.
- 42 enforcement inspections were conducted in June compared to 31 inspections in June 2022.
- One contact was made prior to written notification in June and no contacts were made in June 2022.
- 43 investigation inquiries were made in June. The 2023 budget anticipates an average of 7.0 initial investigation inquiries per week.
- 14 complaints were resolved in June and five complaints were resolved in June 2022.
- 104 complaints were left open (unresolved) at the end of June.
- Two new violations were added in June and two First Notices and no Final Notice were issued. In June 2022, no new violations were added and no First Notice and no Final Notice were issued. The budget anticipated a total of 10 First Notices for 2023.
- No case was referred to the State’s Attorney’s Office in June and none were referred in June 2022. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2023.
- 14 violation and 14 complaints were resolved in June compared to no violations and 5 complaints that were resolved in June 2022. The budget anticipated a total of 110 resolved complaints and/or violations in 2023.
- 358 complaints and violations remain open at the end of June compared to 410 open complaints and violations at the end of June 2022.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in June 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 June.

APPENDICES

A Zoning Use Permit Activity In June 2023

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

C Zoning Compliance Certificates Issued in June 2023

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Table 4. Enforcement Activity During June 2023

	FY2022 TOTALS ¹	Jan. 2023	Feb. 2023	March 2023	April 2023	May 2023	June 2023	July 2023	Aug. 2023	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	TOTALS FY2023 ¹
Complaints Received	70	5	4	14	9	8	10							50
Initial Complaints Referred to Others ²	2	0	0	0	0	0	0							0
Inspections	314	14	37	61	20	39	42 ⁷							213 ⁸
Phone Contact Prior to Notice	18	2	0	1	2	1	1							7
Complaints Resolved	60	7	1	11	4	5 ⁹	14 ⁹							42 ¹⁰
Open Complaints³	96	94	97	100	105	108	104							104
New violations	16	0	0	3	1	1	2							7
First Notices Issued	16	0	0	3	1	1	2							7
Final Notices Issued	1	0	0	0	0	0	0							0
Referrals to SAO ⁴	2	0	0	0	0	0	0							0
Violations Resolved ⁵	69	1	1	3	2	1	14 ¹¹							22 ¹²
Open Violations⁶	272	271	270	270	269	269	254							254¹³
TOTAL Open Complaints & Violations	368	365	367	370	374	377	358							358


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. Eight of the 42 inspections performed were for the new complaints received in June 2023.
8. 51 of the 213 inspections performed in 2023 have been for complaints received in 2023.
9. Three of the complaints resolved in June 2023 were received in June 2023.
10. 10 of the complaints resolved in 2023 were received in 2023.
11. None of the violations resolved in June were for complaints that had been received in June 2023.
12. None of the violations resolved in 2023 were for complaints that were also received in 2023.
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 JUNE 2023


Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
045-23-01 B-4	A 3.90-acre tract of land located in the NW corner of the S ½ of the NW ¼ of Section 27, Somer Township; 4704 North Cunningham Avenue, Urbana, Illinois. P.I.N.: 25-15-27-100-015 & 022	Cord and Katie Schroeder / CRDKT Properties, LLC	02/14/2023 06/02/2023	Change the Use to establish a Contractors Facility with Outdoor Storage and/or Outdoor Operations, <i>Bash Pepper Roofing</i> , and construct a detached accessory storage shed.
130-23-01 CR	An 8.64-acre tract of land located in the East ½ of the SE ¼ of the SE ¼ of Section 02, Sidney Township; 1123 County Road 2300 East, Sidney, Illinois. P.I.N.: 24-28-02-400-011 & 017	Catherine Capel	05/10/2023 06/08/2023	Authorize an existing ground-mounted PV Solar Array and pergola (2 structures). CASE: 090-V-23
136-23-01 R-1	Lot 61 of Windsor Park Second Subdivision of Section 25, Champaign Township; 4 Regent Court, Champaign, Illinois. P.I.N.: 03-20-25-103-014	Jared and Maggie McElwee	05/16/2023 06/13/2023	Install a detached accessory yard shed.
139-23-01 AG-1	A 5.88-acre tract of land located in the NE corner of the NE ¼ of Section 12, Sidney Township; 1094 County Road 2375 East, Homer, Illinois. P.I.N.: 24-28-12-200-016	Anderson Smith	05/19/2023 06/14/2023	Construct a detached accessory storage shed.

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

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2023


Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
143-23-01 R-1	Lot 59 of Rolling Acres IV Subdivision of Section 34, Champaign Township; 2507 Berniece Drive, Illinois. P.I.N.: 03-20-34-131-004	Philip and Katherine Malkewicz	05/23/2023 06/16/2023	Construct an above-ground pool with a non-climbable fence, self-closing, and self-latching gate.
143-23-02 AG-1	A 7.5-acre tract of land located in the E ½ of the SE ¼ of the SE ¼ of Section 09, Tolono Township; 1007 County Road 900 East, Champaign, Illinois. P.I.N.: 29-26-09-400-004	John Reifsteck	05/23/2023 06/16/2023	Install a ground-mounted PV Solar Array.
144-23-01 AG-1	A 28.70-acre tract of land located in the NE ¼ of the SE ¼ of Section 09, Scott Township; 1625 County Road 300 East, Seymour, Illinois. P.I.N.: 23-19-09-400-002	David and Donica Blager/ 76 Holdings, LLC	05/24/2023 06/12/2023	Construct an attached garage to a single-family home.
144-23-02 AG-1	A 40-acre tract of land located in the SW ¼ of the SW ¼ of Section 15, Tolono Township; 1514 County Road 900 North, Tolono, Illinois. P.I.N.: 19-27-15-300-004 & 005	Thomas and Cheryl Cain	05/23/2023 06/26/2023	Construct a detached accessory storage shed for agriculture use.

 Land Disturbance Erosion Control Permit also required
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APPENDIX A. ZONING USE PERMIT ACTIVITY IN JUNE 2023


Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
144-23-03 AG-1	A 221.65-acre tract of land being part of the NW ¼ and the W1/2 of the SW ¼ of Section 12, Compromise Township; 2327 County Road 2900 North, Gifford, Illinois 61847 P.I.N.: 06-10-12-100-006, 007, & 300-017	Mark and Kristi Pflugmacher	05/24/2023 06/02/2023	Construct a single-family home with an attached garage.
145-23-01 B-2	Lot 2 of a Replat of Lot 4 of Jacob M. Smith's Estate Subdivision of Section 10, Urbana Township; 2108 East University Avenue, Urbana, Illinois. P.I.N.: 30-21-10-351-020	Jim and Lisa Abbed / Nishid and Vaishali Patel d.b.a. Super Lucky Food & Liquor, Owner	05/25/2023 06/02/2023	Change the Use to establish a Temporary Consumer Fireworks Sales Stand from June 20, 2023 to July 5, 2023. <i>*No sales stand was ever setup</i>
145-23-02 AG-1	A 2.5-acre tract of land in the NW ¼ of Section 32, Champaign Township; 4010 South Rising Road, Champaign, Illinois. P.I.N.: 03-20-32-300-007	Douglas and Patricia Gray	05/25/2023 06/28/2023	Construct a second story deck addition to an existing detached accessory barn loft.
150-23-01 AG-1	A 5.20-acre tract of land being part of the NW corner of the SW ¼ of Section 05, Raymond Township; 548 County Road 1900 East, Sidney, Illinois. P.I.N.: 21-34-05-300-006	Justin and Heidi Leerkamp	05/30/2023 06/20/2023	Construct a detached accessory shed for agriculture use and authorize an existing PV Solar Array (<u>2 structures</u>).

 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 JUNE 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
151-23-01 CR	The East 3 feet of even width of Lot 5, all of Lots 6 and 7, and the West 45 feet of even width of Lot 8 of Homer Lake First Subdivision of the NE ¼ of Section 30, Ogden Township; 2556 Homer Lake Road, Homer, Illinois. P.I.N.: 17-24-30-251-019	Gary and Priscilla Mitchell	05/31/2023 06/20/2023	Construct a sunroom and covered deck addition to a single-family home.
151-23-02 CR	A tract of land located in the E ½ of Section 10, the S ½ of Section 11, the NW ¼ of Section 12, the N ½ of Section 14, and the NE ¼ of Section 15, Mahomet Township; 405 North Lake of the Woods Road, Mahomet, Illinois. P.I.N.: 15-13-11-376-002, 15-13-14-126-002 & 101-001, 15-13-15-202-002 & 003, 15-13-10-476-006, 15-13-12-101-002	Champaign County Forest Preserve District / Lake of the Woods	05/31/2023 06/09/2023	Establish a Temporary Use for a Fireworks Display on June 30, 2023 with a rain date of July 1, 2023.
160-23-01 AG-1	A 5-acre tract of land being part of the W ½ of the N ½ of the N ½ of the NE ¼ of the NE ¼ of Section 14, Hensley Township; 1085 County Road 2200 North, Champaign, Illinois P.I.N.: 12-14-14-200-005	Edward and Shannon Slifer	06/09/2023 06/28/2023	Install a ground-mounted PV Solar Array and authorize an existing covered porch addition to a detached accessory yard shed (<u>2 structures</u>).

 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 JUNE 2023

Permit Number; Zoning District	Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
164-23-01 AG-1	A 5-acre tract of land located in the NE corner of the NE ¼ of Section 23, Newcomb Township; 489 County Road 2675 North, Mahomet, Illinois. P.I.N.: 16-07-23-200-017	Michael and Carla Palazzolo	06/13/2023 06/14/2023	Construct an in-ground pool and authorize an existing yard shed (<u>2 structures</u>).
165-23-02 B-2	A 3.05-acre tract of land located in the SW ¼ of Section 16, Scott Township; 304 South Main Street, Seymour, Illinois P.I.N.: 23-19-16-300-018	Seymour Fire Corporation	06/14/2023 06/21/2023	Establish a Temporary Use for a Fireworks Display on July 4, 2023 with a rain date of July 8, 2023.
173-23-01 CR & R-1	A tract of land being part of the SE ¼ of Section 05, Urbana Township; 100 East Country Club Road, Urbana, Illinois. P.I.N.: 30-21-05-426-020, 021, 022, 451-002, 376-002, 401-008	Urbana Golf and Country Club	06/22/2023 06/22/2023	Establish a Temporary Use for a Fireworks Display on July 1, 2023 with no rain date, but a rescheduled date due to storm power outage for July 22, 2023.
178-23-01 AG-1	A 10.15-acre tract of land being part of the NE corner of the NW ¼ of the SW ¼ of Section 25, Stanton Township; 1931 County Road 2325 East, St. Joseph, Illinois. P.I.N.: 27-16-25-300-019	J & M Displays / Tony Randall, Owner	06/27/2023 06/29/2023	Establish a Temporary Use for a Fireworks Display on July 8, 2023 with a rain date of July 15, 2023.

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)
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
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage 265-22-01 LDEC

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JUNE 2023

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/01/2023	76-23-02	Lot 3 of M & R Drews Subdivision, Section 21, Hensley Township. 5207A N Duncan Rd, Champaign, Illinois. PIN: 12-14-21-200-019	A ground-mounted solar array and to authorize an existing yard shed.
06/01/2023	83-23-03	Lots 61 & 62 of Lake Park 3 rd Subdivision, Section 36, Champaign Township. 61 Chestnut Ct, Champaign, Illinois PIN: 03-20-35-281-008 & 009	A ground-mounted solar array.
02/07/2023	52-20-01	Tract 1 of a Plat of Survey of Part of the West Half of Section 12, Sidney Township. 2310 CR 1050N, Homer, Illinois PIN: 28-28-12-300-013	A Change of Use to establish Major Automobile Repair Facility and to place 1 wall sign on an existing building. <i>Note: wall sign was placed on south of building 3 rather than the south side of building 1.</i>
06/22/2023	009-23-01	Tracts of land located in the SE corner of the SE ¼ of Section 07, East Bend Township. 3415 County Road 700 East, Foosland, Illinois. PIN: 10-02-07-400-011 & 012	A single-family home with detached garage and Solar Array.
06/27/2023	285-22-01	Lot 2 of Hackberry Grove Subdivision, Section 10, Urbana Township. 1351 N High Cross Rd, Urbana, Illinois PIN: 30-21-10-200-013	A manufactured home.
06/27/2023	230-22-01	Lot 53 of Lincolnshire Fields NW II Subdivision, Section 21, Champaign Township. 1712 Bentbrook Dr, Champaign, Illinois. PIN: 03-20-21-152-016	An addition to an existing single-family home.
06/28/2023	104-23-02	Lot 5 in Phillips Woods Subdivision, Section 12, Urbana Township. 1651 Phillips Woods Ln, Urbana, Illinois. PIN: 30-21-12-127-004	A ground-mounted solar array.
*Zoning Compliance Inspection based on the current aerial photography			